

AGENDA

DEVELOPMENT REVIEW COMMITTEE

-  
June 9, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on June 9, 2009 beginning at 1:00 PM at the Marathon Government Center, 2<sup>nd</sup> Floor, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources

Janis Vaseris, Biologist

Patricia A. Ivey, DOT Representative

Steve Zavalney, Fire Marshall

Judith Clarke, Director of Engineering Services

STAFF MEMBERS PRESENTING THE FOLLOWING AGENDA ITEMS:

Susan Grimsley, Assistant County Attorney

Mitch Harvey, Comprehensive Plan Manager

Joe Haberman, Principal Planner

Steven Biel, Sr. Planner

Tim Richard, Planner

CHANGES TO THE AGENDA

MEETING

NEW ITEMS:

1. Property, 14710 Old State Road 4A, Sugarloaf Key, Mile Marker 17: A request for approval of a minor conditional use permit in order to develop the property as a public use with a public canoe/kayak rest stop for the Overseas Heritage Paddling Trail. The subject parcel is described as part of Government Lots 2 and 3, Section 22, Township 67, Range 27, Sugarloaf Key, Monroe County, Florida, having real estate number 00119620.000000

[29053 FILE.pdf](#)

[29053 Site Plan.pdf](#)

[29053 SR DRC 06.09.09.PDF](#)

2. Winterling Property, 31875 Overseas Highway (US 1), Big Pine Key, Mile Marker 32: A request for approval of an amendment to a major conditional use permit in order to redevelop the property with fifteen (15) campground/recreational vehicle spaces, one (1) single-family dwelling unit and associated improvements on the subject property. The subject parcel is legally described as part of Government Lot 4, Section 25, Township 66 South, Range 29 East, Big Pine Key, Monroe County, Florida, having real

estate number 00110730.000000

[29046 FILE.PDF](#)

[29046 Recv'd 4.15.09 Boundary Survey.pdf](#)

[29046 Recv'd 4.15.09 Site Plans.PDF](#)

[29046 SR DRC 6.09.09.pdf](#)

3. CONSIDERATION OF A RESOLUTION APPROVING A REQUEST FROM PETER G. AND ELIZABETH C GIAMPAOLI TO AMEND THE TIER OVERLY MAP FROM TIER I TO TIER III FOR PROPERTY HAVING REAL ESTATE NUMBER 00119360-000100, SUGARLOAF KEY, MONROE COUNTY FLORIDA

[M28093 FILE.pdf](#)

[M28093 Tier Map.pdf](#)

[M28093 Draft BOCC Ordinance.pdf](#)

[M28093 SR DRC 06.09.09.PDF](#)

4. Florida Keys Land Trust, Inc. Property, Marathon, Mile Marker 50 & Key Haven Estates, LLC Properties, Raccoon Key, Mile Marker 6: A request for a minor conditional use permit for the transfer of development rights from a sender site in Marathon to a receiver site on Raccoon Key. The sender site is legally described as Government Lot 1 in Section 3, part Government Lots 3, 4 and 5 in Section 2 and part Government Lot 2 in Section 11, Township 66 South, Range 32 East, and bay bottom adjacent to Government Lot 5, Key Vaca, Marathon, Monroe County, Florida, having real estate number 00103760.000000. The receiver site is legally described as Lots 1-26 and 34-43, Key Haven Estates, Monroe County, Florida, having a parent real estate number 00141132 with split outs 000100, 000200, 000300, 000400, 000500, 000600, 000700, 000800, 000900, 001000, 001100, 001200, 001300, 001400, 001500, 001600, 001700, 001800, 001900, 002000, 002100, 002200, 002300, 002400, 002500, 002600, 003400, 003500, 003600, 003700, 003800, 003900, 004000, 004100, 004200 and 004300

[29044 FILE.pdf](#)

[29044 COMBINED Survey & Site plans.pdf](#)

[29044 SR DRC 6.09.09.pdf](#)

5. Cinnamon Bark Lane, Ocean Reef: A request by Cinnamon Cay I LLC, Cinnamon Prime, Ltd., and O.R. Golf Partners Ltd, dba Reef Retreat At Ocean Reef, to amend the Monroe County Year 2010 Comprehensive Plan Future Land Use Map (FLUM) designation from Residential Medium (RM) to Residential High (RH). The subject property is legally described as Block 8, Lots 28 – 46, Harbor Course South, Section Four, Ocean Reef Plat No. 19. PB7-54, Monroe County, Florida, having Real Estate Numbers 00573720-002800; 00573720-002900; 00573720-003000; 00573720-003100; 00573720-003200; 00573720-003300; 00573720-003400; 00573720-003500; 00573720-003600; 00573720-003700; 00573720-003800; 00573720-003900; 00573720-004000; 00573720-004100; 00573720-004200; 00573720-004300; 00573720-004400; 00573720-004500; 00573720-004600

[M29047 FILE.PDF](#)

[M29047 Draft Ordinance.pdf](#)

[M29047 SR DRC 06.09.09.PDF](#)

6. AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CERTAIN SECTIONS OF SECTION 142-SIGNS OF THE MONROE COUNTY CODE

[29048 Ordinance Draft \(5\).pdf](#)

7. CONSIDERATION OF A RESOLUTION TRANSMITTING TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, AN ORDINANCE AMENDING POLICY 102.8.5 OF THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN TO ALLOW THE PROVISION OF CENTRAL WASTEWATER SERVICE AND SUPPORT UTILITIES TO DEVELOPED PROPERTIES WITHIN NO NAME KEY THAT ARE DESIGNATED RESIDENTIAL MEDIUM ON THE FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; DIRECTING THE PLANNING DIRECTOR TO FORWARD A COPY TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR FILING WITH THE SECRETARY OF STATE; PROVIDING FOR THE INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE

[28059 Draft Ordinance.PDF](#)

ADJOURNMENT

File #: 29053

Owner's Name: Fish & Wildlife, Kiosk  
Hugh McArthur

Agent: Randy Grau

Type of Application: Minor

Key: Sugarloaf

RE #: 00119620-000000

**Additional Information added to File 29053**

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

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

**Property Record View**

Alternate Key: 1153214 Parcel ID: 00119620-000000

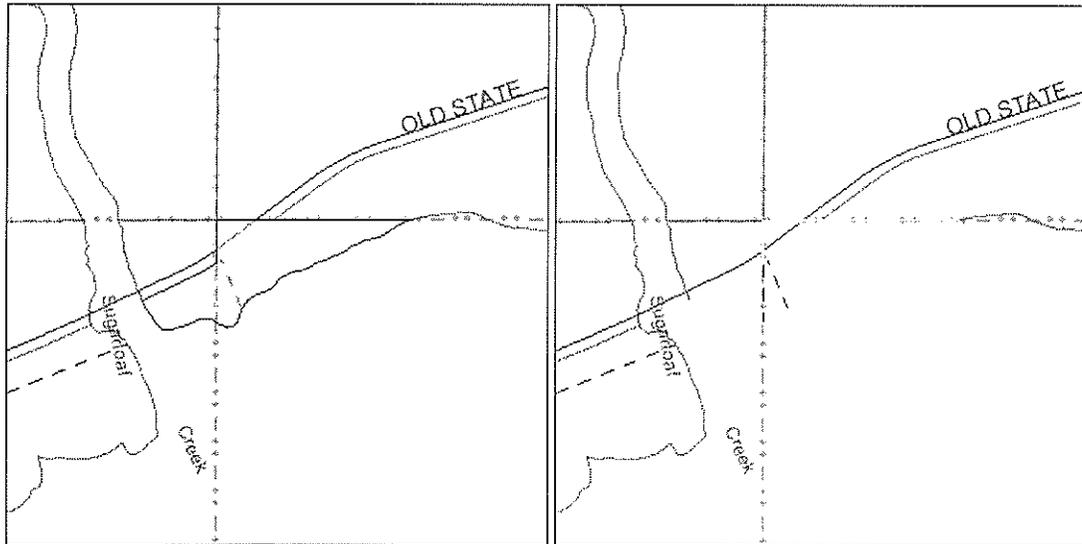
**Ownership Details**

Mailing Address:  
 TITF  
 C/O DEP  
 3900 COMMONWEALTH BLVD  
 TALLAHASSEE, FL 32399-3000

**Property Details**

PC Code: 87 - STATE OTHER THAN (PC/LIST)  
 Millage Group: 100C  
 Affordable Housing: No  
 Section-Township-Range: 22-67-27  
 Property Location: 14710 OLD STATE RD 4A SUGARLOAF KEY  
 Legal Description: 22 67 27 Y67722-02 SUGAR LOAF KEY LOTS 2&3 OR26-121 OR411-685/686 OR1288-2255D/COR2223-1854/56 OR2223-1857

**Parcel Map**



**Exemptions**

Exemption	Amount
20 - INTERNAL IMPROVEMENT FUND	25,025.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
8700 - STATE	0	0	1.00 AC

**Building Summary**

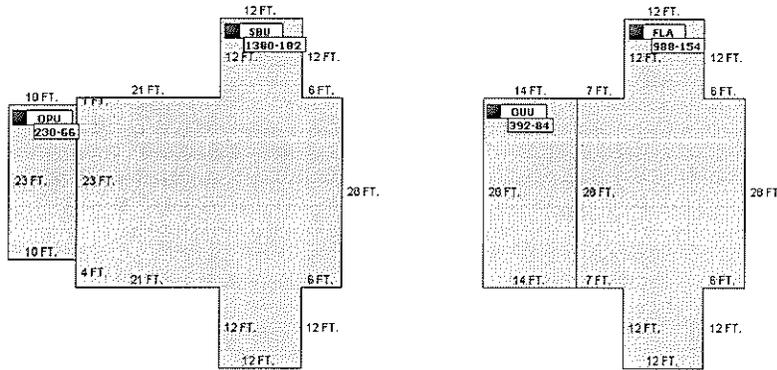
**Building 1 Details**

Building Type R1 Condition P Quality Grade 50  
 Effective Age 80 Perimeter 154 Depreciation % 60  
 Year Built 1953 Special Arch 0 Grnd Floor Area 988  
 Functional Obs 99 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type GABLE/HIP Roof Cover ASPHALT SHINGL Foundation CONC PILINGS  
 Heat 1 NONE Heat 2 NONE Bedrooms 3  
 Heat Src 1 NONE Heat Src 2 NONE

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	0	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	SBU	4:CONC BLOCK	1	1953	N N	0.00	0.00	1,380
2	OPU	4:CONC BLOCK	1	1953	N N	0.00	0.00	230
3	FLA	4:CONC BLOCK	1	1953	N N	0.00	0.00	988
4	OOU	4:CONC BLOCK	1	1953	N N	0.00	0.00	392

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	780 SF	260	3	1952	1953	1	60
3	UB2:UTILITY BLDG	100 SF	10	10	1979	1980	1	50
5	AC2:WALL AIR COND	6 UT	0	0	1979	1980	1	20
8	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
9	BR2:BOAT RAMP	200 SF	20	10	1952	1953	2	60

**Appraiser Notes**

LAST HOUSE (GREEN) BEFORE BRIDGE ON OLD ROAD. APPLY 90% FUNCTIONAL OBSOLESCENCE TO THE SFR FOR STORM DAMAGE FROM THE HURRICANE OF AUG. 1998 THE SFR IS UNLIVEABLE. THE OWNER DOES NOT KNOW IF THEY REBUILT?? 005-039 12-23-98 2001-08-31 REMOVED THE POSITIVE LAND ADJUSTMENT OF 1.40 TO 1.00 AFTER THE 2001 TRIMS WERE MAILED OUT. SKI

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09100754	03/05/2009		22,000	Residential	DEMO EXISTING SFR
91-3172	07/01/1991	11/01/1991	2,000	Residential	BUILDING/MISC.
91-3771	11/01/1991	12/01/1992	1	Residential	BUILDING/MISC

**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	4,550	10,490	10,000	25,040	25,040	25,040	0
2007	5,460	7,521	620,000	632,981	632,981	632,981	0
2006	6,594	6,600	1,000,000	1,013,194	1,013,194	1,013,194	0
2005	4,396	6,615	500,000	511,011	511,011	0	511,011
2004	4,396	6,630	300,000	311,026	311,026	0	311,026
2003	4,396	6,645	225,000	236,041	236,041	0	236,041
2002	11,922	6,660	225,000	243,582	243,582	0	243,582
2001	6,557	6,675	225,000	238,232	238,232	0	238,232
2000	6,557	3,824	210,000	220,381	220,381	0	220,381
1999	6,558	3,833	210,000	220,390	220,390	220,390	0
1998	57,894	7,716	210,000	275,610	275,610	275,610	0
1997	57,894	7,844	210,000	275,738	275,738	275,738	0
1996	57,894	8,014	210,000	275,908	275,908	275,908	0
1995	43,170	7,295	168,000	218,465	218,465	218,465	0
1994	43,170	6,541	168,000	217,711	217,711	217,711	0
1993	41,702	6,107	168,000	215,809	215,809	215,809	0
1992	41,702	6,192	168,000	215,894	215,894	215,894	0
1991	41,702	6,396	168,000	216,098	216,098	216,098	0
1990	41,702	6,600	168,000	216,302	216,302	216,302	0
1989	41,702	6,804	168,000	216,506	216,506	25,000	191,506
1988	37,555	0	99,000	136,555	136,555	25,000	111,555
1987	37,196	0	99,000	136,196	136,196	25,000	111,196
1986	37,397	0	85,000	122,397	122,397	25,000	97,397
1985	36,033	0	85,000	121,033	121,033	25,000	96,033
1984	33,981	0	85,000	118,981	118,981	25,000	93,981
1983	34,041	0	85,000	119,041	119,041	25,000	94,041
1982	34,660	0	40,000	74,660	74,660	25,000	49,660

**Parcel Sales History**

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/27/2006	2223 / 1854	1,300,000	WD	G

This page has been visited 158,395 times.

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

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: 5/11/09  
Time: 1:15

Dear Applicant:

This is to acknowledge submittal of your application for Minor Conditional Use  
Type of application

Fish+Wildlife Kiosk to the Monroe County Planning Department.  
Project / Name

Thank you.

Julie Thomson

Planning Staff

**End of Additional File 29053**

APPLICATION  
**MONROE COUNTY**  
**PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



**Request for a Minor Conditional Use Permit / Amendment to a Minor Conditional Use Permit**

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

Minor Conditional Use Permit Application Fee: \$8,484.00

*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:** 05 / 01 / 09  
Month Day Year

**Property Owner:**

STATE OF FLORIDA, TITF

Name

c/o Hugh McArthur  
2574 - Seagate Dr Suite 244

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

TALCAHASSEE, FL 32301

Daytime Phone 850-921-9931

Email Address Hugh.McArthur@myfwc.com

**Agent (if applicable):**

RANDY GRAU

Name

PO Box 430541, Big Pine Key, FL 33043

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

Daytime Phone 305-872-0022

Email Address randy.grau@myfwc.com

**Legal Description of Property:**

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

22-67-27 Y67722-02 lots 2 & 3 SUGAR LOAF

Block 00119620-000000 Lot Subdivision Key

Real Estate (RE) Number 14710 Old State Rd 4A, SUGARWATER KEY, FL Alternate Key Number mm 17

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

APPLICATION

Land Use District Designation(s): \_\_\_\_\_

Present Land Use of the Property: \_\_\_\_\_

Proposed Land Use of the Property: \_\_\_\_\_

Total Land Area: 1.00 Acres

If non-residential or commercial floor area is proposed, please provide:

1 Total number of non-residential buildings

192 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

\_\_\_\_\_ Total number of residential buildings

\_\_\_\_\_ Total number of permanent, market-rate units

\_\_\_\_\_ Total number of permanent, affordable / employee housing units

\_\_\_\_\_ Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

Has a previous application been submitted for this site within the past two years? Yes \_\_\_ No X

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 minor conditional use permit 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 – 6 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);
- Written description of project; CANOE KAYAK REST STOP FOR OVERSEAS HERITAGE PADDLING TRAIL
- Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 6 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;
  - Flood zones pursuant to the Flood Insurance Rate Map(s);

## APPLICATION

- 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;
- Calculations for open space ratios, floor area ratios, residential density and parking;
- Location and type of outdoor lighting;
- Extent and area of wetlands, open space areas and landscape areas;
- Location of solid waste storage;
- Location of sewage treatment facilities;
- Location of existing and proposed fire hydrants or fire wells;

- Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);
- Elevations for all proposed structures and for any existing structures to be modified – 6 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);
- Landscape Plan by a Florida registered landscape architect – 6 sets** (may be shown on the site plan; however, if a separate plan, must 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 landscaping plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Locations and dimensions of all existing and proposed structures and drives;
  - Open space preservation areas;
  - Existing natural features;
  - Size and type of buffer yards including the species, size and number of plants;
  - Parking lot landscaping including the species, size and number of plants;
  - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
  - Transplantation plan (if required);
- Conceptual Drainage Plan – 6 sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas);
- Traffic Study, prepared by a licensed traffic engineer;**
- Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);
- 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;
- Letters of Coordination are required from the following:**
  - Florida Keys Aqueduct Authority (FKAA);
  - Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
  - Monroe County Office of the Fire Marshal;
  - Monroe County Health Department;
  - Monroe County Solid Waste Management;

APPLICATION

- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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)
- Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- Construction Phasing Plan**
- Additional Letters of Coordination** may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to
  - Key Largo Wastewater Treatment District (KLWTD)
  - South Florida Water Management District (SFWMD)
  - Florida Department of Transportation (FDOT)
  - Florida Department of Environmental Protection (FDEP)
  - Florida Department of State, Division of Historic Resources
  - Florida Game and Freshwater Fish Commission (FGFFC)
  - U.S. Army Corps of Engineers (ACOE)
  - U.S. Fish and Wildlife Service (USFW)

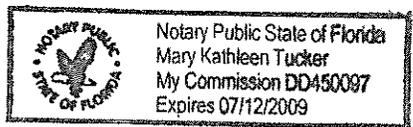
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review

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: Randy Gray Date: 5-1-09

Sworn before me this 1 day of MAY, 2009



Mary Tucker  
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.

FLORIDA FWC  
RANDY GRAU

US Fish & Wildlife Service  
Attn: Anne Morkill  
28950 Watson Blvd.  
Big Pine Key, FL 33043

Bruce S, Sonnenfeld  
14600 Old State Rd 4A  
Summerland Key, FL 33042

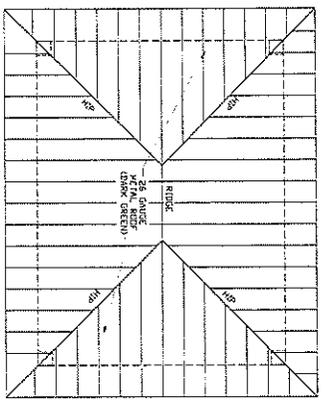


- 1) Demolition of existing house
  - 2) Repair existing, boat ramp, riprap.
  - 3) Construct 1 pavilion, information kiosk, fence, gate.
- Rest stop for paddlers for overseas heritage trail, saltwater paddling trail

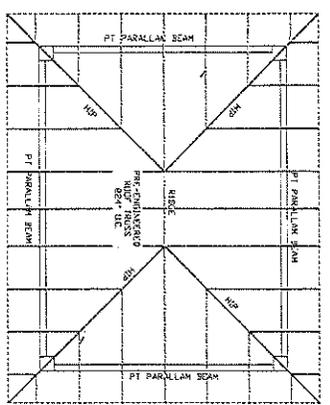
I Randy Grau, Wildlife Biologist for the State of Florida, understand by applying and being issued a permit to construct a gazbo, fence and kiosk, that in the event the "Conditional Use" is not approved all accessory development must be removed.

*Randy Grau 5/1/09*

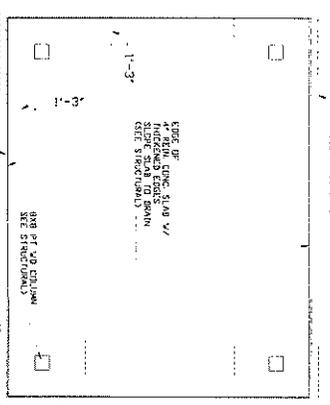
Randy Grau,  
Wildlife Biologist



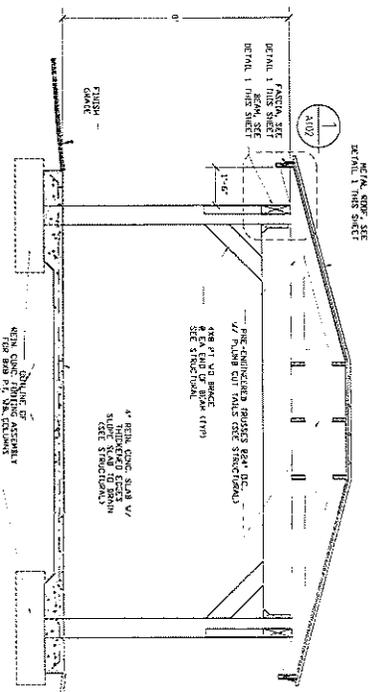
PAVILION ROOF PLAN  
SCALE 3/8" = 1'-0"



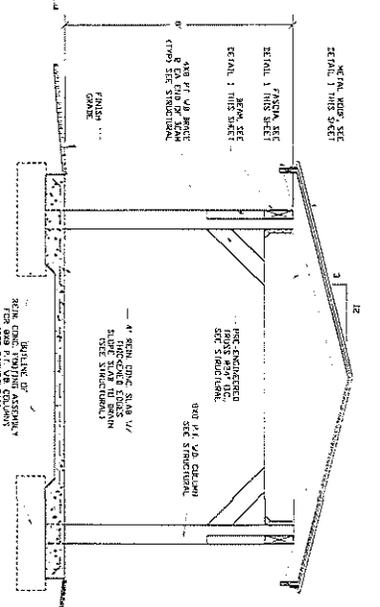
PAVILION ROOF FRAMING PLAN  
SCALE 3/8" = 1'-0"



SLAB PLAN  
SCALE 3/8" = 1'-0"

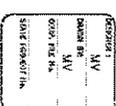


PAVILION SECTION  
SCALE 3/8" = 1'-0"



PAVILION SECTION  
SCALE 3/8" = 1'-0"

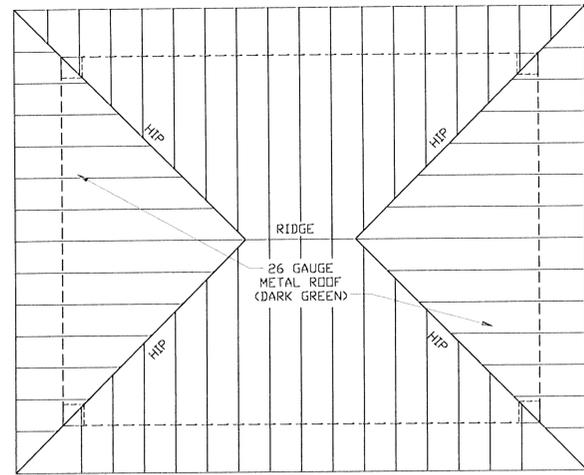
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION  
OFFICE OF RECREATION SERVICES  
PLANNING AND DESIGN SECTION  
490 South Maitland Street  
Maitland, FL 32751-1855



SAVANNAH CREEK WILDLIFE MANAGEMENT AREA  
PAVILION SECTIONS, PLANS  
AND GENERAL NOTES  
DAY USE IMPROVEMENTS

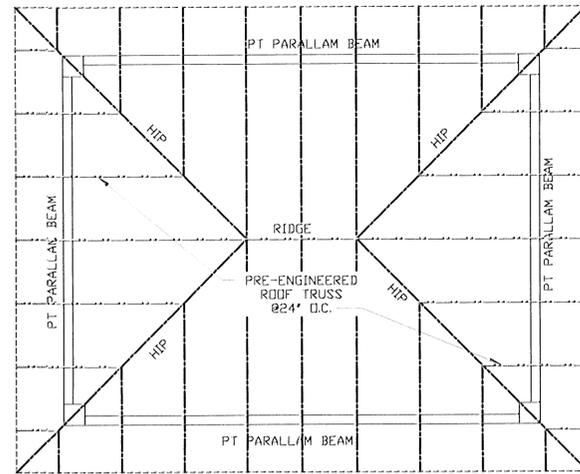
1. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATE AND PRECISION OF ALL LINES, DIMENSIONS, MATERIALS, BRANDS, TYPES, SPECIFICATIONS, TOLERANCES, SEVER AND SPECIFICATIONS TO BE USED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND OTHER FEATURES OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND OTHER FEATURES OF THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND OTHER FEATURES OF THE PROJECT.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND OTHER FEATURES OF THE PROJECT.
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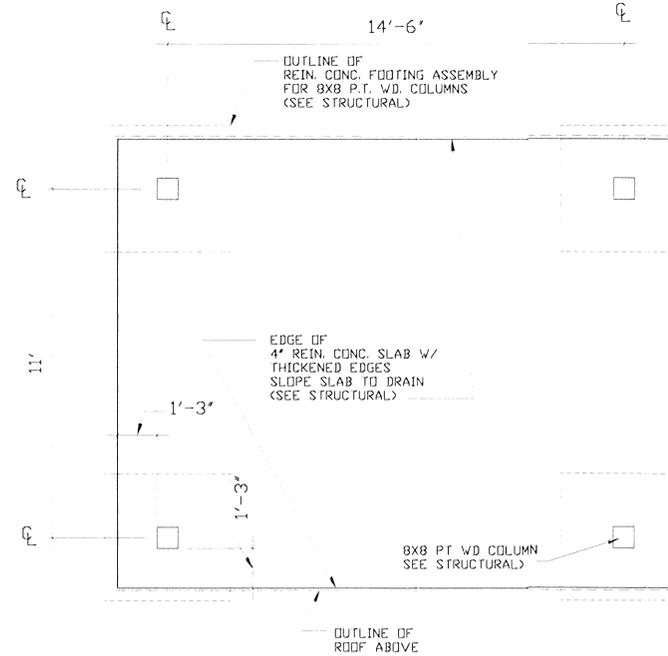
PAVILION ROOF PLAN

SCALE 3/8" = 1'-0"



PAVILION ROOF FRAMING PLAN

SCALE 3/8" = 1'-0"

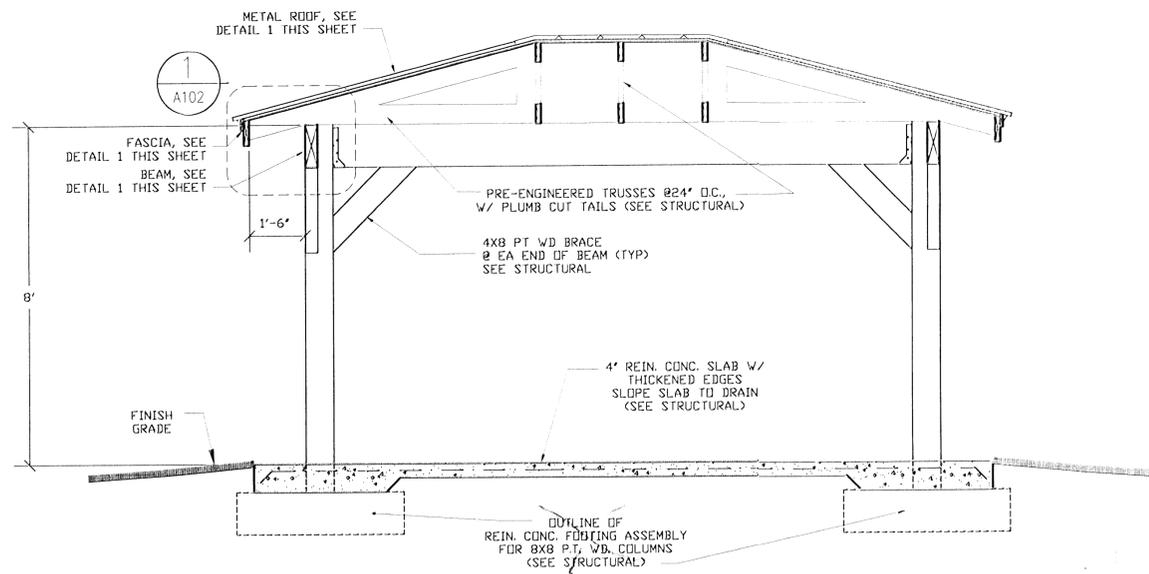


SLAB PLAN

SCALE 3/8" = 1'-0"

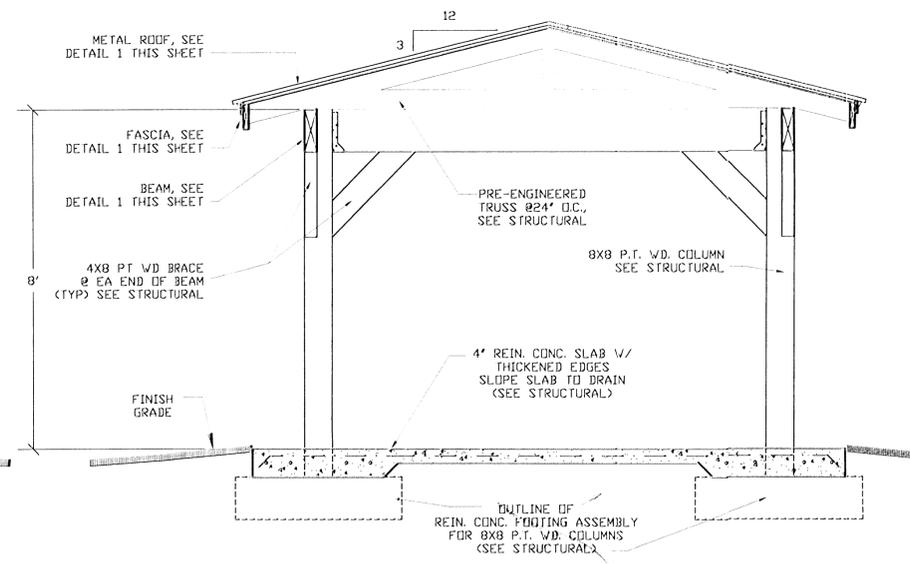
GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE ACQUISITION AND PROVISION OF ALL EQUIPMENT, TOOLS, SUPPLIES, MATERIALS, TRANSPORTATION LABOR AND SUPERVISION TO BE USED ON THE PROJECT.
2. THE CONTRACTOR SHALL PROVIDE A CREW SUPERVISOR WHO SHALL BE ON-SITE WHENEVER WORK IS PERFORMED. THIS SUPERVISOR SHALL ACT AS THE CONTRACTOR'S AGENT WHO SHALL BE RESPONSIBLE FOR CREW AND SITE SAFETY AND ALL CONSTRUCTION ACTIVITIES.
3. FWC PERSONNEL RESERVE THE RIGHT TO INSPECT, AT ANY TIME, THE CONTRACTOR'S CERTIFICATIONS, DOCUMENTATION, PROCEDURES, EQUIPMENT, AND TECHNIQUES. INSPECTION DOES NOT RELIEVE THE CONTRACTOR OF ANY OBLIGATIONS OR RESPONSIBILITIES NOR DOES IT TRANSFER ANY LIABILITY TO THE COMMISSION.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACTIONS AND MISCALCULATIONS OF HIS OR HER PERSONNEL WHILE ON STATE-OWNED LAND. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR DAMAGES OR DESTRUCTION TO STATE-OWNED, LEASED, OR MANAGED PROPERTY OR EQUIPMENT CAUSED BY THE CONTRACTOR'S EMPLOYEES OR SUBCONTRACTORS. THIS INCLUDES DAMAGE TO EXISTING ROADWAYS, CULVERTS, GATES, TREES, NATIVE VEGETATION, WILDLIFE, AND OTHER NATURAL RESOURCES AND EQUIPMENT.
5. THE CONTRACTOR SHALL NOT PROVIDE ACCESS TO PARTIES OTHER THAN THOSE PERFORMING ACTIVITIES ASSOCIATED WITH THIS PROJECT.
6. THE CONTRACTOR SHALL REMOVE FROM THE AREA ALL EXTRANEIOUS MATERIALS, EQUIPMENT AND LITTER ASSOCIATED WITH THEIR CONSTRUCTION ACTIVATES BEFORE FINAL PAYMENT WILL BE ISSUED.
7. SOIL, SOD, AND SMALL SAPPLINGS REMOVED FROM THE PROJECT SITE MAYBE DISPOSED OF AS DIRECTED BY THE PROJECT MANAGER



PAVILION SECTION

SCALE 1/2" = 1'-0"



PAVILION SECTION

SCALE 1/2" = 1'-0"

PART 2 - PRODUCTS # 5V CRIMP Panel,

- 2.1 Materials
  - A. Panel SPECS
    1. Size :7/16" height rib 24" coverage width
    2. Style: Sidelap seam with Exposed fastener
    3. Gauge: 26 gauge.
    4. Texture: Smooth.
    5. Finish: Semcoat Premium PC 3200 modified polyester (# 25 year warranty).
    6. Color: Dark Green : Selected from manufacturer's standard line.
 Acceptable manufacturer:  
 SOUTHEASTERN METALS MFG. CO., FL, TN,  
 (800) 874-0335
- 2.12 Fabrication
  - A. Roll form panels in continuous lengths, full length of detailed runs.
  - B. Fabricate trim and flashing from same material as panel.

**FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION**  
**OFFICE OF RECREATION SERVICES**  
**PLANNING AND DESIGN SECTION**  
 820 South Meridian Street  
 Tallahassee, FL 32300-1800

SYMBOL	REVISION	DATE

DESIGNER : MV  
 DRAWN BY : MV  
 COMP. FILE NO. :  
 STATE PROJECT NO. :

PROFESSIONAL REGISTRATION  
 AR 0015396  
 MARK ALLEN VOIGT  
 3/2/09

SAMMY CREEK WILDLIFE MANAGEMENT AREA		RECEIVED MAY 1 2009 27023 MONROE JR. PLANNING DEPT.
SHEET TITLE	PAVILION SECTIONS, PLANS AND GENERAL NOTES	
PROJECT TITLE	DAY USE IMPROVEMENTS	
SHEET NO.	A-1	



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: The Development Review Committee and Townsley Schwab, Sr. Director of Planning & Environmental Resources

From: Timothy Richard, Planner

Date: May 29, 2009

Subject: *Request for a Minor Conditional Use Permit for a public use, to be located at 14710 Old State Rd 4A, Sugarloaf Key, Real Estate No. 00119620.000000*

---

**Meeting: June 9, 2009**

---

1 I REQUEST:

2  
3 The applicant is requesting approval of a minor conditional use permit in order to construct a  
4 pavilion and informational kiosk for a kayak and canoe rest stop along Overseas Heritage  
5 Paddling Trail on the subject property.  
6  
7



27 **Subject Property (outlined in blue) (2006)**

28  
29  
30 Location:

31 **Page 1 of 8**

Reviewed by L

1 Address: 14710 Old State Rd 4A, Sugarloaf Key  
2  
3 Legal Description: Part of Government Lots 2 and 3, Section 22, Township 67, Range 27,  
4 Sugarloaf Key  
5 Real Estate (RE) Number: 00119620.000000  
6

7 Applicant:

8  
9 Owner: State of Florida, TIITF  
10 Agent: Randy Grau, Fish & Wildlife Service  
11

12 II RELEVANT PRIOR COUNTY ACTIONS:  
13

14 There are no relevant prior county actions.  
15

16 III BACKGROUND INFORMATION:  
17

- 18 A. Size of Site (per site plan): 43,560 ft<sup>2</sup> (1.00 acre)  
19 B. Land Use District: Native Area (NA)  
20 C. Future Land Use Map (FLUM) Designation: Residential Conservation (RC)  
21 D. Tier Designation: Tier 1  
22 E. Flood Zone: Part VE – EL 14, Part VE – EL 12, & Part AE – EL 10  
23 F. Existing Use: Vacant (residence recently demolished)  
24 G. Existing Vegetation / Habitat: Predominantly Scarified, with areas of mangrove  
25 H. Community Character of Immediate Vicinity: Low Density Residential & Conservation  
26

27 IV REVIEW OF APPLICATION:  
28

29 MCC §110-63 provides the standards which are applicable to all conditional uses. When  
30 considering applications for a conditional use permit, the Director of Planning &  
31 Environmental Resources shall consider the extent to which:  
32

- 33 A. *The conditional use is consistent with the purposes, goals, objectives and standards of the*  
34 *comprehensive plan and the land development regulations:*  
35

36 The proposed development is consistent with the purposes, goals, objectives and  
37 standards of the RC future land use category and the NA District.  
38

39 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to  
40 the proposed use include:  
41

42 Policy 101.4.1: The principal purpose of the Residential Conservation land use  
43 category is to encourage preservation of open space and natural resources while  
44 providing for very low-density residential development in areas characterized by a  
45 predominance of undisturbed native vegetation. Low-intensity public uses and  
46 utilities are also allowed. In addition, Monroe County shall adopt Land  
47 Development Regulations which allow any other nonresidential use that was  
48 listed as a permitted use in the Land Development Regulations that was in effect

1 immediately prior to the institution of the 2010 Comprehensive Plan (pre-2010  
2 LDR's), and that lawfully existed on such lands on January 4, 1996 to develop,  
3 redevelop, reestablish and/or substantially improve provided that the use is  
4 limited in intensity, floor area, density and to the type of use that existed on  
5 January 4, 1996 or limit to what the pre-2010 LDR's allowed, whichever is more  
6 restricted. Maximum permitted densities shall be based upon the results of the  
7 habitat analysis required by Division 8 of the Monroe County Land Development  
8 Regulations, as amended.  
9

10 B. *The conditional use is consistent with the community character of the immediate vicinity:*  
11

12 Due to the limited development in the immediate neighborhood, the community character  
13 is not clearly defined. There are residential structures along Old State Road 4A that  
14 would not be affected by the proposed kayak and canoe rest-stop and associated  
15 development. Therefore, the proposed development would be consistent with the  
16 community character of the immediate vicinity.  
17

18 C. *The design of the proposed development minimizes adverse effects, including visual*  
19 *impacts, on adjacent properties:*  
20

21 The applicant is proposing to construct one pavilion on the property, and has demolished  
22 the Single-Family Residence, thereby minimizing development on the property. The  
23 pavilion will be constructed on a 160 ft<sup>2</sup> concrete pad. The structure will not exceed 10  
24 feet in height. In conjunction with pavilion, there will be an informational kiosk placed to  
25 the northeast of the pavilion to inform rest-stop users about the Overseas Heritage  
26 Paddling Trail. The kiosk will be 32 ft<sup>2</sup> in total area, and will not exceed 6 feet in height.  
27

28 No additional landscaping will be required as part of the redevelopment due to the  
29 minimal visual impact expected from the proposed development, and the low density of  
30 the surrounding neighborhood.  
31

32 D. *The proposed use will have an adverse impact on the value of surrounding properties:*  
33

34 It is not anticipated that the proposed redevelopment will have an adverse impact on the  
35 value of the surrounding properties.  
36

37 E. *The adequacy of public facilities and services:*  
38

39 1. Roads:

40  
41 *Localized Impacts & Access Management:* The proposed development will not be  
42 accessible to motorists and therefore will not increase traffic to the site.  
43

44 *Level of Service (LOS):* The proposed development will not be accessible to  
45 motorists and will not increase traffic to the site.  
46

- 1           2. Stormwater: The applicant shall coordinate with the Public Works Division, and, if  
2           necessary, the South Florida Water Management District (SFWMD) to determine  
3           compliance with all applicable regulations (See section I-9, Surface Water  
4           Management Criteria).  
5  
6           3. Sewer: The applicant shall coordinate with the Florida Department of Health and/or  
7           Florida Department of Environmental Protection to determine compliance with all  
8           applicable regulations (See section I-10, Wastewater Treatment Criteria).  
9  
10          4. Emergency Management: The applicant shall coordinate with the Office of the Fire  
11          Marshal to determine compliance with the Florida Fire Prevention Code, the Florida  
12          Building Code, the National Fire Protection Code (NFPA 1) and the Life Safety Code  
13          (NFPA 101).  
14

15          F. *The applicant has the financial and technical capacity to complete the development as*  
16          *proposed:*  
17

18                 Staff has no evidence to support or disprove the applicant's financial and technical  
19                 capacity.  
20

21          G. *The development will adversely affect a known archaeological, historical or cultural*  
22          *resource:*  
23

24                 The proposed redevelopment will not adversely affect a known archaeological, historical  
25                 or cultural resource. In fact, the kayak and canoe rest-stop will positively affect a cultural  
26                 resource, the Overseas Heritage Paddling Trail.  
27

28          H. *Public access to public beaches and other waterfront areas is preserved as part of the*  
29          *proposed development:*  
30

31                 The proposed development will provide public access to a non-public beach and  
32                 waterfront area for passerby paddlers in kayaks and canoes. Therefore, the proposed  
33                 development will improve public access and will not have an adverse impact on public  
34                 access to a waterfront area.  
35

36          I. *The project complies with all additional standards imposed on it by the Land*  
37          *Development Regulations:*  
38

39                 1. Residential Rate of Growth Ordinance (ROGO) (§138-20): *In compliance.*  
40

41                         There is currently one residential structure on the property that will be demolished.  
42                         Permit number 091-0754 was applied for on March 6, 2009 for demolition of the  
43                         existing Single-Family Residence. The residence will not be reconstructed on site.  
44  
45  
46

1 2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-48): *In compliance.*

2  
3 160 ft<sup>2</sup> is of non-residential floor area is propose, in the form of the covered pavilion.  
4 Public uses are not subject to the NROGO permit allocation system.  
5

6 3. Purpose of the NA District (§130-39): *In compliance.*

7  
8 The purpose is to establish areas that are undisturbed with the exception of existing  
9 solid waste facilities, and because of their sensitive environmental character should be  
10 preserved in their natural state.  
11

12 4. Permitted Uses (§130-89): *In compliance following the receipt of required*  
13 *conditional use permit.*

14  
15 Pursuant to MCC §130-89, public uses are permitted as a minor conditional use,  
16 provided that the parcel proposed for development is separated from any established  
17 residential use by a class C buffer-yard. In addition, the parcel for the proposed  
18 development must be at least two acres. Although the parcel for the proposed  
19 development is one acre, the applicant owns the contiguous property directly to the  
20 northeast of the subject property. The contiguous property is 10.8 acres in size, and  
21 will be counted towards the acreage requirement standards for a minor conditional  
22 use.  
23

24 5. Residential Density and Maximum Floor Area Ratio (§130-157): *In compliance.*

25

Land Use	Density/ FAR	Size of Site (upland)	Max Allowed	Proposed	Potential Used
Public Use	0.20	43,560 ft <sup>2</sup> (1.00 buildable acres)	8,712 ft <sup>2</sup>	192 ft <sup>2</sup>	2.20 %

26  
27 The applicant is not proposing the development of any residential floor area, therefore  
28 the Residential Density and Maximum Floor Area Ratio is in compliance.  
29

30 6. Required Open Space (§130-162 & §130-164): *In compliance.*

31  
32 There is a required open space ratio of 0.20 or 20 percent. In total, the property  
33 consists of approximately 43,560 ft<sup>2</sup> of upland area. The total area of the property  
34 includes the contiguous property owned by TIITF. Therefore, at least 8,712 ft<sup>2</sup> of the  
35 total land area must remain open space. The pavilion and kiosk have a combined area  
36 of 192 ft<sup>2</sup>. The proposed stabilized walkway on the site plan will count towards the  
37 open space requirement. Although the applicant did not calculate the total area of the  
38 walkway, it is not anticipated that the area will exceed the open space requirement on  
39 the site.  
40

41 7. Minimum Yards (§130-89 & §130-186): *Compliance to be determined.*

1 The required non-shoreline setbacks in the NA District are as follows: Front yard – 25  
2 feet; Rear yard – 10 feet; and Side yard – 10/15 feet. All development shall be within  
3 the required setbacks.  
4

5 8. Maximum Height (§130-187): *In compliance.*  
6

7 The building elevations on the site plan indicate that the pavilion height will be 10 ft  
8 above grade.  
9

10 9. Surface Water Management Criteria (§114-3): *Compliance to be determined by the*  
11 *Public Works Division and/or SFWMD prior to issuance of a building permit.*  
12

13 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida*  
14 *Department of Health and/or Florida Department of Environmental Protection prior*  
15 *to the issuance of a building permit.*  
16

17 The proposed development will not have wastewater facilities associated with the  
18 public use. The applicant did not submit any letter of coordination from the  
19 Department of Health.  
20

21 11. Fencing (§114-20): *Compliance to be determined upon submittal to Building*  
22 *Department.*  
23

24 A new fence is proposed as part of the conditional use permit application. Proposed  
25 fencing is shown on the site plan along Old State Road 4.  
26

27 12. Floodplain Management (§122-4 & §122-5): *Compliance to be determined upon*  
28 *submittal to Building Department.*  
29

30 The site is designated within Part VE – EL 14, Part VE – EL 12 & Part AE – EL 6,  
31 flood zone on the Federal Emergency Management Agency (FEMA)'s flood  
32 insurance rate maps. All new structures must be built to floodplain management  
33 standards that meet those for flood protection.  
34

35 13. Energy Conservation Standards (§114-45): *In compliance.*  
36

37 The proposed development is not located along an existing bicycle/pedestrian path  
38 and will not use energy on the site. The development shall include the installation and  
39 relocation of native plants, trees and other vegetation. The construction of the  
40 pavilion will provide shade for rest-stop users in addition to the trees.  
41

42 14. Potable Water Conservation Standards (§114-2): *Compliance to be determined upon*  
43 *submittal to Building Department.*  
44

45 Water service will not be provided to the proposed development at this time.  
46

1 15. Environmental Design Criteria and Mitigation Standards (§118-7 & §118-8):  
2 *Compliance to be determined upon submittal to Building Department.*

3  
4 16. Required Parking (§114-67): *In compliance.*

5  
6 The proposed use of the site is as a kayak and canoe rest-stop area for Overseas  
7 Heritage Paddling Trail users. The proposed use will not generate automobile traffic,  
8 as the site will not be used as a boat launch or a place for the general public to visit  
9 via automobile. Therefore no parking is required on the site.

10  
11 17. Required Loading and Unloading Spaces (§114-69): *In compliance.*

12  
13 18. Required Landscaping (§114-99, §114-100, §114-101 & §114-102): *In compliance*

14  
15 Since there is not required parking, a parking lot landscaping standard is not required.

16  
17 19. Required Buffer-yards (§144-127, §144-128 & §144-129): *In compliance.*

18  
19 Pursuant to MCC §130-89, public buildings and uses permitted as a minor conditional  
20 use, in the NA Land Use District, require that the parcel for the proposed  
21 development is separated from any established residential use by a class C buffer-  
22 yard. Currently there are not any established residential uses that will be able to see  
23 the proposed development. In addition, there are not any parking requirements to be  
24 met on the site of the proposed development. The existing vegetation is extensive and  
25 is sufficient to serve as the buffer-yard. Therefore an addition parking buffer-yard  
26 will not be required.

27  
28 20. Outdoor Lighting (§114-159, §114-160 & §114-161): *Compliance to be determined*  
29 *upon submittal to Building Department.*

30  
31 No new outdoor lights are shown on the site plan, compliance shall be determined in  
32 a building permit application.

33  
34 21. Signs (§142-3 & §142-4): *Compliance to be determined upon submittal to Building*  
35 *Department.*

36  
37 No signage is proposed as part of the conditional use permit application.

38  
39 22. Access Standards (§114-195 & §114-196): *In compliance.*

40  
41 Access to and from the proposed development will be by kayak or canoe with no  
42 automobile traffic.

1 23. Traffic Study (§114-200): *In compliance.*

2  
3 A formal traffic study or traffic impact analysis, which is a requirement for a  
4 conditional use permit application, was not required for this project because it will not  
5 generate any additional traffic to the site.  
6

7 24. Clear Sight Triangle (§114-201): *In compliance.*

8  
9 25. Chapter 533, Florida Statutes: *Compliance to be determined upon submittal to*  
10 *Building Department.*

11  
12 Other Issues:

13  
14 No other issues for the minor conditional use.  
15

16 V RECOMMENDED ACTION:

17  
18 Staff recommends **APPROVAL** to the Director of Planning & Environmental Resources if  
19 all the following conditions are met:  
20

- 21 A. The boat ramp and rest-stop may only be accessed by kayaks, canoes, and other self-  
22 propelled boats. No motorized boats may utilize the boat ramp. No vehicular traffic is  
23 permitted to access or park on site.  
24
- 25 B. Prior to the issuance of a building permit, the applicant shall receive all required  
26 permits and approvals from the United States Army Corps of Engineers, Florida  
27 Department of Environmental Protection, South Florida Water Management District,  
28 Florida Department of Health and the Florida Department of Transportation.  
29
- 30 C. Prior to the issuance of a building permit, the proposed development and buildings  
31 shall be found in compliance by the Monroe County Building Department, the  
32 Monroe County Floodplain Administrator and the Monroe County Office of the Fire  
33 Marshal.  
34

35 VI PLANS REVIEWED:

- 36  
37 A. Site Plan (Sheet C-2) *submitted with application* by Florida Fish and Wildlife  
38 Conservation Commission, Office of Recreation Services Planning and Design Section,  
39 dated March 6, 2008 and sealed March 25, 2009;  
40 B. Site Plan (Sheet C-2) by Florida Fish and Wildlife Conservation Commission, Office of  
41 Recreation Services Planning and Design Section, hand revised May 1, 2009;  
42 C. Pavilion Sections, Plans and General Notes (Sheet A-1) *submitted with application* by  
43 Florida Fish and Wildlife Conservation Commission, Office of Recreation Services  
44 Planning and Design Section, March 6, 2008 and sealed March 25, 2009

File #: 29046

Owner's Name: Winterling Campground

Agent: David DeHaas

Type of Application: Amendment to a Major Cond. Use

Key: Big Pine Key

RE #: 00110730-000000

## **Additional Information added to File 29046**

**End of Additional Information For File 29046**

**WINTERLING**  
**CAMPGROUND**

AMENDMENT TO A MAJOR  
CONDITONAL USE



**detHaas**

*Consulting & Design*

*David detHaas Grosseck*  
305.852.9851 fax: 305.852.4138

# WINTERLING CAMPGROUND TABLE OF CONTENTS

CONDITONAL USE APPLCATION

LETTER OF AUTHORIZATION

PROPERTY INFORMATION / PROOF OF OWNERSHIP

LETTER OF UNDERSTANDING FROM MONROE COUNTY

ENVIRONMENTAL IMPACT SURVEY

TRAFFIC INFORMATION SHEETS

LETTERS OF COORDINATION

CONCEPTUAL STORMWATER DRAINAGE PLAN

PHOTOS

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Major Conditional Use Permit / Amendment to a Major Conditional Use Permit

Monroe County Code §§ 9.5-69 & 9.5-73

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

Major Conditional Use Permit Application Fee: \$10,014.00

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

Technology Fee: \$20.00

Date of Submittal: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Month Day Year

Property Owner:

Name Winterling  
9626 Geret Rd.  
Perry Hall Md. 21128  
Mailing Address (Street, City, State, Zip Code)

Daytime Phone

410-251-7919

Email Address

Agent (if applicable):

Name David deHaas  
88975 0/5 Hwy.  
Tavernier FL 33470  
Mailing Address (Street, City, State, Zip Code)

Daytime Phone

852-9851

Email Address

dahaas@bellsouth.net

Legal Description of Property:

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

Sec. 25, Twn. 66, Range 29, Big Pine Key Pt Lot 4  
Block Lot Subdivision Key

00110730-000000

Real Estate (RE) Number

1131156

Alternate Key Number

31875 0/5 Hwy

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

31.8

Approximate Mile Marker



APPLICATION

Land Use District Designation(s): SR Suburban Res.

Present Land Use of the Property: Camping, RU, Residence

Proposed Land Use of the Property: Camping, RU, Residence

Total Land Area: 151,746 Sq. ft. = 3.48 a.

If non-residential or commercial floor area is proposed, please provide:

\_\_\_\_\_ Total number of non-residential buildings

\_\_\_\_\_ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

\_\_\_\_\_ Total number of permanent, market-rate units

\_\_\_\_\_ Total number of permanent, affordable / employee housing units

15 Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

Has a previous application been submitted for this site within the past two years? Yes \_\_\_ No **X**

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 major conditional use permit application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets (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);
- Written description of project;
- Environmental Designation Survey (prepared in accordance with Monroe County Code §9.5-69(a)(2));
- Community Impact Statement (prepared in accordance with Monroe County Code §9.5-69(a)(2));
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:

## APPLICATION

- 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;
- Flood zones pursuant to the Flood Insurance Rate Map(s);
- 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;
- Calculations for open space ratios, floor area ratios, residential density and parking;
- Location and type of outdoor lighting;
- Extent and area of wetlands, open space areas and landscape areas;
- Location of solid waste storage;
- Location of sewage treatment facilities;
- Location of existing and proposed fire hydrants or fire wells;
- Floor Plans for all proposed structures and for any existing structures to be redeveloped – sixteen (16) sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);
- Elevations for all proposed structures and for any existing structures to be modified – sixteen (16) sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);
- Landscape Plan by a Florida registered landscape architect – sixteen (16) sets** (may be shown on the site plan; however, if a separate plan, must 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 landscaping plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Locations and dimensions of all existing and proposed structures and drives;
  - Open space preservation areas;
  - Existing natural features;
  - Size and type of buffer yards including the species, size and number of plants;
  - Parking lot landscaping including the species, size and number of plants;
  - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
  - Transplantation plan (if required);
- Conceptual Drainage Plan – sixteen (16) sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;
- Traffic Study, prepared by a licensed traffic engineer;**
- Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);
- 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

Letters of Coordination are required from the following:

- Florida Keys Aqueduct Authority (FKAA);
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
- Monroe County Office of the Fire Marshal;
- Monroe County Engineering Division;
- Monroe County Health Department;
- Monroe County Solid Waste Management;
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day;

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)
- Vegetation Survey or Habitat Evaluation Index (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- Construction Phasing Plan
- Additional Letters of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

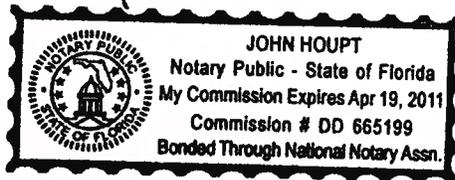
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Game and Freshwater Fish Commission (FGFFC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

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: [Signature] Date: 4/6/09

Sworn before me this 6 day of APRIL 2009



[Signature]  
Notary Public

My Commission Expires 19 APRIL 2011

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.

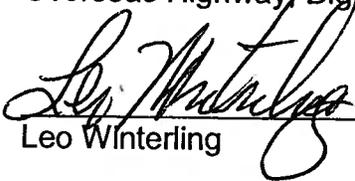
Planning Department  
Monroe County  
Florida

Letter of Authorization

To Whom It May Concern:

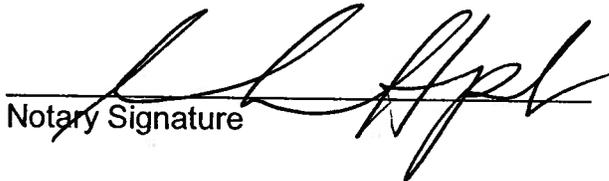
This shall act as a letter of authorization for David deHaas to act as our agent for the purpose of submitting and the processing an Amendment to a Conditional Use application.

The project is the Winterling Campground redevelopment, located at 31875 Overseas Highway, Big Pine Key, Florida, at mile marker 31.8.

  
Leo Winterling

3 23, 09  
date

Sworn before me this day 23 of MARCH, 2009

  
Notary Signature

19 APRIL 2011  
My Commission Expires



**Property Record View**

Alternate Key: 1131156 Parcel ID: 00110730-000000

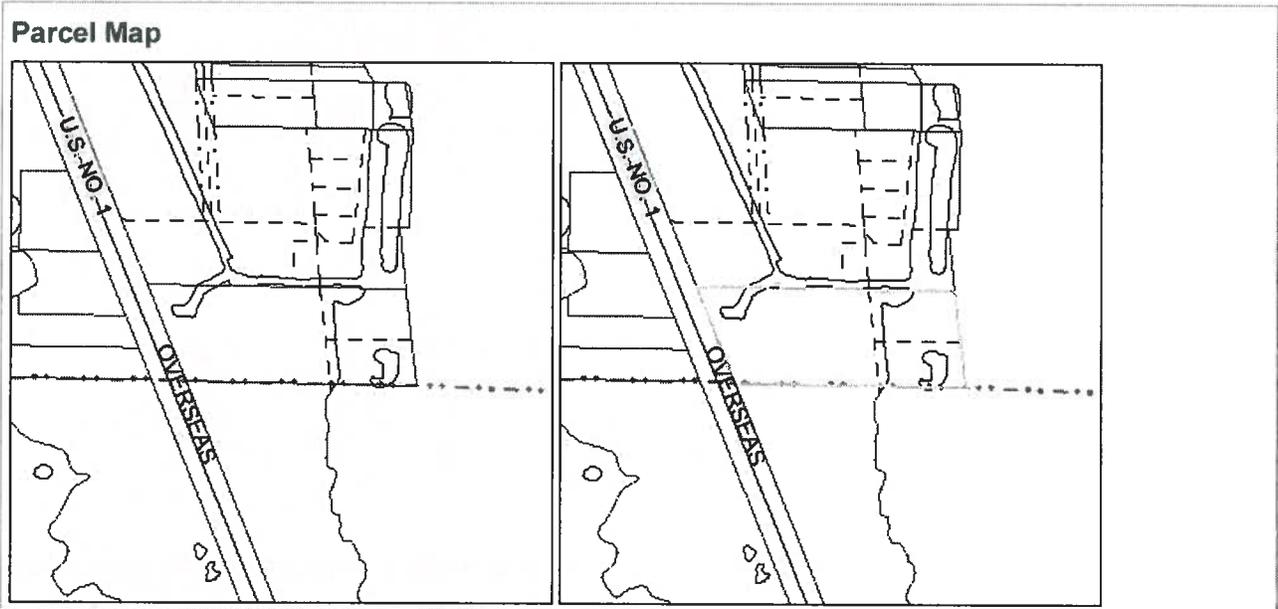
**Ownership Details**

Mailing Address:  
 WINTERLING LEO F & WINTERLING JAMES A & WINTERLING

G C & WINTERLING P J & WINTERLING M J T/C  
 9626 GERST RD  
 PERRY HALL, MD 21128

**Property Details**

PC Code: 01 - SINGLE FAMILY  
 Miliage Group: 100H  
 Affordable Housing: No  
 Section-  
 Township- 25-66-29  
 Range:  
 Property Location: 31875 OVERSEAS HWY BIG PINE KEY  
 Legal: 25 66 29 BIG PINE KEY PT LOT 4 & BAY BOTTOM EAST OF AND ADJ TO PT LOT 4 G62-128-129 G73-462-463 OR434-182/183 PROBATE #79-218-CP-12 OR824-1512/1513 OR827-67/68 OR1836-1076/78 OR1836-1080/82 OR1836-1084/86 OR1836-1088/89 OR1836-1091/92 OR1836-1094/95 OR1836-1097/98 OR1836-1100/01 OR1836-1103/04 OR1836-1106/07 OR1836-1079/AFF OR1836-1083/AFF OR1836-1087/AFF OR1836-1090/AFF OR1836-1093/AFF OR1836-1096/AFF OR1836-1099/AFF OR1836-1102/AFF OR1836-1105/AFF OR1836-1108/AFF



**Land Details**

Land Use Code	Frontage	Depth	Land Area
00HH - HARDWOOD HAMMOCK			0.44 AC
010W - RES WATERFRONT	0	0	3.38 AC
9500 - SUBMERGED	0	0	1.51 AC

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1180  
 Year Built: 1952

## Building 1 Details

Building Type R1  
 Effective Age 31  
 Year Built 1952  
 Functional Obs 0

Condition A  
 Perimeter 184  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 37  
 Gmd Floor Area 1,180

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

Roof Type IRR/CUSTOM

Heat 1 FCD/AIR DUCTED

Heat Src 1 ELECTRIC

Roof Cover ASPHALT SHINGL

Heat 2 NONE

Heat Src 2 NONE

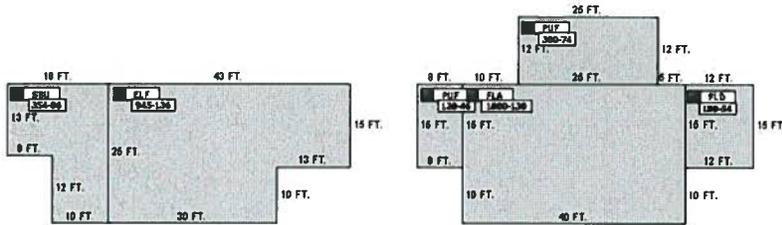
Foundation WOOD PIERS

Bedrooms 2

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	ELF		1	1952	N	Y	0.00	0.00	945
2	SBU	1:WD FRAME	1	1952	N	N	0.00	0.00	354
3	PUF	1:WD FRAME	1	1952	N	Y	0.00	0.00	120
4	FLA	1:WD FRAME	1	1952	N	Y	0.00	0.00	1,000
5	PUF	1:WD FRAME	1	1952	N	Y	0.00	0.00	300
6	FLD	1:WD FRAME	1	1952	N	Y			180

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	2,500 SF	500	5	1975	1976	2	30
2	DK4:WOOD DOCKS	972 SF	162	6	1984	1985	3	40
3	DK4:WOOD DOCKS	450 SF	45	10	1977	1978	3	40
4	WD2:WOOD DECK	384 SF	32	12	1984	1985	1	40
5	UB2:UTILITY BLDG	80 SF	10	8	1998	1999	2	50
7	PO3:RES POOL GNIT	416 SF	32	13	2006	2007	4	40
8	PT3:PATIO	380 SF	95	4	2006	2007	1	50

## Appraiser Notes

BAY BOTTOM EAST OF AND ADJ TO PT LOT 4 (RE00110740-000000 AK 1131164) HAS NOW BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2008 TAX ROLL (04/25/08 JDC)

.70 ADJ PLACED ON 2002 SALE...CHANGE TO .80 FOR 2004 TR.9 FOR 2005 TR AND 1.0 FOR 2006 TR...BC

2007/03/06 CHANGED QG FROM 450 TO 400 & EAC FROM 1988 TO 1977 FOR THE 2007 TR (JDC)

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	79-5278	05/01/1979	12/01/1979	400		FENCE
	81-7730	01/01/1981	12/01/1981	6,240		PORCH ADDITION
	81-7789	02/01/1981	12/01/1981	700		AC
	85-3390	05/01/1985	11/01/1985	7,000		DOCK
5	99-0277	03/22/1999	12/30/1999	7,500		DOCKS
	03-2029	01/12/2004	12/30/2006	47,250		POOL&SPA
	04100925	03/18/2004	12/30/2006	2,400		DOCK

## 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	84,198	48,145	1,091,431	1,223,774	1,223,774	0	1,223,774
2007	107,280	41,659	1,982,003	2,130,942	2,130,942	0	2,130,942
2006	135,436	31,718	1,982,003	2,149,157	2,149,157	0	2,149,157
2005	112,863	32,709	1,982,003	2,127,575	2,127,575	0	2,127,575
2004	101,187	34,183	495,518	630,888	630,888	0	630,888
2003	101,187	35,175	495,518	631,880	631,880	0	631,880
2002	55,394	36,649	317,023	409,066	409,066	0	409,066
2001	55,394	37,937	317,046	410,377	410,377	0	410,377
2000	55,394	21,849	317,046	394,289	394,289	0	394,289
1999	55,911	21,816	317,046	394,773	394,773	0	394,773
1998	50,828	20,673	317,046	388,547	388,547	0	388,547
1997	50,828	21,349	317,046	389,223	389,223	0	389,223
1996	50,828	22,190	317,046	390,064	390,064	0	390,064
1995	57,903	22,865	317,046	397,814	397,814	0	397,814
1994	57,903	23,705	317,046	398,654	398,654	0	398,654
1993	57,903	24,479	174,396	256,778	256,778	0	256,778
1992	57,903	25,450	174,396	257,749	257,749	0	257,749
1991	57,903	26,222	174,396	258,521	258,521	0	258,521
1990	57,903	27,160	174,396	259,459	259,459	0	259,459
1989	57,903	27,967	174,396	260,266	260,266	0	260,266
1988	49,414	24,811	174,396	248,621	248,621	0	248,621
1987	48,988	25,461	174,488	248,937	248,937	0	248,937
1986	49,134	26,284	112,600	188,018	188,018	0	188,018
1985	56,398	1,575	112,600	170,573	170,573	0	170,573
1984	47,260	2,223	112,600	162,083	162,083	0	162,083
1983	47,474	2,223	112,600	162,297	162,297	0	162,297
1982	24,371	2,223	72,885	99,479	99,479	0	99,479

## 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
11/12/2002	1836 / 1076	613,000	WD	M

2/1/1981

827 / 67

173,000

WD

U

This page has been visited 227,262 times.

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

MONROE COUNTY PROPERTY APPRAISER

PROPERTY INFORMATION FOR:

Alternate Key: 1131156  
RE Number: 00110730-000000

Property Details

<p><b>OWNER OF RECORD</b></p> <p>WINTERLING LEO F &amp; WINTERLING JAMES A &amp; WINTERLING G C &amp; WINTERLING P J &amp; WINTERLING M J T/C 9626 GERST RD PERRY HALL MD 21128</p> <p><b>PHYSICAL LOCATION</b></p> <p>31875 OVERSEAS HWY BIG PINE KEY</p> <p><b>LEGAL DESCRIPTION</b></p> <p>25 66 29 BIG PINE KEY PT LOT 4 &amp; BAY BOTTOM EAST OF AND ADJ TO PT LOT 4 G62-128-129 G73-462-463 OR434-182/183 PROBATE #79-218-CP-12 OR824-1512/1513 OR827-67/68 OR1836-1076/78 OR183</p> <p><b>SECTION, TOWNSHIP, RANGE</b></p> <p>25 - 66 - 29</p> <p><b>AFFORDABLE HOUSING</b> No</p> <p><b>MILLAGE GROUP</b> 100H</p> <p><b>PC CODE</b> SINGLE FAMILY</p>	<p style="text-align: center;"><b>PROPERTY MAP</b></p>
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Land Details

<u>LAND USE CODE</u>	<u>FRONTAGE</u>	<u>DEPTH</u>	<u>LAND AREA</u>
HARDWOOD HAMMOCK			0.44 AC
RES WATERFRONT	0	0	3.38 AC
SUBMERGED	0	0	1.51 AC

Summary of Buildings

<u>NUMBER OF BUILDINGS</u>	<u>TOTAL LIVING AREA</u>
1	1180
<u>NUMBER OF COMMERCIAL BUILDINGS</u>	<u>YEAR BUILT</u>
0	1952

Building Characteristics Building No 1

BUILDING TYPE	R1	CONDITION	A	QUALITY GRADE	400	EFFECTIVE AGE	30
PERIMETER	184	DEPRECIATION %	36	YEAR BUILT	1952	SPECIAL ARCH	0
GRND FLOOR AREA	1180	FUNCTIONAL OBS	0	ECONOMIC OBS	0		
INCLUSIONS:	R1 includes 1 3-fixture bath and 1 kitchen.						
ROOF TYPE	IRR/CUSTOM	ROOF COVER	ASPHALT SHINGL	HEAT 1	FCD/AIR DUCTED	HEAT 2	NONE
FOUNDATION	WOOD PIERS	BEDROOMS	2	HEAT SRC 1	ELECTRIC	HEAT SRC 2	NONE

**EXTRA FEATURES:**

2 FIX BATH 0 4 FIX BATH 0 6 FIX BATH 0 EXTRA FIX 2 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	NBR	EXTERIOR WALL TYPE	# STORIES	YEAR BUILT	ATTIC	A/C	BASEMENT %	FINISHED BASEMENT %	AREA
ELF	1		1	1952	N	Y	0	0	945
SBU	2	1:WD FRAME	1	1952	N	N	0	0	354
PUF	3	1:WD FRAME	1	1952	N	Y	0	0	120
FLA	4	1:WD FRAME	1	1952	N	Y	0	0	1000
PUF	5	1:WD FRAME	1	1952	N	Y	0	0	300
FLD	6	1:WD FRAME	1	1952	N	Y			180

**Miscellaneous Improvements**

NBR	IMPR TYPE	# UNITS	TYPE	LENGTH	WIDTH	YEAR BUILT	ROLL YEAR	GRADE	LIFE
1	FN2:FENCES	2500	SF	500	5	1975	1976	2	30
2	DK4:WOOD DOCKS	972	SF	162	6	1984	1985	3	40
3	DK4:WOOD DOCKS	450	SF	45	10	1977	1978	3	40
4	WD2:WOOD DECK	384	SF	32	12	1984	1985	1	40
5	UB2:UTILITY BLDG	80	SF	10	8	1998	1999	2	50
7	PO3:RES POOL GNIT	416	SF	32	13	2006	2007	4	40
8	PT3:PATIO	380	SF	95	4	2006	2007	1	50

**Parcel Value History**

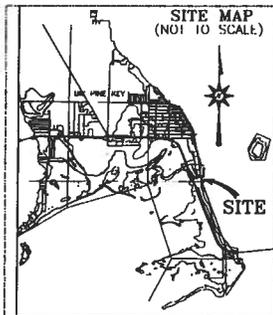
TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2007	107,280	41,659	1,982,003	2,130,942	0	2,130,942
2006	135,436	31,718	1,982,003	2,149,157	0	2,149,157
2005	112,863	32,709	1,982,003	2,127,575	0	2,127,575
2004	101,187	34,183	495,518	630,888	0	630,888
2003	101,187	35,175	495,518	631,880	0	631,880
2002	55,394	36,649	317,023	409,066	0	409,066
2001	55,394	37,937	317,046	410,377	0	410,377
2000	55,394	21,849	317,046	394,289	0	394,289
1999	55,911	21,816	317,046	394,773	0	394,773
1998	50,828	20,673	317,046	388,547	0	388,547
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1996	50,828	22,190	317,046	390,064	0	390,064
1995	57,903	22,865	317,046	397,814	0	397,814
1994	57,903	23,705	317,046	398,654	0	398,654
1993	57,903	24,479	174,396	256,778	0	256,778
1992	57,903	25,450	174,396	257,749	0	257,749
1991	57,903	26,222	174,396	258,521	0	258,521
1990	57,903	27,160	174,396	259,459	0	259,459
1989	57,903	27,967	174,396	260,266	0	260,266
1988	49,414	24,811	174,396	248,621	0	248,621
1987	48,988	25,461	174,488	248,937	0	248,937
1986	49,134	26,284	112,600	188,018	0	188,018
1985	56,398	1,575	112,600	170,573	0	170,573
1984	47,260	2,223	112,600	162,083	0	162,083
1983	47,474	2,223	112,600	162,297	0	162,297
1982	24,371	2,223	72,885	99,479	0	99,479

**Parcel Sales History**

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES

<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
11/2002	1836/1076	613,000	<u>WD</u>
02/1981	827/67	173,000	<u>WD</u>

**SKETCH OF BOUNDARY SURVEY**  
SECTION 25-66-29, BIG PINE KEY



**LEGAL DESCRIPTION AS PREPARED AT CLIENT'S REQUEST:**

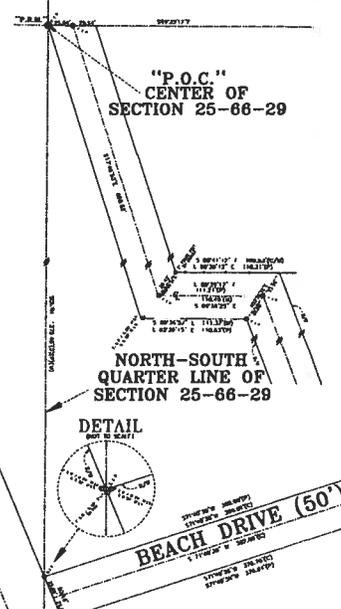
A PARCELL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; BEAR SOUTH ALONG THE NORTH-SOUTH 1/4 JNE OF SAID SECTION, 1275.48 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS EXISTING JULY 1, 1951; THENCE SOUTH 22 DEGREES 55 MINUTES 33 SECONDS (AS), ALONG SAID RIGHT-OF-WAY LINE, 1154.89 FEET, TO A POINT AT THE SOUTHWEST RLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1801, PAGE 1529, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE LAND AND WATER HEREAFTER DESCRIBED; THENCE BEAR SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 222.45 FEET, TO THE INTERSECTION OF SAID LINE WITH THE SOUTHEASTERLY MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN ENTRANCE CANAL AS SHOWN ON PAGE 2 OF 4, IN OFFICIAL RECORDS BOOK 1801, PAGE 1531 OF SAID PUBLIC RECORDS; THENCE BEAR NORTH 2 OF 4, IN OFFICIAL RECORDS BOOK 1801, PAGE 1531 OF SAID PUBLIC RECORDS; THENCE BEAR NORTH 60 DEGREES 36 MINUTES 51 SECONDS EAST, ALONG SAID MEAN HIGH WATER LINE, 271.11 FEET, TO THE MEAN HIGH WATER LINE ON THE SOUTHWESTERLY END OF THE EXISTING CANAL; THENCE BEAR SOUTH 29 DEGREES 04 MINUTES 11 SECONDS EAST, ALONG SAID MEAN HIGH WATER LINE, TO THE SOUTHWEST RLY CORNER OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529; THENCE BEAR SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 278.43 FEET, TO THE MEAN HIGH WATER LINE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE BEAR SOUTH 89 DEGREES 37 MINUTES 50 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 270.00 FEET, TO THE EASTERLY LINE OF BATHTUB LOTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE BEAR SOUTH 07 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG SAID EASTERLY LINE, 304.84 FEET, MORE OR 1755, TO THE SOUTHEASTERN CORNER OF SAID LANDS, IN THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION 25; THENCE BEAR NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG SAID EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION, 370 FEET, TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE CONTINUE BEARING NORTH 74 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 452.46 FEET, TO THE INTERSECTION OF SAID LINE WITH THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 22 DEGREES 55 MINUTES 33 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 328.91 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 232,498.78 SQUARE FEET, MORE OR 1755, I.E., 5.337+/- ACRES.

TOGETHER WITH THE RIGHTS OF RIGHT-OF-WAY AND EGRESS OVER AND THROUGH THE CANALS CONTIGUOUS TO THE NORTHERN BOUNDARY OF SAID AFORESAID DESCRIBED LANDS.

TOGETHER WITH THE NEARBY RIGHTS TO DOCKS AND DOCKING OF BOATS ALONG SAID EXISTING BOAT BASIN ENTRANCE CANAL LYING WESTERLY OF THE EXISTING NORTHEASTERLY CANAL, AS SHOWN ON PAGE 3 OF 4, IN OFFICIAL RECORDS BOOK 1801, PAGE 1531 OF SAID PUBLIC RECORDS.

ACCORDING TO THE ATTACHED SKETCH OF BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DATED 11/08/02, BY JOHN PAUL GRIMS, III, REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 40236, AND BY THIS REFERENCE MADE A PART HEREOF.



LEGEND	ABBREVIATIONS
1. - TELEPHONE POLE	TEL. - TELEPHONE
2. - FLAG POLE	FLG. - FLAG POLE
3. - SURVEY POINT	SURV. - SURVEY POINT
4. - BOUNDARY CORNER	B.C. - BOUNDARY CORNER
5. - MEAN HIGH WATER LINE	M.H.W.L. - MEAN HIGH WATER LINE
6. - MEAN LOW WATER LINE	M.L.W.L. - MEAN LOW WATER LINE
7. - CENTERLINE	CEN. - CENTERLINE
8. - RIGHT-OF-WAY LINE	R.O.W. - RIGHT-OF-WAY LINE
9. - PROPERTY LINE	PROP. - PROPERTY LINE
10. - EASEMENT	EAS. - EASEMENT
11. - EGRESS	EGG. - EGRESS
12. - CANAL	CAN. - CANAL
13. - BOAT BASIN	BOAT BASIN
14. - BATHTUB	BATHTUB
15. - DRIVE	DRIVE
16. - ROAD	ROAD
17. - FENCE	FENCE
18. - ROAD UNDER CONSTRUCTION	ROAD UNDER CONSTRUCTION
19. - MONUMENTATION	MONUMENTATION
20. - GULF OF MEXICO	GULF OF MEXICO

**REFERENCE NOTES:**  
THE LEGAL DESCRIPTION WAS PREPARED AT THE REQUEST OF AND AS REPRESENTED BY ALBERT C. FLETCHER, OWNER.  
THIS SURVEY HAS BEEN MADE ON THE BASIS OF "TRUSTED & UNCHALLENGED" RECORDS AS REFLECTED IN PLAN BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

- NOTES:**
- 1) NO LEGAL DESCRIPTION NEEDED FOR WELLS, WELLS LINES AND OTHER WELLS OR FOR UTILITIES OR UNDERGROUND SERVICES AND RECORDS ARE NOT SHOWN AS UNDERGROUND.
  - 2) CONDUITS OR CABLES OR OTHER SERVICES ARE NOT SHOWN AS UNDERGROUND UNLESS INDICATED OTHERWISE.
  - 3) SURVEYED AS SINGLE SURVEY UNLESS INDICATED OTHERWISE.
  - 4) PROPERTY IS SHOWN AS 1755 OF THE 1755 ACRES AND CORNER OF 1/4 OF THE QUARTER SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS, AND THE 1/4 OF SAID SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1801, PAGE 1529 OF SAID PUBLIC RECORDS.
- 1. ONE STORY WOOD FRAME STILT RESIDENCE DWELLING FLOOR H. 11.06' ADDRESS # 31875 OVERSEAS HIGHWAY
  - 2. WOOD FRAME ENCLOSED GROUND SLAB FLOOR LL. 3.31'
  - 3. COVERED SCREEN BALCONY

PART OF Virgil S. Lowe Subdivision P.B. 3-31

(METES AND BOUNDS) O.R. 1801-1529 NOT INCLUDED

SOUTHERLY LINE OF O.R. 1801-1629 SOUTHERLY LINE OF O.R. 801-440 (7900' W 77)

SOUTHERLY LINE OF O.R. 1801-1529 SOUTHERLY LINE OF O.R. 801-440 (7900' W 77)

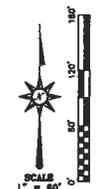
PART OF GOVERNMENT LOT 4 PART OF O.R. 827-87 & 68

METES AND BOUNDS OVERALL AREA 232,498.78± SQUARE FOOT 5.337± ACRES

SOUTHERLY LINE OF SECTION 25-66-29 ACCORDING TO P.B. 3-31

NORTHERLY LINE OF SECTION 36-66-29 ACCORDING TO FOUND MONUMENTATION (METES AND BOUNDS) NOT INCLUDED

RECEIVED APR 11 2003 BY: 29046



THIS SURVEY WAS MADE BY JOHN PAUL GRIMS, III, REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 40236, ON 11/08/02. THE SURVEY WAS MADE ON THE BASIS OF "TRUSTED & UNCHALLENGED" RECORDS AS REFLECTED IN PLAN BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. THE SURVEY WAS MADE ON THE BASIS OF "TRUSTED & UNCHALLENGED" RECORDS AS REFLECTED IN PLAN BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

U.S. HIGHWAY NO. 1 (100') (NOTE: FENCE AND ROAD UNDER CONSTRUCTION)

GULF OF MEXICO (CALLED BY CHANNEL)

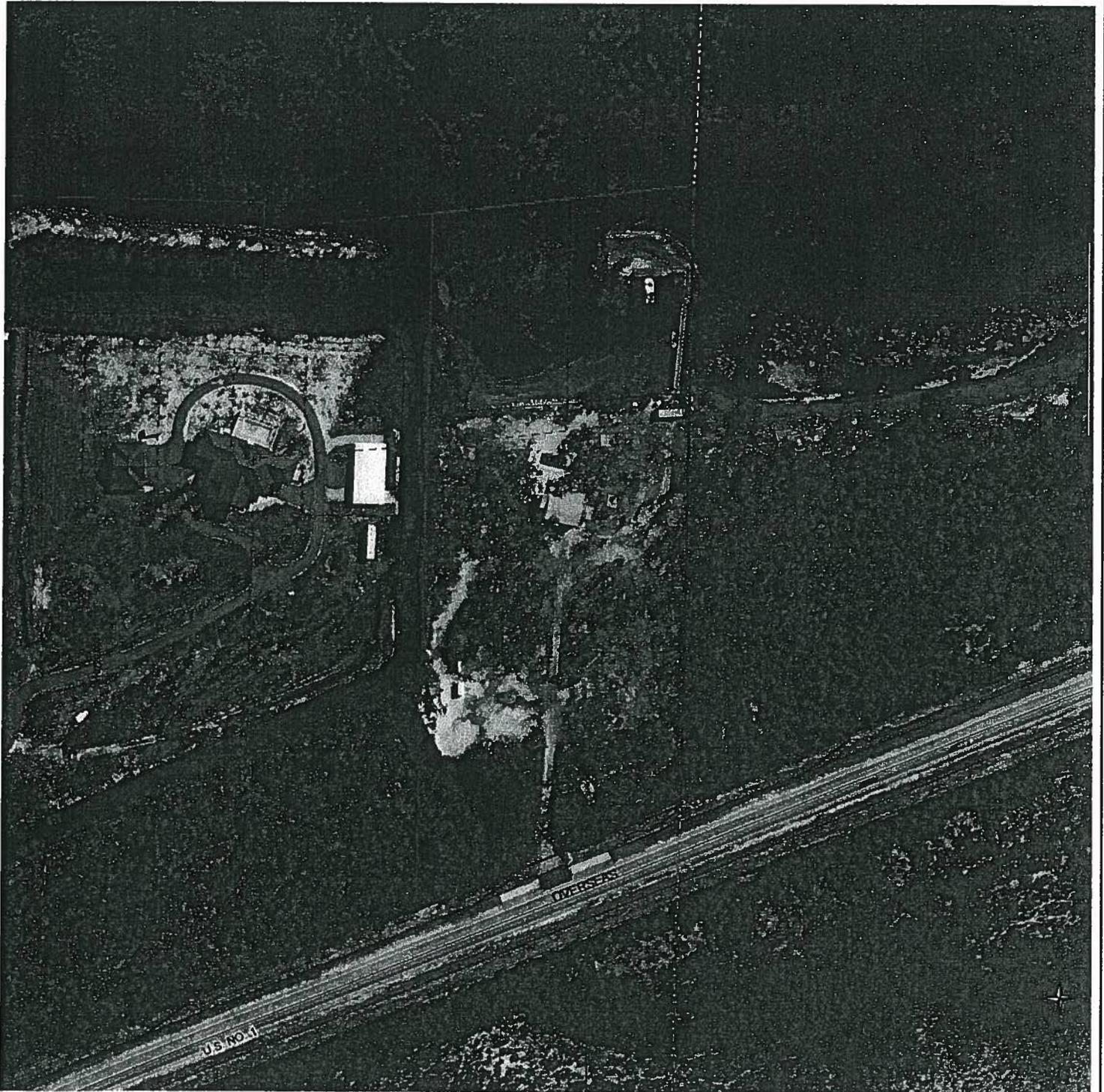
- Legend**
- Highlighted Feature
  - Real Estate Number
  - Parcel Lot Text
  - Dimension Text
  - Block Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines
  - 2006 Aerials

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

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

Date Created: July 7, 2008 4:36 PM



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 McCoy, Dist. 3  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Mario Di Gennaro, Dist. 4  
Glenn Patton, Dist. 5

*We strive to be caring, professional and fair*

October 27, 2006

Franklin D. Greenman  
Gulfside Village, Suite 40  
5800 Overseas Highway  
Marathon, FL 33050

**SUBJECT: LETTER OF UNDERSTANDING FOR THE REDEVELOPMENT OF THE  
WINTERLING PROPERTY ON BIG PINE KEY, HAVING REAL  
ESTATE NUMBERS 00110730.000000 & 00110740.000000**

Mr. Greenman,

Pursuant to Section 9.5-43 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On June 20, 2006, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning Department in Marathon.

Attendees of the meeting included Franklin Greenman, Leo Winterling, and James Winterling (hereafter referred to as "the Applicant") & Heather Beckmann, Principal Planner, Joseph Haberman, Planner & Brad Parrish, Planning Intern (hereafter referred to as "Staff").

**Materials reviewed at the meetings included:**

- (a) Pre-Application Conference Request Form; and
- (b) Property Record Card; and
- (c) Land Survey, by John Paul Grimes, dated 11-08-2002; and
- (d) Warranty Deed; and
- (e) Monroe County Building Permit history; and
- (f) Land Use District and Future Land Use Maps; and
- (g) Tier Overlay District Map; and
- (h) Aerial photography; and

(i) Outward Bound School Information

**Items discussed at the meeting included the following:**

1. The applicant is proposing to restore the subject property to its historic use as a campground, which the applicant claims to consist of an existing single-family residence, campground spaces and recreational vehicle (RV) spaces. According to the Monroe County Property Appraiser's records, the subject property consists of two (2) contiguous parcels, identified as Real Estate Numbers 00110730.000000 (western parcel) and 00110740.000000 (eastern parcel). Both properties are currently owned by the Winterling's.

According to the Property Record Cards, the western parcel has an area of 151,589 square feet (3.48 acres) and is attributed one (1) single-family residential building. The eastern parcel has an area of 82,328 square feet (1.89 acres) and is described as vacant and submerged lands. In total, the subject property consists of 233,917 square feet (5.37 acres).

2. Real Estate Number 00110730.000000 has a legal description of 25 66 29 BIG PINE KEY PT LOT 4 G62-128-129. Real Estate Number 00110740.000000 has a legal description of BIG PINE KEY BAY BOTTOM EAST OF AND ADJ TO PT LOT 4 G73-462-463.
3. During the pre-application conference, it was stated that the subject property has a land use district designation of Destination Resort (DR) and a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC).

Following the pre-application conference, staff found that the land use district and FLUM designations for the subject parcels were amended when the Board of County Commissioners adopted the *Master Plan for Future Development of Big Pine Key and No Name Key*, a product of the Livable CommuniKeys planning process.

Pursuant to Ordinance Numbers 029-2004 and 030-2004, the FLUM designation for the subject parcels was changed from **Mixed Use / Commercial (MC)** to **Residential Low (RL)** and the land use district of the subject parcels was changed from **Destination Resort (DR)** to **Sub Urban Residential (SR)**.

The map amendments were carried out in order to fulfill the Master Plan's Action Item 2.1.3. The change is intended to reduce the intensity of the area and bring it into conformity with the surrounding community. Additionally, it is intended to protect sensitive habitat.

4. Prior to 1986, the subject property had two zoning designation BU-1, Light Business District and RU-1, Single Family Residential District.
5. The subject property has a Tier designation of Tier I, or Natural Area.
6. Pursuant to MCC Sec. 9.5-207, the purpose of the Sub Urban Residential (SR) District is to establish areas of low to medium density residential uses characterized principally by single-

family detached dwellings. This district is predominated by development; however, natural and developed open space creates an environment defined by plants, open space and over-water views.

Pursuant to MCC Sec. 9.5-236, within the Sub Urban Residential (SR) District, a single-family detached dwelling may be permitted as-of-right. In addition, campgrounds may be permitted with major conditional use approval, provided that: a) the parcel proposed for development has an area of at least five acres; b) the operator of the campground is the holder of a valid Monroe County occupational license; c) if the use involves the sale of goods and services, other than the rental of camping sites or recreational vehicle parking spaces, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and d) the parcel proposed for development is separated from all adjacent parcels of land by at least a class C buffer-yard.

Concerning the proposed redevelopment of the subject property, detached dwellings are permitted as-of-right and thereby the existing detached dwelling unit is considered a conforming use. In addition, according to the Property Appraiser's records, the two (2) subject parcels consist of 5.37 total acres. Therefore, a campground use and thereby campground spaces, which meets all other conditions of approval may be permitted as a major conditional use.

7. Pursuant to Policy 101.4.2 of the 2010 Comprehensive Plan, the principal purpose of the Residential Low (RL) FLUM category is to provide for low density residential development in partially developed areas with substantial native vegetation. Low intensity public and low intensity institutional uses are also allowed.

Concerning the proposed redevelopment of the subject property, single-family detached dwellings and campground uses are consistent with the FLUM designation of Residential Low (RL).

8. During the pre-application conference, the issue of pursuing a map amendment to change the land use district designation to Recreational Vehicle (RV) was discussed with the applicant in order to add RV spaces and to allow expansion of the transient use in the future.

After reviewing the *Master Plan for Future Development of Big Pine Key and No Name Key*, staff has determined that any map amendment proposal would be in conflict with Strategy 2.1 and Action Item 2.1.3.

9. The applicant discussed the retention of the single-family residence, considered a permanent dwelling unit.

MCC Sec. 9.5-120.4 and Administrative Interpretation 03-108 provide criteria to determine whether or not a residential unit was lawfully-established:

(a) The residential use was allowed on the subject property at the time the single-family dwelling unit was constructed in 1952. Further, ever since zoning regulations were first implemented in the 1960s, the single-family residential use has been a conforming use. Currently, the subject property is located in a Sub Urban Residential (SR) District where a single-family dwelling unit may be permitted as-of-right.

(b) A site visit was conducted by a Monroe County Planner on June 20, 2006. One (1) single-family dwelling unit was observed on the property. There was evidence of electric and water service to the unit.

(c) No Building Permit for the construction of a single-family residence was located for review by staff. However, the building permit history supports the existence of one (1) lawfully-established permanent dwelling unit.

- In 1981, Building Permit A-7730 was issued for the construction of a screen porch addition and Building Permit A-7789 was issued for the installation of an air conditioning unit. A floor plan of a single-family residence that matches the current residence was included in the application for Building Permit A-7789.
- In 1996, Building Permit 961-1639 was issued to re-roof an existing single-family residence.
- In 2003, Building Permit 031-3875 was issued to run new 200 amp service to an existing residence and Building Permit 031-2029 was issued for the installation of a pool, deck and fence at an existing residence.

(d) Aerial photography from 1986 to present shows the existence of one (1) structure.

(e) The Monroe County Property Appraiser's records for RE 00110730.000000 show that the one (1) single-family, residential building has been on the tax roll from 1982 to present. The year built of the building is indicated as 1952.

(f) No utility records were submitted for our review.

Based on a review of these records, one (1) permanent dwelling unit is to be considered lawfully-established on the subject property.

Pursuant to MCC Sec. 9.5-4 (D-31), dwelling unit means one or more rooms physically arranged to create a housekeeping establishment for the occupancy by one family with separate toilet facilities.

10. The applicant discussed the retention of all campground and/or RV spaces, considered transient dwelling units, found to be lawfully-established. The applicant asserts that the property has had twelve (12) to sixteen (16) campsites and RV spaces in the past.

MCC Sec. 9.5-120.4 and Administrative Interpretation 03-108 provide criteria to determine whether or not a residential unit was lawfully-established:

(a) Although the date of when any campground or RV spaces were established could not be determined, if the campground spaces were established at the same time as the residence in the 1950s, they would have been allowed. However, after zoning was first implemented in the 1960s, campground uses were not specifically permitted in the RU-1 or BU-1 Districts; although, they were not expressly prohibited. Prior to the land use district amendment to Sub Urban Residential (SR), campground spaces were not permitted in the Destination Resort (DR) District.

Currently, the subject property is located in a Sub Urban Residential (SR) District. Campground spaces may be permitted with major conditional use approval in the SR district.

- (b) A site visit was conducted by a Monroe County Planner on June 20, 2006. One (1) single-family dwelling unit was observed on the property. In addition, twelve (12) damaged wooden camping platforms were observed. There were no concrete platforms that could accommodate RVs or evidence of past RV spaces.
- (c) No Building Permits for campground spaces was located for review by staff. However, the building permit history supports the existence of a campground use.
- In 2003, Building Permit 031-3875 was issued to run new 200 amp service to an existing residence and Building Permit 031-2029 was issued for the installation of a pool, deck and fence at an existing residence. Included in the applications for these permits was a signed and sealed land survey by John Paul Grimes (dated November 8, 2002), which described the property as having "scattered wood tent platforms." However, the land survey does not show the platforms' locations or indicate a total number of platforms. However, as of part of the application for Building Permit 031-2029, a Department of Health permit application was submitted that indicated that there were ten (10) campsites on the property.
- (d) Aerial photography from 1986 to present shows the existence of one (1) residential structure. The photography also suggests the presence of other activities, presumably camping, taking place on the subject property.
- (e) The Monroe County Property Appraiser's records for RE 00110730.000000 do not note the existence of any campground spaces.
- (f) No utility records were submitted for our review.
- (g) As part of an application for State of Florida Department of Health Construction Permit KC8-98 (dated January 15, 1998), the applicant, Albert Fletcher, indicated that there were ten (10) campsites and one (1) two-bedroom residence on the property. Further, the application includes notes that indicate that the location was being used as a camping

base for Outward Bound and could accommodate twenty (20) to thirty (30) persons. Permit KC8-98 was issued on February 26, 1998.

As part of a renewal application for a Construction Permit KC8-98 (dated May 8, 2003), it is specified that there were ten (10) campsites and one (1) single-family residence on the property. The letter was signed by Barbara Cary and the applicants are indicated as Paul, George, Leo, Mark & James Winterling.

Neither of these documents mentions any RV spaces.

Based on review of these records, ten (10) campground spaces or transient dwelling units are considered lawfully-established.

Pursuant to MCC Sec. 9.5-4 (C-2), campground space means a space, whether improved or unimproved, used for tent camping, including pop-ups, by a single housekeeping unit for tenancies of less than six (6) months. Pursuant to MCC Sec. 9.5-4 (T-4), transient residential unit means a dwelling unit used for transient housing such as a hotel or motel room, or space for parking a recreational vehicle or travel trailer.

11. Since the residential unit existed pre 1986, the site is deemed to have maximum net density for that use. However, since any record of the camping use of the subject property is post 1986, the site is not deemed to have maximum net density for that use. Therefore, the calculation for permanent dwelling units is based on maximum net density and the calculation for the campground use is based on allocated density.

Pursuant to MCC Sec. 9.5-262, in the Sub Urban Residential (SR) District, for permanent dwelling units, the allocated density is one half (0.5) dwelling units per acre and the maximum net density is five (5) dwelling units per buildable acre.

Pursuant to MCC Sec. 9.5-267, the allocated density for recreational rental is five (5) campground spaces per acre and the maximum net density is ten (10) campground spaces per buildable acre. In the Sub Urban Residential (SR) District, the required open space ratio (OSR) is 0.50, or fifty percent.

Pursuant to MCC Sec. 9.5-262, if developed only with permanent dwelling units, the maximum net density for the subject property is eight (8) dwelling units (1.74 buildable acres x 5 dwelling units per buildable acre = 8.7 maximum units subject to transferable development rights (TDR's or affordable housing). Assuming the existing single-family residence is to be retained and will remain the only permanent dwelling unit on the subject the property, the permanent residential use will consist of eleven (11) percent of the total permanent dwelling units allowed (1 dwelling unit / 8.7 dwelling units = 0.11). The remaining eighty-nine (89) percent of development potential may be used for the recreational rental component.

Pursuant to MCC Sec. 9.5-267, if developed only with camping spaces, the allocated density for the subject property is seventeen (17) campground spaces.

Therefore, in addition to the one (1) single-family dwelling unit, fifteen (15) campground spaces (.89 X 17) are allowed.

12. Action Item 3.1.4 of the *Master Plan for Future Development of Big Pine Key and No Name Key* directs Monroe County to allow residential units of any types listed in the applicable FLUM categories and land use districts with the exception that new transient residential units shall be prohibited. Therefore, even after the moratorium on the creation of new transient units in unincorporated Monroe County is lifted, new transient residential units, such as hotel or motel rooms, or campground, recreational vehicle or travel trailer spaces, shall not be eligible for residential ROGO allocations on Big Pine Key.
13. Since no additional transient units (including campground spaces) shall be eligible for residential ROGO allocations on Big Pine Key, the only other means of increasing the subject property's total number of campground spaces from the lawfully-established ten (10) campground spaces to the maximum net density of fifteen (15) campground spaces is through the Transfer of ROGO Exemption (TRE) process as outlined in MCC Sec. 9.5-120.4(b). However, both the sender and receiver sites must meet the criteria specified. Further, within the planning area, Action Item 3.1.5 of the *Master Plan for Future Development of Big Pine Key and No Name Key* directs Monroe County to not permit the transfer of ROGO Exemptions (TREs) from a higher (infill) tier category to a lower (conservation-open space) tier category. Transfers to and from the same tier category are permitted except in Tier 1.
14. Pursuant to MCC Sec. 9.5-281, any development, including campground spaces, must be in accordance with the bulk regulations. No structure or land shall be developed, used or occupied in the setback.
15. Pursuant to MCC Sec. 9.5-352, the following off-street parking requirements apply to the subject property: single-family dwelling units require two (2) parking spaces per dwelling unit and although not identified as a specific use category in Sec. 9.5-352, campground spaces require one (1) parking space per housekeeping unit or campsite (a requirement consistent with other transient uses).
16. Any application for development approval will require as a part of the submitted materials a landscape plan. This landscape shall depict a class "A" land use district boundary bufferyard along the southern property line where the land use district changes from SR to NA. The owner of this property shall be responsible for half of the required bufferyard. This will result in a bufferyard with a width of five (5) feet and containing a total of four (4) canopy trees and twenty (20) shrubs.
17. The above detailed landscape plan shall also include parking lot landscaping design if the applicant proposes more than a total of six (6) parking spaces. The standard shall require a

total of 430 square feet of planting area with two (2) canopy trees and five (5) shrubs per twenty-four (24) spaces.

18. A stormwater management plan shall also be required as a part of any application for development approval. This plan shall detail pre and post development water flow and storage on site with supporting calculations.

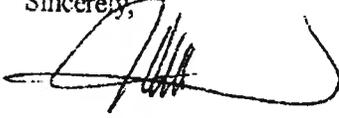
19. This site does include an altered open water shoreline that is adjacent to a manmade channel. This will require a shoreline setback of twenty (20) feet from the mean high water line.

If this property is subject to conditional use approval, the Planning Commission is empowered under MCC Sec. 9.5-63 to modify or deny any application based on their review of the appropriateness of the proposed development within the context of surrounding properties and compliance with the Monroe County Code and Year 2010 Comprehensive Plan. In MCC Sec. 9.5-65, the Planning Commission and the Planning Director are required to consider all aspects of the development, impacts on the community and consistency with the goals, objectives and standards of the land development regulations and comprehensive plan before granting conditional use approval, approval with conditions or denial of a project. Therefore, the intensities, densities and other information detailed in this LOU are subject to the Planning Director and/or the Planning Commission conditional use review and approval.

Pursuant to Sec. 9.5-43 of the Monroe County Code, you are entitled to rely upon the representations set forth in this Letter of Understanding as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Year 2010 Comprehensive Plan are amended, the project will be required to be consistent with all goals, objectives and standards at the time of development approval. The Planning Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the June 20, 2006 meeting, and consequently reserves the right for additional comment. The information provided in this letter may be relied upon, with the previous disclaimers, for a period of three (3) years. The Planning Director, upon the request of the property owner, may review and reaffirm the representations set forth in this letter for an additional period of time.

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

Sincerely,



Aref Joulani  
Senior Director of Planning & Environmental Resources

Cc: Ty Symroski, Director of Growth Management  
Joe Paskalik, Building Official  
Ronda Norman, Senior Director of Code Enforcement  
Ralph Gouldy, Sr. Administrator, Environmental Resources  
Ervin Higgs, Monroe County Property Appraiser  
Hcather Beckmann, Principal Planner  
Joseph Haberman, Planner  
Andrew Trivette, Senior Biologist

Attachment: Building Permit History for RE 00110730.000000 & RE 00110740.000000

Permits found under RE 00110730.000000:

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
3119	12-18-1961	Installation of a fence
16222	06-04-1968	Excavation
A 3147	01-11-1978	Installation of 150 amp service
A 7730	01-26-1981	Construction of 312 ft <sup>2</sup> porch addition
A 7789	02-04-1981	Installation of A/C (for single-family residence)
961-1639	11-14-1996	Re-roof existing single-family residence
991-0277	03-22-1999	Replacement of 1,276 ft <sup>2</sup> dock and pilings
991-2253	03-23-2000	Renewal of Permit 991-2253 to replace dock and pilings
031-3875	09-02-2003	Installation of new 400 amp service
031-2029	01-12-2004	Installation of 420 ft <sup>2</sup> pool, 430 ft <sup>2</sup> deck and 124 ft fence
041-0925	03-18-2004	ATF construction of walkway to connect two docks
051-3895	07-26-2005	Replacement of existing 3 ton condenser

Permits found under RE 00110740.000000:

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
None found		

Code Enforcement Cases found:

<i>Case Number</i>	<i>Date Issued</i>	<i>Description</i>
CE4020280	02-25-2004	Closed - Land clearing and building without permits

## **WINTERLING CAMPGROUNDS ENVIRONMENTAL IMPACT SURVEY**

The subject property is located at mile marker 31.8 on Big Pine Key, having the street address of 31875 Overseas Highway.

Please refer to the Site Plan Drawings for specific information concerning acreage, boundary lines of the property and their distance. Topography is demonstrated by the elevation notation on the survey and on the Site Plans.

The relationship of the existing development and the proposed development is achieved by the comparison of the Survey to the proposed project. The site is at present developed and is environmentally described as "disturbed/scarified."

This property has a development history dating back to 1952. The site has no Climax tropical hardwood hammocks, no wetland areas, (wetlands do exist on adjoining property) no endangered species habitats and no major wildlife intensive uses located within the site. The adjoining property and a portion of the surrounding area are Key Deer preserves. The property is currently fenced and additional fencing and buffer will be installed to further protect the wildlife on the adjoining properties. The primary concern being toward the "north", as the property to the south is completely developed, and most vegetation which would provide food and shelter has been removed. The redevelopment of this site will decrease the impacts to the environment as well as wildlife.

The site area is a "bay front" property and has an existing "beach" area and a dock. The present development has been established since 1952, and is not in compliance with current regulations. The redevelopment of this site requires a Storm Water Management Plan. The code required the control of run-off and will greatly improve the near shore water quality.

The existing development pre-dates the requirement for open space and buffers. The new development will become compliant with the installation of a Highway Frontage Bufferyard, and District Boundary Bufferyards.

The redevelopment is required to have the best available Waste Treatment system. The upgrade and/or preparation for the installation of the Central Waste System to be provided by Monroe County will provide for a decrease and elimination of any possible pollutants or effluents.

Daily potable water demands shall be very limited by the use of low volume plumbing fixtures, not currently in use on the site. The installation of the fixtures is economically advisable, as well as environmentally wise. The fixture count for all existing plumbing shall be required by the Florida Keys Aqueduct Authority. A comparison and impact evaluation of the new proposed Bathhouse and existing Residence fixtures shall be made to determine any differences. The campsite/RV sites by use reflect a very low consumption of water.

A positive impact to the environment and to adjoining wildlife shall be achieved by the referenced measures.

## Winterling Campground Traffic Information

Monroe County has recognized this site as developed in a Letter of Understanding dated October 27, 2006, with 10 existing campsites and a single residential dwelling. Our application an Amendment to a Conditional Use is requesting the addition of (five) new camping/recreational vehicle sites. This is the only aspect of our development which will generate "new" trips; all other trip generation is reflected by the existing conditions and level of service for this section of Overseas Highway / U.S. Highway One / State Highway Five.

The Institute of Traffic Engineers Trip Generation has a specific category for this type of trip generation under Recreational Uses 416, Campground/Recreational Vehicle Park (site) of .37 trips at P.M. peak hours. We are proposing a total of 5 new sites which equates to 1.85 additional trip during peak hours. The total trips for the site is less than 25 trips per day, and does not approach any thresholds.

We believe that no Traffic Study is warranted, and request that none be required. Please refer to attached ITE traffic generation sheets.

**TRIP GENERATION RATES**

ITE Code	LAND USE (UNIT)	Avg. Daily	No. of Studies	P.M. Pk Hr	No. of Studies
<b>RESIDENTIAL USES</b>					
210	Single Family Detached (unit)	9.57	350	1.01	302
220	Apartment (unit)	6.72	86	0.62	90
221	Low-Rise Apartment (occ. unit)	6.59	22	0.58	27
222	High-Rise Apartment (unit)	4.20	9	0.35	17
223	Mid-Rise Apartment (unit)			0.39	7
224	Rental Townhouse (unit)			0.72	1
230	Residential Condominium/Townhouse (unit)	5.86	54	0.52	62
231	Low-Rise Residential Condo/Townhouse (unit)			0.78	5
232	High-Rise Residential Condo/Townhouse (unit)	4.18	4	0.38	5
233	Luxury Condominium/Townhouse (occ. unit)			0.56	4
240	Mobile Home Park (occ. unit)	4.99	35	0.59	23
250	Retirement Community (occ. unit)			0.27	6
251	Elderly Housing – Detached (unit)	3.71	7	0.26	11
252	Elderly Housing – Attached (occ. unit)	3.48	1	0.11	7
253	Congregate Care Facility (unit)	2.02	2	0.17	3
253	Congregate Care Facility (occ. unit)	2.15	2	0.17	2
254	Assisted Living (occ. beds)	2.74	15	0.22	7
255	Continuing Care Retirement Community (occ. units)	2.81	5	0.29	9
260	Recreational Homes (units)	3.16	2	0.26	2
260	Recreational Homes (acres)	1.33	2	0.11	2
270	Residential Planned Unit Development (unit)	7.50	13	0.62	18
270	Residential Planned Unit Development (acres)	46.78	4	4.05	4
310	Hotel (room)	8.17	10	0.59	25
310	Hotel (occ. room)	8.92	4	0.70	20
311	All Suites Hotel (room)	4.90	3	0.40	5
311	All Suites Hotel (occ. room)	6.24	3	0.55	4
312	Business Hotel (occ. room)	7.27	1	0.62	3
320	Motel (room)	5.63	10	0.47	25
320	Motel (occ. room)	9.11	15	0.58	22
330	Resort Hotel (room)			0.42	10
330	Resort Hotel (occ. room)			0.49	10

**OFFICE USES**

710	General Office Building (1,000 sf)	11.01	78	1.49	235
714	Corporate HQ Building (1,000 sf)	7.98	8	1.40	21
715	Single Tenant Office Building (1,000 sf)	11.57	14	1.73	42
720	Medical/Dental Office Building (1,000 sf)	36.13	10	3.72	41
750	Office Park (1,000 sf)	11.42	12	1.50	31
760	Research and Development Center (1,000 sf)	8.11	28	1.08	34
760	Research and Development Center (acres)	79.61	25	15.44	26
770	Business Park (1,000 sf)	12.76	15	1.29	20
770	Business Park (acres)	149.79	12	16.84	12

**COMMERCIAL USES**

812	Bldg Material & Lumber Store (1,000 sf)	45.16	4	4.49	6
813	Free-Standing Discount Superstore (1,000 sf)	49.21	10	3.87	10
814	Specialty Retail Center (1,000 sf GLA)	44.32	4	2.71	5
815	Free-Standing Discount Store (1,000 sf)	56.02	23	5.06	47
816	Hardware/Paint Store (1,000 sf)	51.29	3	4.84	8

817	Nursery (Garden Center) (1,000 sf)	36.08	11	3.80	12
817	Nursery (Garden Center) (acres)	96.21	11	7.92	12
818	Nursery (Wholesale) (1,000 sf)	39.00	1	5.17	6
818	Nursery (Wholesale) (acres)	19.50	1	0.45	6
820	Shopping Center (1,000 sf GLA)	42.94	302	3.75	407
823	Factory Outlet Center (1,000 sf)	26.59	11	2.29	14
848	Tire Store (1,000 sf)	24.87	5	4.12	16
848	Tire Store (service bays)			3.79	8
849	Tire Superstore (1,000 sf)	23.36	12	2.11	12
849	Tire Superstore (service bays)	30.55	12	3.17	12
850	Supermarket (1,000 sf)	102.24	4	10.45	42
851	Convenience Market (Open 24 Hours) (1,000 sf)	737.99	8	52.41	33
852	Convenience Market (Open 15-16 Hours) (1,000 sf)			34.57	5
853	Convenience Market w/Gasoline Pumps (1,000 sf)	845.60	10	60.61	53
853	Convenience Market w/Gasoline Pumps (fuel position)	542.60	10	19.22	53
854	Discount Supermarket (1,000 sf)	96.82	7	8.90	15
860	Wholesale Market (1,000 sf)	6.73	1	0.21	1
861	Discount Club (1,000 sf)	41.80	19	4.24	25
862	Home Improvement Superstore (1,000 sf)	29.80	9	2.45	11
863	Electronics Superstore (1,000 sf)	45.04	3	4.50	3
864	Toy/Children's Superstore (1,000 sf)			4.99	2
865	Baby Superstore (1,000 sf)			1.82	1
866	Pet Supply Superstore (1,000 sf)			4.96	1
867	Office Supply Superstore (1,000 sf)			3.40	2
868	Book Superstore (1,000 sf)			19.53	1
869	Discount Home Furnishing Store (1,000 sf)	47.81	1	4.01	1
870	Apparel Store (1,000 sf)	66.40	1	3.83	7
879	Arts and Crafts Store (1,000 sf)	56.55	1	6.21	2
880	Pharmacy/Drugstore w/o Drive-Thru (1,000 sf)	90.06	6	8.42	6
881	Pharmacy/Drugstore with Drive-Thru (1,000 sf)	88.16	3	8.62	12
890	Furniture Store (1,000 sf)	5.06	13	0.46	16
895	Video Arcade (1,000 sf) Not in ITE Manual 7th Ed.			10.64	1
896	Video Rental Store (1,000 sf)		6	13.60	
911	Walk-In Bank (1,000 sf)	156.48	1	33.15	1
912	Drive-In Bank (1,000 sf)	246.49	19	45.74	47
912	Drive-In Bank (drive-in lanes)	411.17	6	51.08	34
931	Quality Restaurant (1,000 sf)	89.95	15	7.49	24
931	Quality Restaurant (seat)	2.86	11	0.26	15
932	High-Turnover (Sit-Down) Restaurant (1,000 sf)	127.15	14	10.92	38
932	High-Turnover (Sit-Down) Restaurant (seat)	4.83	2	0.42	14
933	Fast Food w/o Drive Thru (1,000 sf)	716.00	1	26.15	4
933	Fast Food w/o Drive Thru (seat)	42.12	1	2.13	1
934	Fast Food w/Drive Thru (1,000 sf)	496.12	21	34.64	110
934	Fast Food w/Drive Thru (seat)	19.52	10	0.94	27
935	Fast Food w/Drive Thru & No Seats (1,000 sf)	153.85	2		
936	Drinking Place(1,000 sf)			11.34	12
941	Quick Lubrication Vehicle Shop (serv position)	40.00	1	5.19	8
942	Automobile Care Center (1,000 sf GLA)			3.38	5
942	Automobile Care Center (service stall)			2.17	1
841	New Car Sales (1,000 sf)	33.34	11	2.64	34
943	Automobile Parts and Service Center (1,000 sf)			4.46	1
944	Gasoline/Service Station (fuel position)	168.56	6	13.86	27
945	Service Station w/Conv. Market (fuel position)	162.78	11	13.38	37
945	Service Station w/Conv. Market (1,000 sf)			96.37	31
946	Serv Station w/Conv. Market & Car Wash (fuel position)	152.84	10	13.33	26

947	Self-Service Car Wash (wash stall)	108.00	1
948	Automated Car Wash (1,000 sf)		

5.54	6
14.12	1

#### INDUSTRIAL USES

760	Research and Development Center (1,000 sf)	8.11	28
770	Business Park (1,000 sf)	12.76	15
110	General Light Industrial (1,000 sf)	6.97	18
120	General Heavy Industrial (1,000 sf)	1.50	3
130	Industrial Park (1,000 sf)	6.96	49
140	Manufacturing (1,000 sf)	3.82	62
150	Warehousing (1,000 sf)	4.96	16
151	Mini-Warehouse (1,000 sf)	2.50	14
152	High-Cube Warehouse (1,000 sf)		
170	Utilities (1,000 sf)		
21	Commercial Airport (flights per day)	104.73	2
22	General Aviation Airport (based aircraft)	5.00	9
30	Truck Terminal (1,000 sf)	9.85	1
90	Park-and-Ride Lot (parking space)	4.50	4
93	Light Rail Transit Station (parking space)	2.51	2

1.08	34
1.29	20
0.98	26
0.86	42
0.74	54
0.47	26
0.26	13
0.12	3
0.49	1
5.75	2
0.52	2
0.82	1
0.63	9
1.24	1

#### RECREATIONAL USES

411	City Park (acre)	1.59	3
412	County Park (acre)	2.28	22
413	State Park (acre)	0.65	12
414	Water Slide Park (park space)	1.67	1
415	Beach Park (acre)	29.81	10
416	Campground/Recreational Vehicle Park (acre)	74.38	1
416	Campground/Recreational Vehicle Park (site)		
417	Regional Park (acre)	4.57	5
417	Regional Park (emp)		
418	National Monument (acre)	5.37	2
420	Marina (boat berth)	2.96	11
420	Marina (acres)	20.93	3
430	Golf Course (acre)	5.04	24
430	Golf Course (hole)	35.74	18
431	Miniature Golf Course (hole)		
432	Golf Driving Range (tees)	13.65	1
433	Batting Cages (cages)	2.22	3
435	Multipurpose Recreational Facility (acre)	90.38	1
437	Bowling Alley (1,000 sf)	33.33	1
437	Bowling Alley (lane)	33.33	1
440	Adult Cabaret (1,000 sf)		
441	Live Theatre (seat)		
443	Movie Theatre w/o Matinee (1,000 sf)	78.06	1
443	Movie Theatre w/o Matinee (seat)	1.76	1
444	Movie Theatre w/Matinee (1,000 sf)		
444	Movie Theatre w/Matinee (seat)		
445	Multiplex Movie Theater (1,000 sf)		
445	Multiplex Movie Theater (seats)		
452	Horse Racetrack (acre)	43.00	1
452	Horse Racetrack (seats)	0.61	2
460	Arena (acre)	33.33	1
465	Ice Rink (1,000 sf)		
465	Ice Rink (seats)	1.26	1
473	Casino/Video Lottery Establishment (1,000 sf)		

0.06	3
	1
1.30	2
0.37	2
0.20	2
0.42	1
0.19	2
0.30	5
2.74	11
0.33	1
1.25	7
5.77	1
3.54	1
3.54	1
3.67	1
0.02	1
6.16	1
0.06	1
3.80	2
0.07	2
5.22	7
0.29	11
0.06	1
2.36	1
13.43	6

480	Amusement Park (acre)	75.76	1	3.95	1
481	Zoo (acre)	114.88	1		
488	Soccer Complex (fields)	71.33	3	20.67	3
491	Tennis Courts (court)	31.04	3	3.88	3
492	Racquet Club (court)	38.70	9	3.35	8
492	Racquet Club (1,000 sf)	14.03	5	0.84	3
493	Health Club (1,000 sf)	32.93	1	4.05	3
495	Recreational Community Center (1,000 sf)	22.88	1	1.64	3

#### PUBLIC USES

501	Military Base	1.78	7	0.39	6
520	Elementary School (student)	1.29	37	0.28	32
520	Elementary School (1,000 sf)	14.49	31	3.13	32
522	Middle School Jr High School (student)	1.62	20	0.15	11
522	Middle School Jr High School (1,000 sf)	13.78	20	1.19	9
530	High School (student)	1.71	51	0.14	34
530	High School (1,000 sf)	12.89	43	0.97	22
534	Private School (K-8) (student)			0.61	5
534	Private School (K-8) (1,000 sf)				
536	Private School (K-12) (student)	2.48	2	0.17	3
536	Private School (K-12) (1,000 sf)			5.50	1
540	Junior/Community College (student)	1.54	6	0.12	5
540	Junior/Community College (1,000 sf)	27.49	4	2.54	3
550	University/College (student)	2.38	7	0.21	7
560	Church (1,000 sf)	9.11	8	0.66	11
561	Synagogue (1,000 sf)	10.64	1	1.69	1
565	Day Care Center (1,000 sf)	79.26	6	13.18	63
565	Day Care Center (student)	4.48	11	0.82	71
566	Cemetery (acre)	4.73	5	0.84	1
571	Prison (1,000 sf)			2.91	1
590	Library (1,000 sf)	54.00	9	7.09	10
591	Lodge/Fraternal Organization (members)	0.29	1	0.03	1
610	Hospital (1,000 sf)	17.57	14	1.18	7
610	Hospital (bed)	11.81	20	1.30	8
620	Nursing Home (1,000 sf)	6.10	2	0.42	2
620	Nursing Home (bed)	2.37	5	0.22	4
620	Nursing Home (occ. bed) - not in ITE Manual 7th ed.	3.24	1	0.17	11
630	Clinic (1,000 sf)	31.45	2	5.18	1
730	Government Office Building (1,000 sf)	68.93	1	11.03	1
731	State Motor Vehicles Department (1,000 sf)	166.02	8	17.09	8
732	U.S. Post Office (1,000 sf)	108.19	8	10.89	13
733	Government Office Complex (1,000 sf)	27.92	2	2.85	2

Source: excerpts from Institute of Transportation Engineers (ITE), *Trip Generation*, 7th Ed., 2003

Note: Trip rates during weekday; usually PM pk hr of adj street traffic, but occasionally PM pk hr of generator

# deHaas

Consulting & Design



RE: Redevelopment of Winterling Campground

To Whom It May Concern:

As part of the requirements for a Conditional Use, letters of coordination are required by Monroe County Planning Department procedures. We are therefore asking for a response to this correspondence.

Project: Winterling Campground owned by the Winterling family

Street Address: 31875 Overseas Highway, Big Pine Key, Florida

Legally Described as: Section 25, Township 66, Range 29, Big Pine Key, Part of Lot 4 & Bay Bottom East of and Adj. to Lot 4

Real Estate Number: RE 00110730-000000 Alt. Key 1131156

We are proposing to redevelop the campsite with 15 RV spaces, remodeling of existing Residence and Pool, the addition of a Bathhouse and Pool. We will be placing fill with the appropriate Storm Water Management Plan and control of Storm Water run-off. Mangroves have overgrown the man made cannal and boat basin, but we are not making application for trimming as part of this approval process.

The site has minimum vegetation and is not a hammock. The property has been and will be continued to be fenced off from neighboring properties.

Attached please find a Site Plan.

Thank you for your attention to this matter.

David deHaas  
for  
the Winterling family

Residential • Commercial • Land Use Interpretation • Total Permitting

88975 Overseas Highway • Tavernier, FL 33070 • 305.852.9851 fax: 305.852.4138



**BOARD OF COUNTY COMMISSIONERS**

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

OFFICE of  
the FIRE MARSHAL  
490 63<sup>rd</sup> Street  
Marathon, FL 33050  
PHONE: (305) 289-6010  
FAX: (305) 289-6013



David deHaas  
88975 Overseas Highway  
Tavernier, FL 33070

February 16, 2009

RE: Letter of Coordination

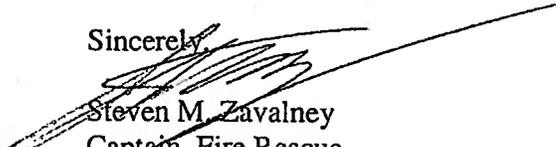
Dear Mr. deHaas,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent for the project owner at the Winterling Campground project to be located at Big Pine Key.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (2007), The Florida Building Code(2007), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on the fire stop system.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA).
4. Fire Department access shall comply with NFPA 1, Ch.18.
5. Campgrounds/RV parks shall be subject to the provisions of NFPA 1194 and Florida Statute 633 sections that regulate such. Spacing between sites, etc shall be subject to the above codes and statutes.

It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review for issuance of a building permit. The Monroe County Fire Rescue Department provides fire suppression service to the proposed project location.

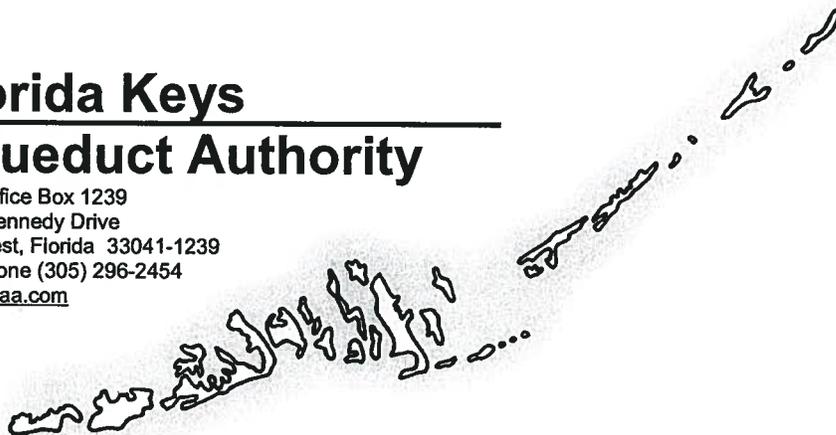
Sincerely,

  
Steven M. Zavalney  
Captain, Fire Rescue



# Florida Keys Aqueduct Authority

Post Office Box 1239  
1100 Kennedy Drive  
Key West, Florida 33041-1239  
Telephone (305) 296-2454  
[www.fkaa.com](http://www.fkaa.com)



David C. Ritz  
Chairman  
Key Largo

Elena Z. Herrera  
Vice-Chairman  
Rockland Key

Rose M. Dell  
Secretary/Treasurer  
Big Pine Key

J. Robert Dean  
Key West

Antoinette M. Appell  
Marathon

James C. Reynolds  
Executive Director

March 20, 2009

David deHass  
deHass Consulting and Design  
88975 Overseas Highway  
Tavernier, FL 33070

RE: FCAA Location # 005838, RE #00110730-000000  
Proposed Winterling Campsite Redevelopment

Dear Mr. deHas:

This letter will serve as proof of preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

The site has a 2" water main located in an easement from Warner Road. The existing meter is a 5/8" meter and may not be adequate to supply the proposed complex. A watermain extension may be required, however a determination cannot be made until a complete set of Civil and Architectural plans are reviewed.

Should you have any questions or require any further information please feel free to ask.

Sincerely Yours,

**FLORIDA KEYS AQUEDUCT AUTHORITY**

Edgar F. Nicolle, Jr.  
Distribution Design Manager

EFN/cma

c: Irma Boveda, Customer Service Manager Tavernier

**Monroe County Land Authority  
1200 Truman Ave. Suite 207  
Key West, Fl. 33040**

**State Office of Public Lands  
c/o DNR Douglas Bldg.  
Tallahassee, Fl. 34399-3000**

**TIITF c/c DEP  
3900 Commonwealth Blvd.  
Tallahassee, Fl. 32399-3000**

**Oleva & James Young Sr.  
P.O. Box 631  
Big Pine Key, Fl. 33043**

**United States of America  
Washington, DC 20240**

29046

# Monroe County Property Appraiser - Radius Report

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**AK:** 1131156 **Parcel ID:** 00110730-000000 **Physical Location:** 31875 OVERSEAS HWY BIG PINE KEY  
**Legal Description:** 25 66 29 BIG PINE KEY PT LOT 4 & BAY BOTTOM EAST O F AND ADJ TO PT LOT 4 G62-128-12  
**Owners Name:** WINTERLING LEO F & WINTERLING JAMES A & WINTERLING G C & WINTERLING P J & WINTERLING M J T/C  
**Address::** 9626 GERST RD PERRY HALL, MD 21128

---

**AK:** 1130915 **Parcel ID:** 00110500-000000 **Physical Location:** BIG PINE KEY  
**Legal Description:** 25 66 29 BIG PINE KEY PT LOT 4 OR212-432/33 OR814- 400D/C OR1333-925/32/PET(LG) PRC  
**Owners Name:** MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
**Address::** 1200 TRUMAN AVE SUITE 207 KEY WEST, FL 33040

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**AK:** 1130885 **Parcel ID:** 00110480-000000 **Physical Location:** BIG PINE KEY  
**Legal Description:** 25 66 29 T66925-14 BIG PINE KEY PT LOT 4 OR385-17/ 18 OR892-2475 OR920-139C OR1108  
**Owners Name:** TIITF/ST OF FL PUBLIC LANDS  
**Address::** %DNR- DOUGLAS BLDG TALLAHASSEE, FL 32399-3000

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**AK:** 1130893 **Parcel ID:** 00110490-000000 **Physical Location:** BIG PINE KEY  
**Legal Description:** 25 66 29 T66925-15 BIG PINE KEY PT LOT 4 OR212-412 -413 OR614-483-485 COUNTY JUDGE  
**Owners Name:** TIITF C/O DEP  
**Address::** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399-3000

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**AK:** 1130907 **Parcel ID:** 00110490-000100 **Physical Location:** BIG PINE KEY  
**Legal Description:** 25 66 29 T66925-15.1 BIG PINE KEY PT LOT 4 OR625-3 80-381 OR2190-1220/21  
**Owners Name:** TIITF C/O DEP  
**Address::** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399-3000

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**AK:** 1131148 **Parcel ID:** 00110720-000100 **Physical Location:** 31815 WARNER ST BIG PINE KEY  
**Legal Description:** 25 66 29 BIG PINE KEY PT LOT 4 & ADJ BAY BOTTOM & ADJ RD RES NO 64-1966 OR59-73/74  
**Owners Name:** YOUNG JAMES D SR AND OLEVA A  
**Address::** PO BOX 631 BIG PINE KEY, FL 33043

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**AK:** 1141062 **Parcel ID:** 00112160-000000 **Physical Location:** BIG PINE KEY  
**Legal Description:** 36 66 29 BIG PINE KEY PT LOT 1 N-218 QQ-14 G65-241 OR84-328-329 OR166-162/163 OR53  
**Owners Name:** UNITED STATES OF AMERICA THE  
**Address::** WASHINGTON, DC 20240

---

29046



**Keys Engineering Services, Inc.**

86801 Overseas Highway  
Islamorada, Florida 33036  
Daryle L. Osborn, P.E. #27428

**Conceptual  
Storm Water Management Plan  
For  
Winterling Campgrounds**

**Project Description:** The redevelopment of an parcel of land , with 15 RV sites, a new bath building, together with an existing residence, swimming pool and dock.

**Project Location:** Project is located at Mile Marker 31, having the street address of 31875 Overseas Highway, Big Pine Key, Florida.

**Existing Site Conditions:**

**Vegetation:** The entire site is developed and basically scarified with a little non-native vegetation.

**Soils:** The area is loose topsoil over pervious oolite rock. The water table was encountered at 2'6" below existing grade.

**Flood Plan & Elevations:** The proposed construction is in Flood Zones "VE" and "AE". The overall site elevation is between 2.47' to 3.14' MSL.

## Storm Water Management Plan

### Site Data:

Total Site Area = 151,746 square feet

#### Impervious Areas

Total of combined area  
Camp sites, pools, bathhouse,  
And Residence = 22,871 square feet

Percent Impervious = 15%

Percent Pervious = 85 %

### Pre / Post Development Runoff:

#### 1. Compute Predevelopment Runoff

- a. Depth to Groundwater = 2.5'
- b. Soils Storage (C-111-3) = 4.4 inches
- c. P = 8.5 inches

$$Q = (P - .2S)^2 / (P + .8S)$$

$$P = 8.5$$

$$S = 4.4''$$

$$Q = 4.75 \text{ inches}$$

#### 2. Compute Post-development Runoff

- a. Soils Storage (C-111-3) = 3.5 inches
- b. P = 8.5 inches
- c. Percent Pervious = 85%

$$Q = (P - .2S)^2 / (P + .8S)$$

$$P = 8.5$$

$$S = .52 \times 3.5 = 1.84$$

$$Q = 6.64 \text{ inches}$$

#### 3. Limit Post to Pre development Runoff

**Storage Required:**

$$6.64'' - 4.75'' = 1.89 \text{ inches}$$

$$1.89 \times 151,746 / 12 = 23,899 \text{ cubic feet to retain}$$

**Volume of Water to be Treated:**

The storm water runoff will be maintained on site by dry retention methods. Site will be graded to prevent runoff into near shore water and wetlands, and Stormwater shall be directed into swales as indicated on Stormwater Plan.

**Water Quality:**

The volume of water to be treated and controlled is ½ inch initial runoff:

$$0.5 \times 151,746 / 12 = 6,322 \text{ cubic feet}$$

The proposed site condition is a crushed gravel with fines and berm which filters the surface water runoff.

**25 Year Storm:**

A 25 year storm over a 24 hour period in South Florida will average 1.05 inches of rainfall per hour. The initial wash calculations used a rate of 0.94 inches per hour. The 25 year storm calculations are worst case and will govern.

$$1.05 \times 106,182 / 12 = 13,365 \text{ cubic feet}$$

3. Limit Post to Pre development Runoff  
Storage Required:

$$6.64'' - 4.75'' = 1.89 \text{ inches}$$

$$1.89 \times 151,746 / 12 = 23,899 \text{ cubic feet to retain}$$

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**25 Year Storm:**

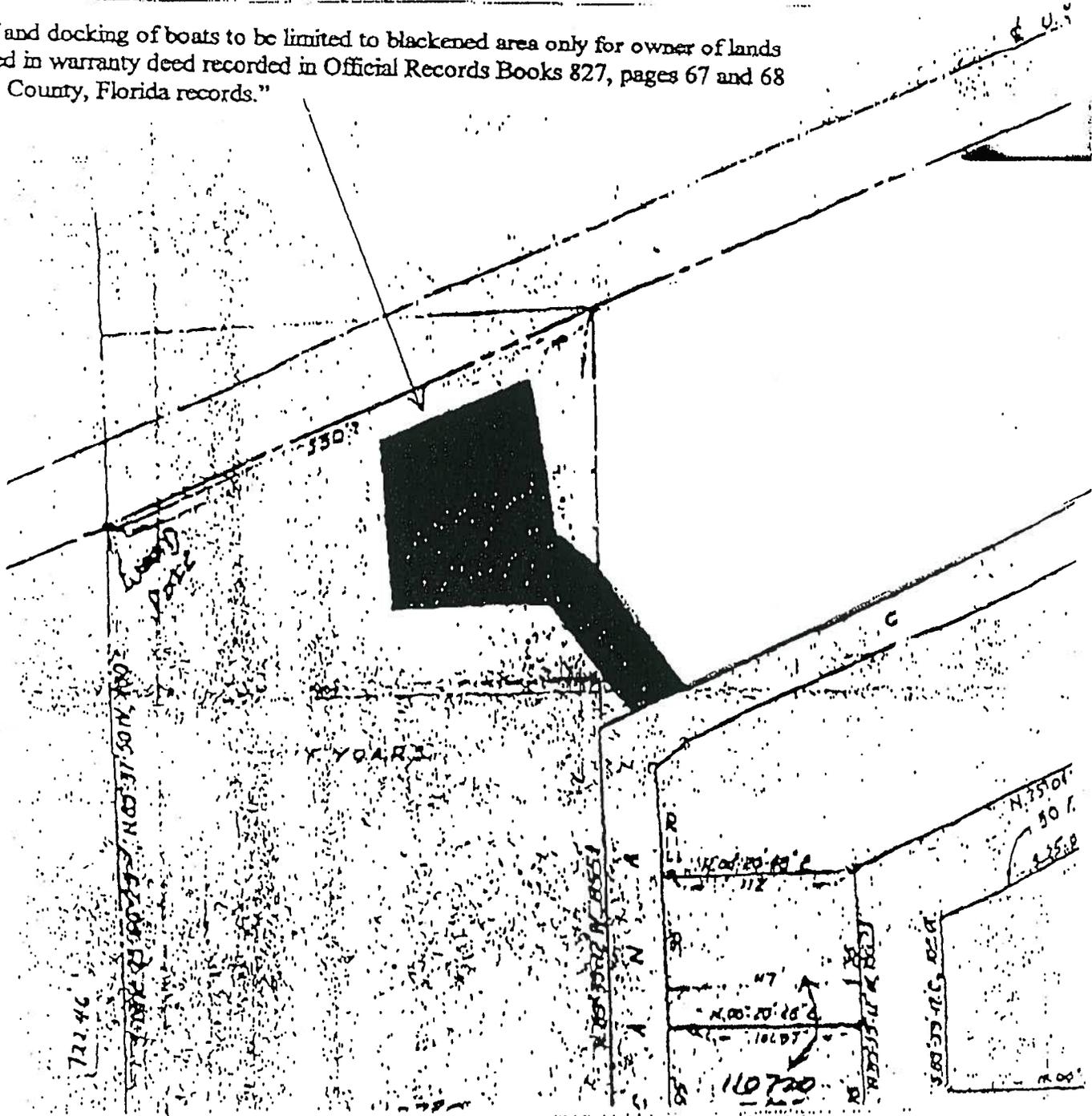
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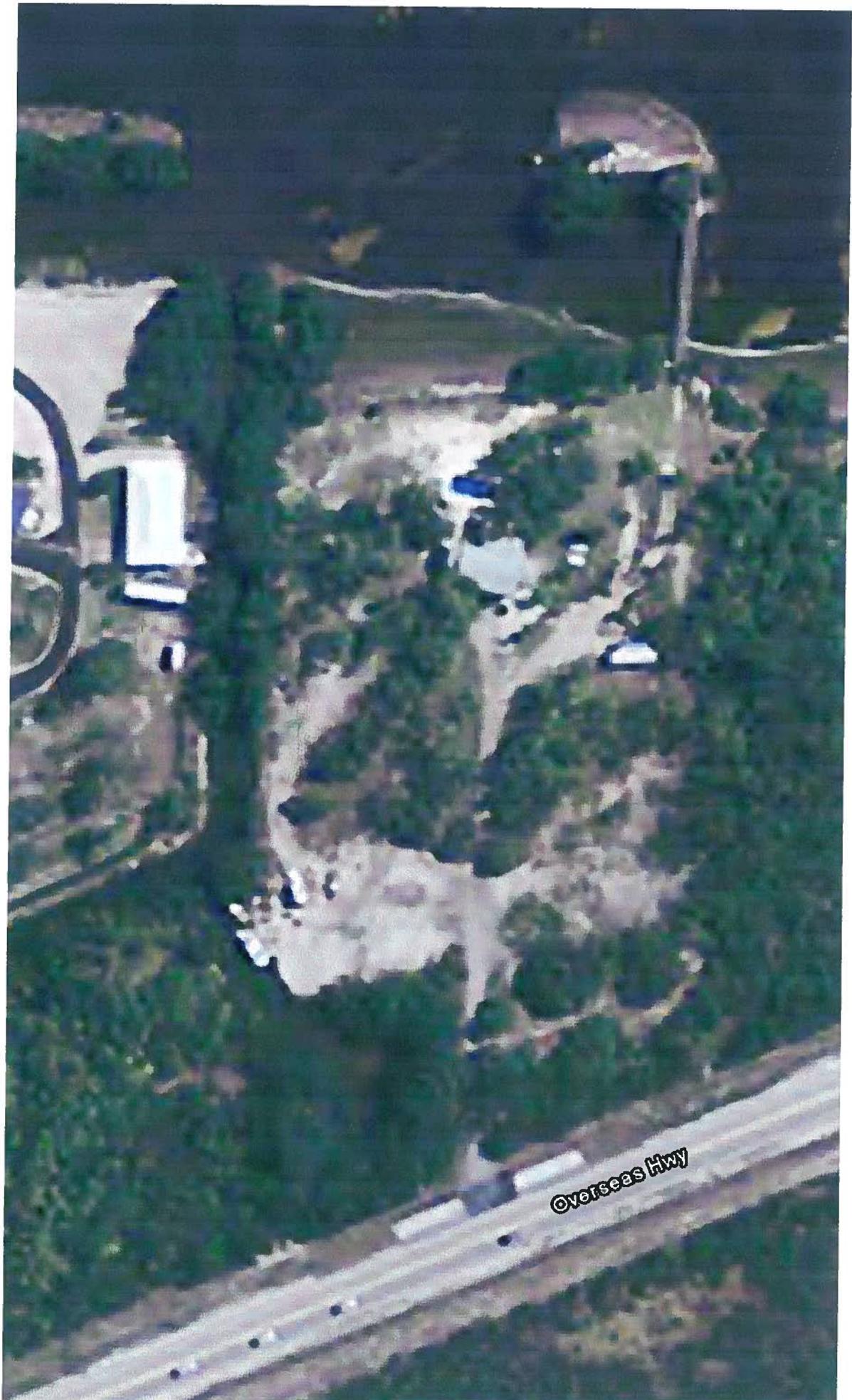
$$1.05 \times 106,182 / 12 = 13,365 \text{ cubic feet}$$



SCHEDULE A - PAGE 3 OF 4

"Docks and docking of boats to be limited to blackened area only for owner of lands described in warranty deed recorded in Official Records Books 827, pages 67 and 68 Monroe County, Florida records."





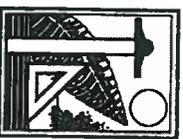
Overseas Hwy

# WINTERLING AMENDMENT TO A MAJOR CONDITIONAL USE

## 31875 OVERSEAS HIGHWAY BIG PINE KEY, FLORIDA

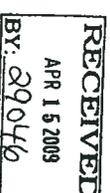
PART OF GOVT LOT 4

PREPARED BY:



**deltaas**  
Consulting & Design

305.852.9851 fax: 305.852.4138





# PROJECT INFORMATION SHEET

## CONDITIONAL USE - SR - CAMPGROUND

OWNER:  
LEO WINTERLING

RE NUMBER:  
00110730-000000

LOT/BLOCK/SUBDIVISION:  
PART OF GOVT LOT 4

ADDRESS:  
31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33037

DESIGN AND PLANS BY:  
DEHAAS CONSULTING AND DESIGN  
88801 OVERSEAS HIGHWAY  
TAVERNIER, FL 33070

PHONE/FAX:  
PH. (305) 852-9851  
FAX (305) 852-4138

SUPERVISING ENGINEER:  
DARYLE OSBORN, PE  
KEYS ENGINEERING  
88801 OVERSEAS HIGHWAY  
ISLAMORADA, FL 33036

PHONE/FAX:  
PH. (305) 852-0262  
FAX (305) 852-2924

DEVELOPMENT AREA:  
TOTAL SITE AREA 151,746 SQ. FT.  
(3.48 ACRES)

PERVIOUS AREA 128,876 SQ. FT.

IMPERVIOUS AREA 22,871 SQ. FT.

OPEN SPACE REQUIRED 20% (30,349 SQ. FT.)

OPEN SPACE PROVIDED 75% (113,160 SQ. FT.)

USE:  
EXISTING USE:  
1 SINGLE FAMILY HOME  
POOL  
CAMP SITES  
ACCESSORY USES

PROPOSED USE:  
1 SINGLE FAMILY HOME  
1 RV SITES  
POOLS  
ACCESSORY USES

HABITAT TYPE:  
DISTURBED/CARRIPIED - DEVELOPED SITE

### BASE FLOOD ELEVATION DATA

Existing Flood Elevations = AE +8.0' NGVD

Residence Finished Floor Elevation = AE +9.0' NGVD

Existing Grade Elevation = VE +11.0' NGVD

Reference Survey completed by John Paul Grimes

Dated: 11 August 2002

**FLORIDA BUILDING CODE**

NOTE: THIS PROJECT TO COMPLY WITH THE FLORIDA BUILDING CODE 2004 EFFECTIVE OCTOBER 1, 2005

ABBREVIATIONS (SEE ASME 14.38-1999)

- ABV ABOVE
- AWG AMERICAN WIRE GAGE
- ASST ASSEMBLY
- ASPH ASPHALT
- BOT BOTTOM
- BD BOARD
- C TO C CENTER TO CENTER
- CONT CONTINUOUS
- CL CLOSET
- d DEGREE
- DET DETAIL
- DEL ELEVATION
- ELV ELEVATOR
- EQL EQUAL
- EXP EXPANSION
- FBC FLORIDA BUILDING CODE
- FT FEET
- GFI GROUND FAULT INTERRUPTER
- GND GROUND
- GYP GYPSUM
- HB HOSE BIB
- IN INCH
- IN MAXIMUM
- MDL MIDDLE
- MFR MANUFACTURER
- MHW MEAN HIGH WATER LINE
- MIN MINIMUM
- MNT MOUNTED
- NEG NATIONAL ELECTRICAL CODE
- OC ON CENTER
- OCCEW ON CENTER EACH WAY
- PT PRESSURE TREATED
- REQD REQUIRED
- REQD SQUARE
- SO TYPICAL
- VP VOLT

**RECEIVED**

APR 15 2009

BY: 29046

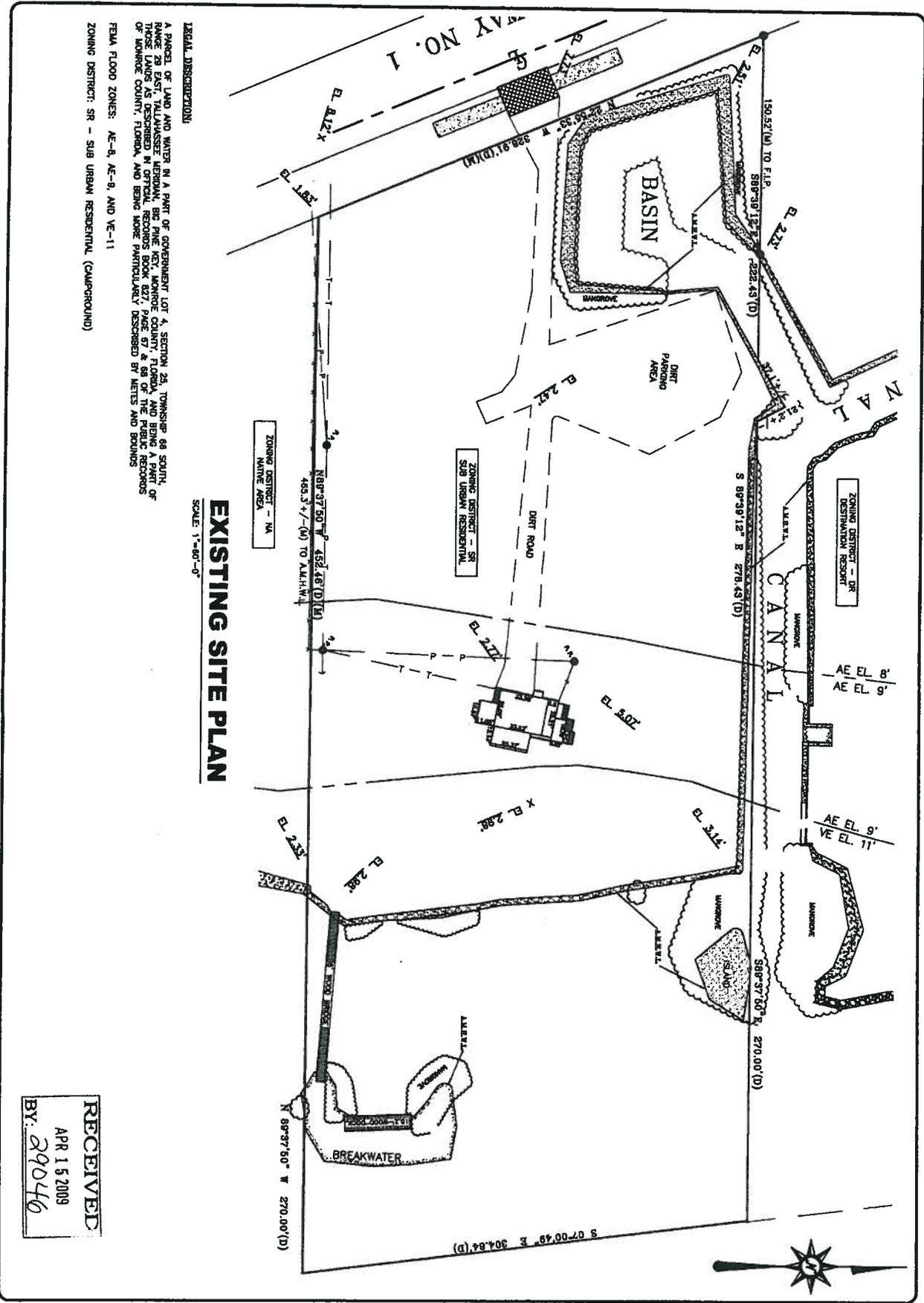
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ENGINEERING BY: **Keys ENGINEERING SERVICES, INC.**  
P.E. No. R. 1748  
8881 OVERSEAS HIGHWAY  
ISLAMORADA, FLORIDA 33036

**WINTERLING PROJECT INFORMATION SHEET**  
BIG PINE KEY, FL

**dehaas Consulting & Design**  
305.852.9851 Fax: 305.852.4138

1. PROJECT NO. 00110730-000000  
2. SHEET NO. G-3  
3. DATE 04/15/09  
4. SCALE AS SHOWN  
5. DRAWN BY  
6. CHECKED BY  
7. APPROVED BY



**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 66 SOUTH, RANGE 26 EAST, BEING PART OF THE PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN DEED NO. 127, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

**FEMA FLOOD ZONES:** AE-8, AE-9, AND VE-11

**ZONING DISTRICT:** SR - SUB URBAN RESIDENTIAL (CAMPGROUND)

**EXISTING SITE PLAN**  
 SCALE: 1"=60'-0"

RECEIVED  
 APR 15 2009  
 BY: 29046

ALL DATA, RECORDS, INSTRUMENTS, & PLANS INCORPORATED OR REFERENCED BY THIS DRAWING ARE THE PROPERTY OF THIS OFFICE. NONE OF THIS INFORMATION SHALL BE LOANED BY, OR REPRODUCED IN ANY MANNER, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT, OR ANY OTHER PERSON.

ENGINEERING BY:  
**Keys**  
 ENGINEERING SERVICES, INC.  
 P.O. BOX 18, 21408  
 28801 OVERSEAS HIGHWAY  
 BELLEVILLE, FLORIDA 33526

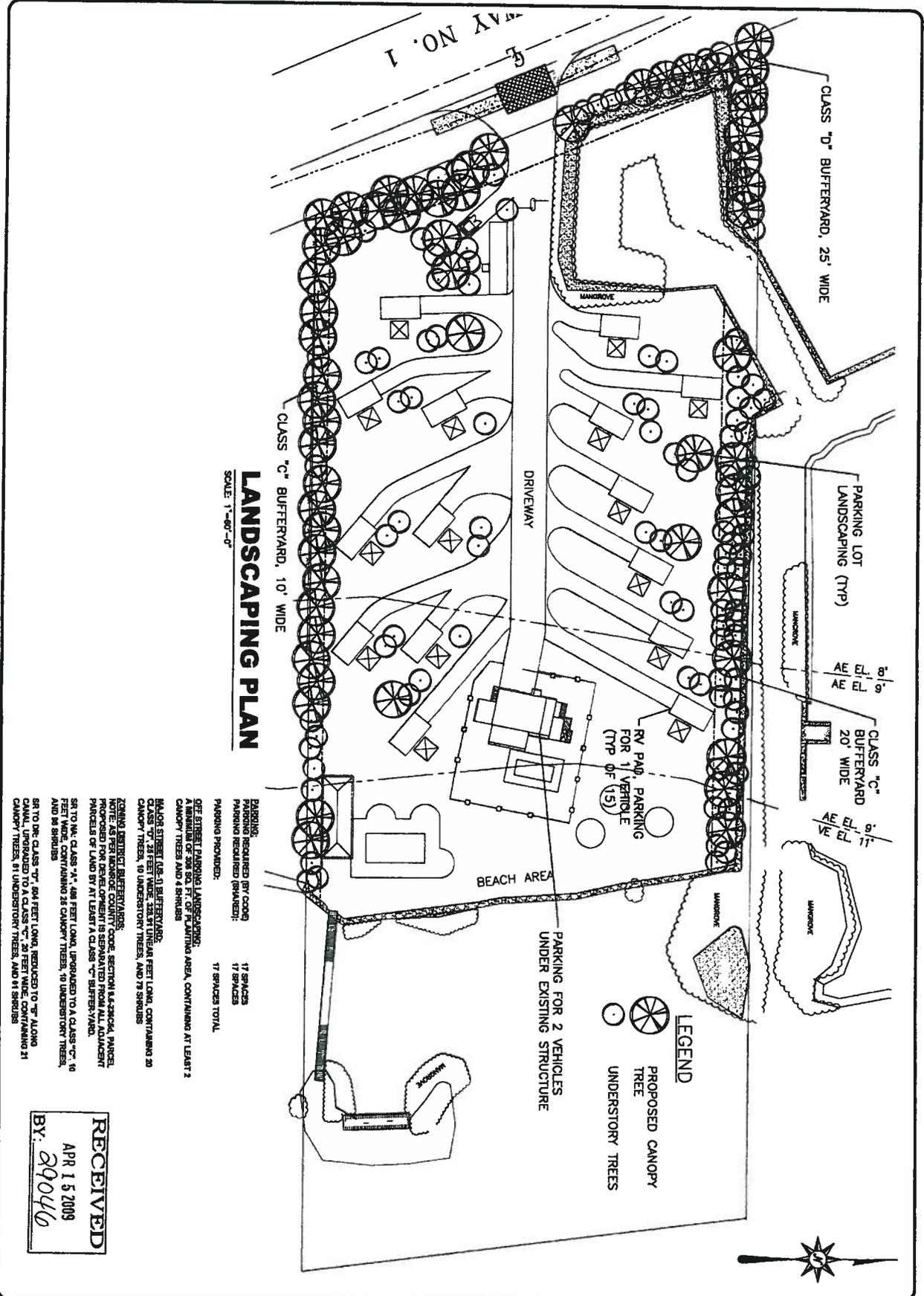
**detlaas**  
 Consulting & Design  
 David detlaas Grosbeck  
 305.838.9851 (cell: 305.656.4136)

DATE	
BY	
CHECKED	
APPROVED	
SCALE	
TITLE	
PROJECT	
NO.	
DATE	
BY	
CHECKED	
APPROVED	
SCALE	
TITLE	
PROJECT	
NO.	
DATE	

**WINTERLING**  
**EXISTING SITE PLAN**  
 810 PINE KEY, FL

**C-1**





**LANDSCAPING PLAN**

SCALE: 1"=60'-0"

**LEGEND**  
 PROPOSED CANOPY TREE  
 UNDERSTORY TREES

**PARKING:**  
 PARKING REQUIRED BY CODE: 17 SPACES  
 PARKING REQUIRED (SHARED): 17 SPACES  
 PARKING PROVIDED: 17 SPACES TOTAL

**OFF-STREET PARKING LANDSCAPING:**  
 A MARRIAGE OF 300 SQ. FT. OF PLANTING AREA, CONTAINING AT LEAST 2 CANOPY TREES AND 4 SHRUBS

**MAJOR STREET (US-1) BUFFERYARD:**  
 CLASS "D", 25 FEET WIDE, 120 FT LINEAR FEET LONG, CONTAINING 20 CANOPY TREES, 10 UNDERSTORY TREES, AND 70 SHRUBS

**ZONING DISTRICT BUFFERYARD:**  
 NOTE: AS PER LANDSCAPE PLAN, SECTION 14.2.3(2)(4), PARCELS PROPOSED FOR DEVELOPMENT IS SEPARATED FROM ALL ADJACENT PARCELS OF LAND BY AT LEAST A CLASS "C" BUFFERYARD.

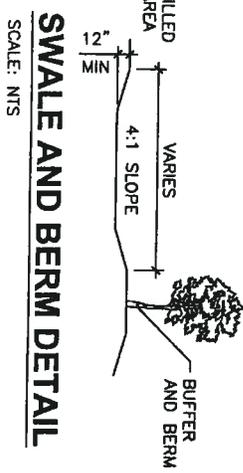
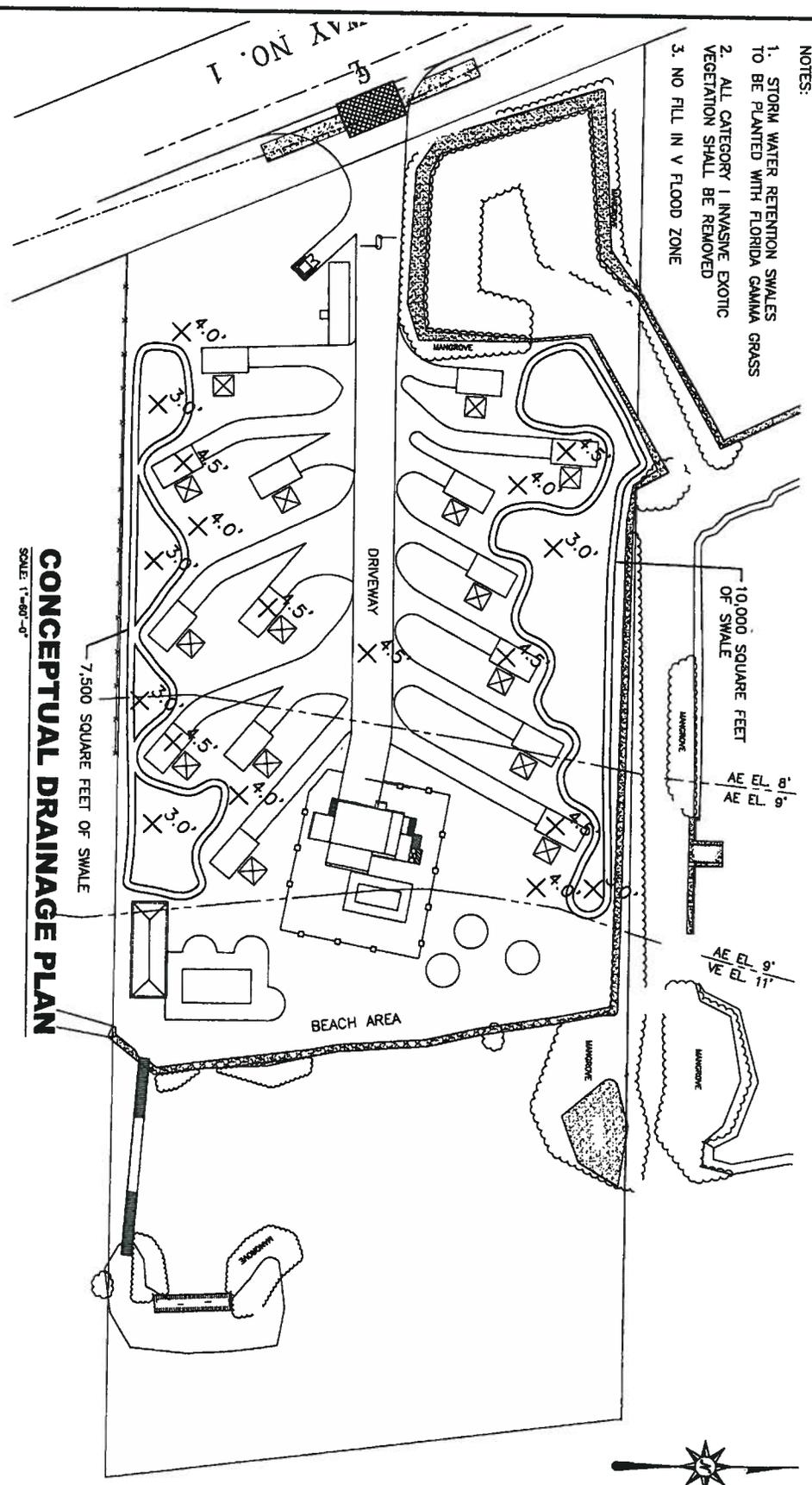
**50 TO 100 CLASS "C" BUFFERYARD:**  
 48 FEET LONG, UPGRADED TO A CLASS "C" 10 FEET WIDE, CONTAINING 21 CANOPY TREES, 10 UNDERSTORY TREES, AND 46 SHRUBS

**50 TO 100 CLASS "D" BUFFERYARD:**  
 64 FEET LONG, REDUCED TO "F" ALONG CANAL, UPGRADED TO A CLASS "C", 20 FEET WIDE, CONTAINING 21 CANOPY TREES, 10 UNDERSTORY TREES, AND 46 SHRUBS

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 APR 15 2009  
 BY: 29046



- NOTES:
1. STORM WATER RETENTION SWALES TO BE PLANTED WITH FLORIDA GAMMA GRASS
  2. ALL CATEGORY I INVASIVE EXOTIC VEGETATION SHALL BE REMOVED
  3. NO FILL IN V FLOOD ZONE



**SWALE AND BERM DETAIL**

**CONCEPTUAL DRAINAGE PLAN**

SCALE: 1"=80'-0"

CALCULATIONS:

10,000 SQ FT x 1 FOOT DEEP = 10,000 CUBIC FEET

7,500 SQ FT x 1 FOOT DEEP = 7,500 CUBIC FEET

TOTAL AMOUNT OF STORM WATER RETENTION: 17,500 CUBIC FEET

RETENTION REQUIRED: 13,365 CUBIC FEET

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NO.	DATE	BY	CHKD
1	APR 15 2009	29046	
2			
3			
4			
5			

**WINTERLING**  
**CONCEPTUAL DRAINAGE PLAN**  
810 PINE KEY, FL

ENGINEERING BY:  
**Keys**  
ENGINEERING SERVICES, INC  
P.O. Box 12, 2048  
8801 OVERSEAS HIGHWAY  
BUNNARD, FLORIDA 33036

**dellaas**  
Consulting & Design  
David dellaas Grosseck  
305.858.9831 fax: 305.858.4198

NO.	DATE	BY	CHKD
1			
2			
3			
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5			

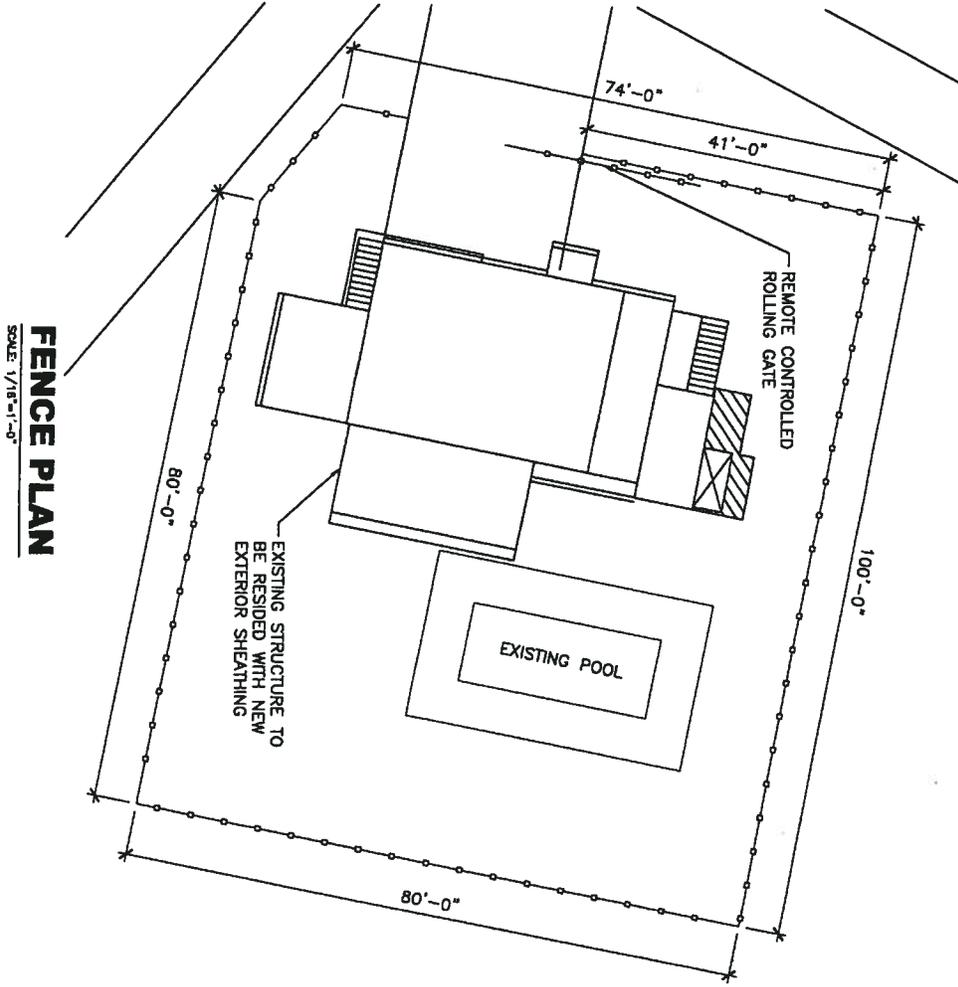












**FENCE PLAN**  
SCALE: 1/16"=1'-0"

RECEIVED  
APR 15 2009  
BY: 29046

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NO.	DATE	BY	DESCRIPTION
1	APR 15 2009	JWT	ISSUE FOR PERMIT
2			
3			
4			
5			
6			
7			
8			
9			
10			

**WINTERLING FENCE**  
BIG PINE KEY, FL

ENGINEERING BY:  
**Keys**  
ENGINEERING SERVICES, INC.  
712 So. W. 87th St.  
88801 OVERSEAS HIGHWAY  
MIAMI, FLORIDA 33138

**deLaas**  
Consulting & Design  
305.858.9851 fax: 305.858.4138

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
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6			
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8			
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- ~ Highlighted Feature
- ~ Real Estate Number
- ~ Parcel Lot Text
- ~ Dimension Text
- ~ Block Text
- ~ Hookups/Leads
- ~ Lot Lines
- ~ Easements
- ~ Road Centerlines
- ~ Water Names
- Parcels
- ~ Shoreline
- ~ Section Lines
- ~ 2008 Aerials

PALMDALE

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

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

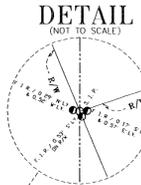
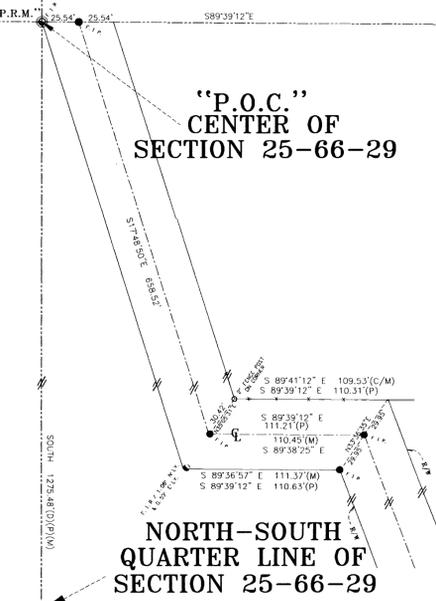
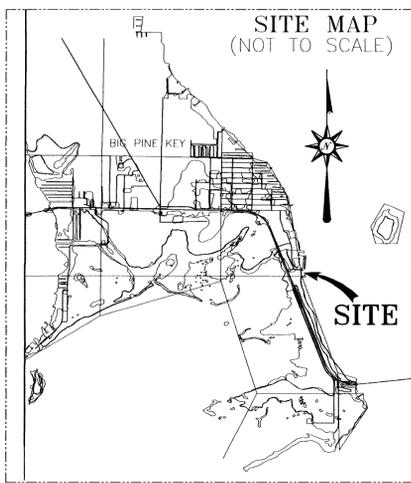
Date Created: July 7, 2008 4:36 PM

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 APR 15 2009  
 BY: 29044



RECEIVED  
APR 19 2005  
BY: 29046

SKETCH OF BOUNDARY SURVEY  
SECTION 25-66-29, BIG PINE KEY



U.S. HIGHWAY NO. 1 (100')  
(NOTE: FENCE AND ROAD UNDER CONSTRUCTION)

- ABSTRACTOR'S NOTES:  
THIS LEGAL DESCRIPTION WAS PREPARED AT THE REQUEST OF AND AS INSTRUCTED BY ALBERT E. FLETCHER, GRANTOR.
- THIS SURVEY HAS BEEN BASED ON THE PLAT OF "VIRGIL S. LOWE SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 31, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
- NOTES:
- NO LEGAL DESCRIPTION FURNISHED FOR UTILITIES, UTILITY LINES AND POWER POLES MAY HAVE ACQUIRED PRESCRIPTIVE EASEMENTS AND THEREFORE ARE NOT SHOWN AS ENCROACHMENTS.
  - ENCROACHMENTS OR EYECROACHMENTS AS SHOWN HEREON ARE BASED ON VISUALLY OBSERVED POSSESSION AND ARE SUBJECT TO REVIEW IF PROVEN OTHERWISE.
  - SURVEYED AS SINGLE SITE AT CLIENTS REQUEST.
  - PURSUANT TO CHAPTER 177 OF THE FLORIDA STATUTES AND CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE, THE LOCATION OF THE APPROXIMATE MEAN HIGH WATER LINE, AS SHOWN HEREON DOES NOT PURPORT TO LOCATE SAID LINE FOR TIDAL PROPERTY BOUNDARY PURPOSES, AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACT/RULES.
- (A) ONE STORY WOOD FRAME STILT RESIDENCE DWELLING FLOOR EL. 11.06' ADDRESS # 31875 OVERSEAS HIGHWAY
- (B) WOOD FRAME ENCLOSED GROUND SLAB FLOOR EL. 3.31'
- (C) COVERED SCREEN BALCONY

LEGAL DESCRIPTION AS PREPARED AT CLIENTS REQUEST:

A PARCEL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; BEAR SOUTH ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 1275.48 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS EXISTING JULY 1, 1951; THENCE SOUTH 22 DEGREES 55 MINUTES 33 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 1154.88 FEET, TO A POINT AT THE SOUTHWEST RLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1801, PAGE 1529, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE LAND AND WATER HEREINAFTER DESCRIBED; THENCE BEAR SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 222.43 FEET, TO THE INTERSECTION OF SAID LINE WITH THE SOUTHEASTERLY MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN ENTRANCE CANAL AS SHOWN ON PAGE 2 OF 4, IN OFFICIAL RECORDS BOOK 1801, PAGE 1531 OF SAID PUBLIC RECORDS; THENCE BEAR NORTH 60 DEGREES 36 MINUTES 51 SECONDS EAST, ALONG SAID MEAN HIGH WATER LINE, 37.1 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE ON THE SOUTHWESTERLY EDGE OF THE EXISTING CANAL; THENCE BEAR SOUTH 29 DEGREES 04 MINUTES 11 SECONDS EAST, ALONG SAID MEAN HIGH WATER LINE, TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529; THENCE BEAR SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 278.43 FEET, TO THE MEAN HIGH WATER LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE BEAR SOUTH 89 DEGREES 37 MINUTES 50 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 270.00 FEET, TO THE EASTERLY LINE OF BAYBOTTOM LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE BEAR SOUTH 07 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG SAID EASTERLY LINE, 304.84 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID LANDS, IN THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION 25; THENCE BEAR NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG SAID EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION, 270 FEET, TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE CONTINUE BEARING NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 452.46 FEET, TO THE INTERSECTION OF SAID LINE WITH THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 22 DEGREES 55 MINUTES 33 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 328.91 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 232,498.78 SQUARE FOOT, MORE OR LESS, I.E. 5.337+/- ACRES.

TOGETHER WITH:  
THE RIGHTS OF INGRESS AND EGRESS OVER AND THROUGH THE CANALS CONTIGUOUS TO THE NORTHERN BOUNDARY OF SAID AFORESAID LANDS.

TOGETHER WITH:  
THE RIPARIAN RIGHTS TO DOCKS AND DOCKING OF BOATS ALONG SAID EXISTING BOAT BASIN ENTRANCE CANAL, LYING WESTERLY OF THE EXISTING NORTHWESTERLY-SOUTHEASTERLY CANAL AS SHOWN ON PAGE 3 OF 4, IN OFFICIAL RECORDS BOOK 1801, PAGE 1531 OF SAID PUBLIC RECORDS.

ACCORDING TO THE ATTACHED SKETCH OF BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DATED 11/08/02, BY JOHN PAUL GRIMES, III, REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 4906, AND BY THIS REFERENCE MADE A PART HEREOF.

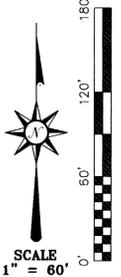
LEGEND

●	FOUND CONTROL POINT	ENC.	ENCROACHMENT
○	40# GAL/TK/NUT	CL.F.	CHAIN LINK FENCE
○	SET CONTROL POINT	CONC.	CONCRETE
○	SS SCREW/DISC#906	R/W	RIGHT-OF-WAY
○	FOUND 3/4" PIPE	(P)	PLAT
○	FOUND 1/2" CAP TYPE	(M)	MEASURED
○	FOUND 1/2" PIPE	(C)	CALCULATED
○	FOUND 5/8" REBAR	(D)	DEED/DESCRIPTION
○	FOUND 1/2" CAP TYPE	P.O.C.	POINT OF COMMENCEMENT
○	PERMANENT REFERENCE MONUMENT	P.O.B.	POINT OF BEGINNING
○	POWER POLE	P.C.	POINT OF CURVE
○	TEST HOLE	M.	POINT OF INTERSECTION
○	INDICATES	P.T.	POINT OF TANGENT
○	CONCRETE	C	CENTERLINE
○	ALSO KNOWN AS	A/C	AIR CONDITIONER
○	CONCRETE MASONRY UNIT STRUCTURE	BALC.	BALCONY
○	AERIAL POWER, TELEPHONE, AND/OR CABLE LINES	CANL.	CANAL
○	APPROXIMATE MEAN HIGH WATER LINE, ACCORDING TO ARMY CORP OF ENGINEERS ESTIMATE	TYP.	TYPICAL
○	ELEVATIONS (SHOWN THUS X 5.00') ARE RELATIVE TO 1929 NATIONAL GEODETIC VERTICAL DATUM.	EL.	ELEVATION

ABBREVIATIONS

100 Year Coastal Flood Zone AS SHOWN, Base Flood Elevation AS SHOWN  
FIRM NO.125129 PANEL NO. 1532  
INDEX REVISED 02/15/02  
REV. 3/03/97

NOTE: UNDERGROUND ENCROACHMENTS IF ANY ARE NOT LOCATED.  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.



This certifies that a survey of the above furnished description was made under my supervision and the survey met 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, 11/08/02 Date Survey completed.

IMPROVEMENT LOCATION AND BOUNDARY SURVEY FOR LEGAL DESCRIPTION

CERTIFIED TO:

JAMES WINTERLING, PAUL WINTERLING, GEORGE WINTERLING, LEO WINTERLING AND MARK WINTERLING

ALBERT E. FLETCHER, JR.  
FLEMMING, JOHNSON & HIGHSMITH, P.A.  
CHICAGO TITLE INSURANCE COMPANY  
WACHOVIA BANK, N.A.  
ITS SUCCESSORS AND/OR ASSIGNS.

JOHN PAUL GRIMES, III, REGISTERED FLORIDA SURVEYOR AND MAPPER  
P.O. BOX 57060, #14 600 STREET  
KEY COLONY BEACH, FL 32051-0460  
PH (305) 743-8016  
FAX (305) 743-3277

PART OF  
Virgil S. Lowe Subdivision  
P.B. 3-31  
(METES AND BOUNDS)  
O.R. 1801-1529  
NOT INCLUDED

SOUTHERLY LINE OF  
O.R. 1801-1529  
SOUTHERLY LINE OF  
O.R. 604-440  
(PRIOR DEED)

SOUTHERLY LINE OF  
O.R. 1801-1529  
SOUTHERLY LINE OF  
O.R. 604-440  
(PRIOR DEED)

PART OF GOVERNMENT LOT 4  
PART OF O.R. 827-67 & 68

METES AND BOUNDS  
OVERALL AREA  
232,498.78± SQUARE FOOT  
5.337± ACRES

SOUTHERLY LINE OF  
SECTION 25-66-29  
ACCORDING TO P.B. 3-31

NORTHERLY LINE OF  
SECTION 36-66-29  
ACCORDING TO FOUND MONUMENTATION  
(METES AND BOUNDS)  
NOT INCLUDED

RECEIVED  
APR 15 2009  
BY: 29046

GULF OF MEXICO  
(A.K.A. BOGIE CHANNEL)

2.3' GAP IN MONUMENTATION

# WINTERLING AMENDMENT TO A MAJOR CONDITONAL USE

31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FLORIDA

PART OF GOVT LOT 4

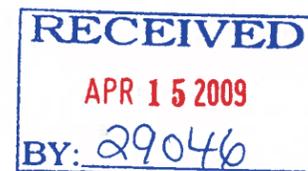
PREPARED BY:



**detlaas**

Consulting & Design

305.852.9851 fax: 305.852.4138





# PROJECT INFORMATION SHEET

## CONDITIONAL USE - SR - CAMPGROUND

OWNER:  
LEO WINTERLING

RE NUMBER:  
00110730-000000

LOT/BLOCK/SUBDIVISION:  
PART OF GOVT LOT 4

ADDRESS:  
31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33037

DESIGN AND PLANS BY:  
DEHAAS CONSULTING AND DESIGN  
88975 OVERSEAS HIGHWAY  
TAVERNIER, FL 33070

PHONE/FAX:  
PH. (305) 852-9851  
FAX (305) 852-4138

SUPERVISING ENGINEER:  
DARYLE OSBORN, PE  
KEYS ENGINEERING  
86801 OVERSEAS HIGHWAY  
ISLAMORADA, FL 33036

PHONE/FAX:  
PH. (305) 852-0262  
FAX (305) 852-2924

**DEVELOPMENT AREA:**  
TOTAL SITE AREA 151,746 SQ. FT.  
(3.48 ACRES)

PERVIOUS AREA 128,875 SQ. FT.  
IMPERVIOUS AREA 22,871 SQ. FT.

OPEN SPACE REQUIRED 20% (30,349 SQ.FT.)  
OPEN SPACE PROVIDED 75% (113,150 SQ. FT.)

**USE:**  
EXISTING USE:  
1 SINGLE FAMILY HOME  
POOL  
CAMP SITES  
ACCESSORY USES

**PROPOSED USE:**  
1 SINGLE FAMILY HOME  
15 RV SITES  
POOLS  
ACCESSORY USES

**HABITAT TYPE:**  
DISTURBED/SCARIFIED - DEVELOPED SITE

### BASE FLOOD ELEVATION DATA

Existing Flood Elevations = AE +8.0' NGVD  
AE +9.0' NGVD  
VE +11.0' NGVD

Residence Finished Floor Elevation = +11.06' NGVD  
Existing Grade Elevation = +2.5 NGVD

Reference Survey completed by John Paul Grimes  
Dated: 11 August 2002

### FLORIDA BUILDING CODE

NOTE: THIS PROJECT TO COMPLY WITH  
THE FLORIDA BUILDING CODE 2004  
EFFECTIVE OCTOBER 1, 2005

### ABBREVIATIONS (SEE ASME 14.38-1999)

@	AT
ABV	ABOVE
AWG	AMERICAN WIRE GAGE
ASSY	ASSEMBLY
ASPH	ASPHALT
BOT	BOTTOM
BD	BOARD
C TO C	CENTER TO CENTER
CONT	CONTINUOUS
CL	CLOSET
d	PENNY (NAILS)
DEG	DEGREE
DET	DETAIL
EL	ELEVATION
ELEV	ELEVATOR
EQL	EQUAL
EXP	EXPANSION
FBC	FLORIDA BUILDING CODE
FT	FEET
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GYP	GYPSPUM
HB	HOSE BIB
IN	INCH
MAX	MAXIMUM
MDL	MIDDLE
MFR	MANUFACTURER
MHWL	MEAN HIGH WATER LINE
MIN	MINIMUM
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PT	PRESSURE TREATED
REQD	REQUIRED
SQ	SQUARE
TYP	TYPICAL
V	VOLT

RECEIVED

APR 15 2009

BY: 29046

REVISIONS	BY



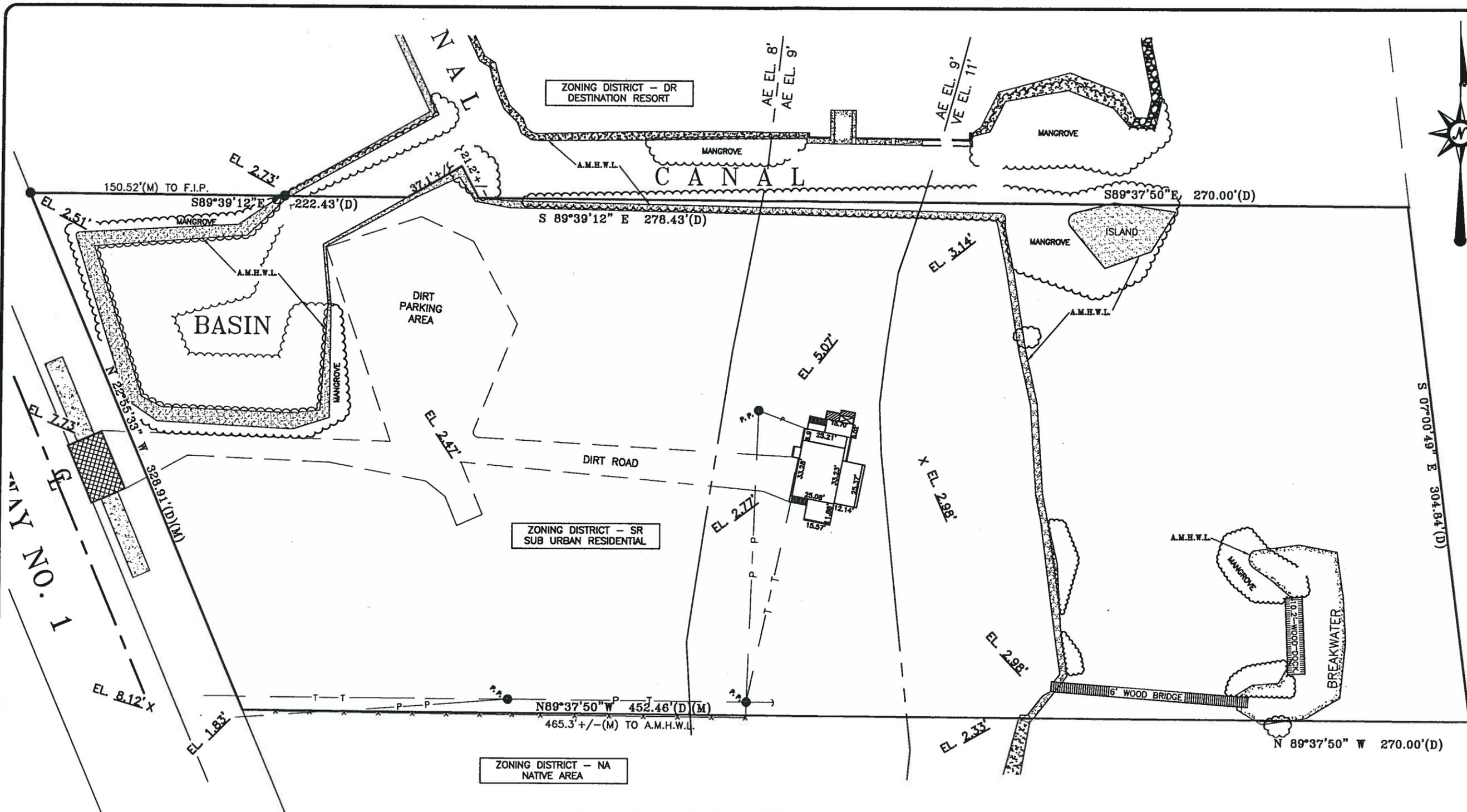
deflaas  
Consulting & Design  
305.852.9851 fax: 305.852.4138

ENGINEERING BY:  
Keys  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27428  
86801 OVERSEAS HIGHWAY  
ISLAMORADA, FLORIDA 33036

WINTERLING  
PROJECT INFORMATION SHEET  
BIG PINE KEY, FL

DRAWN J. HOUPT
CHECKED D. DEHAAS
DATE 8 OCT 2008
SCALE NONE
JOB NO.
SHEET G-3
OF SHEETS

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# EXISTING SITE PLAN

SCALE: 1"=60'-0"

**LEGAL DESCRIPTION:**

A PARCEL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

FEMA FLOOD ZONES: AE-8, AE-9, AND VE-11

ZONING DISTRICT: SR - SUB URBAN RESIDENTIAL (CAMPGROUND)



REVISIONS	BY

**deHaas**  
Consulting & Design  
David deHaas Grosseck  
905.855.9851 fax: 905.852.4798



**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27128  
88801 OVERSEAS HIGHWAY  
ESCAMPAOLA, FLORIDA 32026

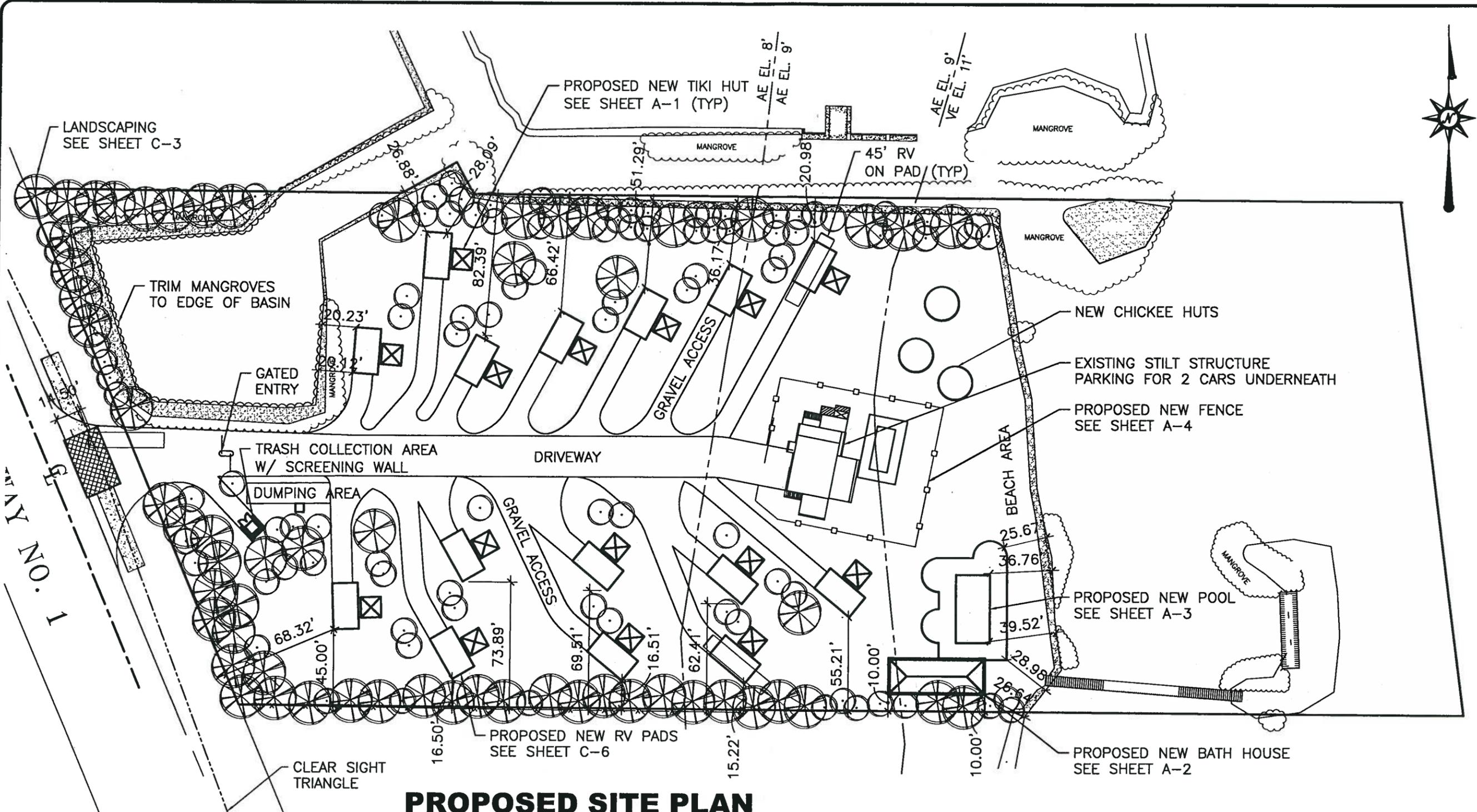
ENGINEERING BY:

**WINTERLING**  
**EXISTING SITE PLAN**  
BIG PINE KEY, FL

DESIGNED BY	J. HOUP
DRAWN BY	D. DEHAAS
DATE	8 OCT 2008
SCALE	1"=60'-0"
JOB NO.	
SHEET	<b>C-1</b>

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BY: 29046

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# PROPOSED SITE PLAN

SCALE: 1"=60'-0"

**LEGAL DESCRIPTION:**

A PARCEL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

FEMA FLOOD ZONES: AE-8, AE-9, AND VE-11

ZONING DISTRICT: SR - SUB URBAN RESIDENTIAL (CAMPGROUND)

**PROPERTY ADDRESS:**  
31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33043

**OWNER/APPLICANTS:**  
LEO WINTERLING, ET AL  
9626 GERST RD  
PERRY HALL, MD 21128

**FLOOD ZONE:**  
VE-11, AE-9, AND AE-8 AS PER  
FEMA FLOOD MAP PANEL# 1537  
ELEVATION DATUM N.G.V.D. 1929

**LAND USE DISTRICT:**  
SR - SUB URBAN RESIDENTIAL (CAMPGROUND)

REVISIONS	BY

**deHaas**  
Consulting & Design  
David deHaas Grosseck  
905.858.9801 fax: 905.852.4198



**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27128  
88801 OVERSEAS HIGHWAY  
ISLAMORADA, FLORIDA 33036

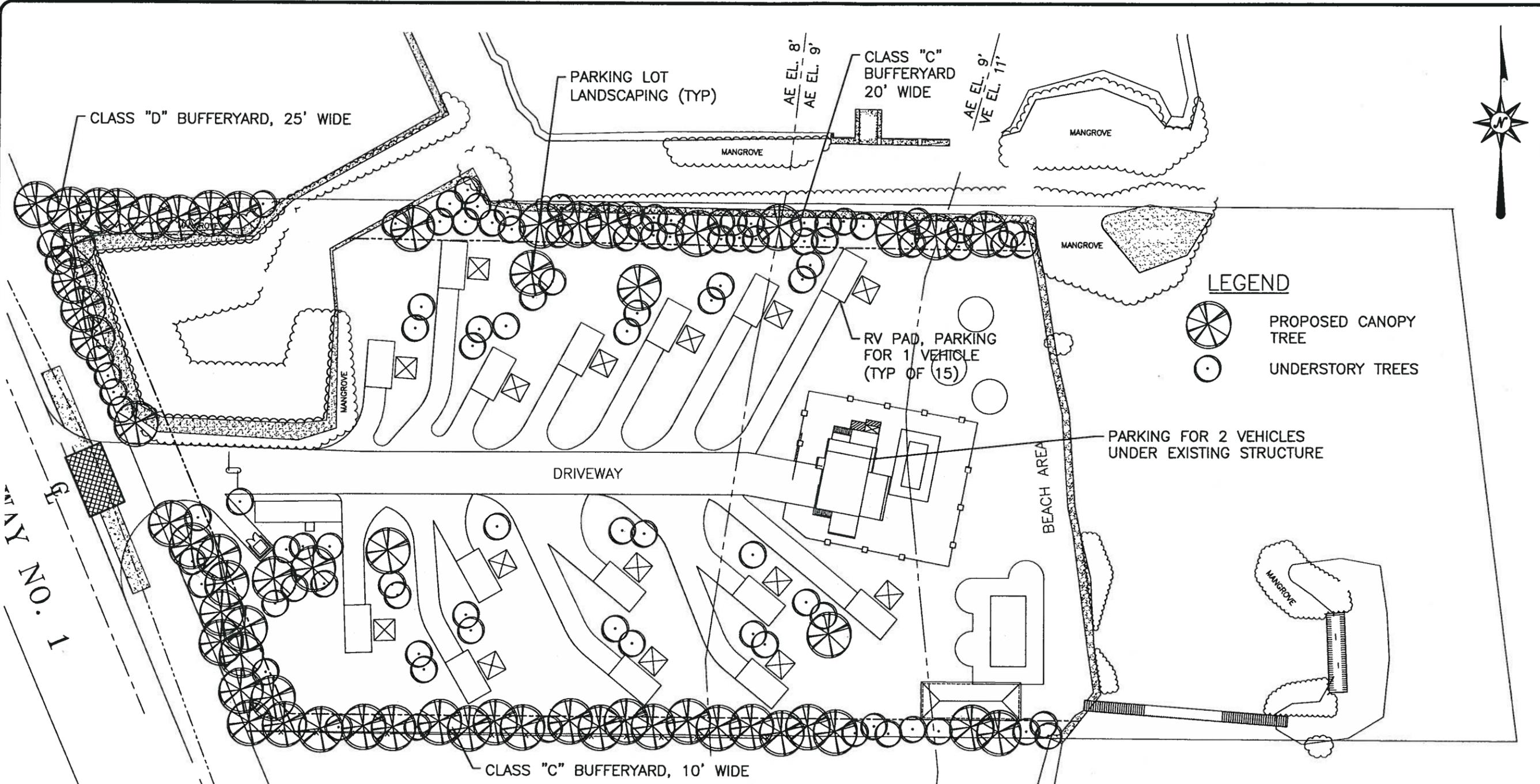
ENGINEERING BY:

**WINTERLING**  
**PROPOSED SITE PLAN**  
BIG PINE KEY, FL

**RECEIVED**  
APR 15 2009  
BY: 29046

DESIGNER J. HOUP
CHECKER D. DEHAAS
DATE 8 OCT 2008
SCALE 1"=60'-0"
JOB NO.
SHEET <b>C-2</b>
OF SHEETS

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# LANDSCAPING PLAN

SCALE: 1"=60'-0"

**PARKING:**  
 PARKING REQUIRED (BY CODE) 17 SPACES  
 PARKING REQUIRED (SHARED): 17 SPACES  
 PARKING PROVIDED: 17 SPACES TOTAL

**OFF STREET PARKING LANDSCAPING:**  
 A MINIMUM OF 306 SQ. FT. OF PLANTING AREA, CONTAINING AT LEAST 2 CANOPY TREES AND 4 SHRUBS

**MAJOR STREET (US-1) BUFFERYARD:**  
 CLASS "D", 25 FEET WIDE, 328.91 LINEAR FEET LONG, CONTAINING 20 CANOPY TREES, 10 UNDERSTORY TREES, AND 79 SHRUBS

**ZONING DISTRICT BUFFERYARDS:**  
 NOTE: AS PER MONROE COUNTY CODE, SECTION 9.5-236C5d, PARCEL PROPOSED FOR DEVELOPMENT IS SEPARATED FROM ALL ADJACENT PARCELS OF LAND BY AT LEAST A CLASS "C" BUFFER-YARD.

SR TO NA: CLASS "A", 486 FEET LONG, UPGRADED TO A CLASS "C", 10 FEET WIDE, CONTAINING 25 CANOPY TREES, 10 UNDERSTORY TREES, AND 98 SHRUBS

SR TO DR: CLASS "D", 504 FEET LONG, REDUCED TO "B" ALONG CANAL, UPGRADED TO A CLASS "C", 20 FEET WIDE, CONTAINING 21 CANOPY TREES, 81 UNDERSTORY TREES, AND 81 SHRUBS

**RECEIVED**  
 APR 15 2009  
 BY: 29046

US HWY NO. 1

REVISIONS	BY

**deHaas**  
 Consulting & Design  
 David deHaas Grosbeck  
 905.852.9801 fax: 905.852.4758

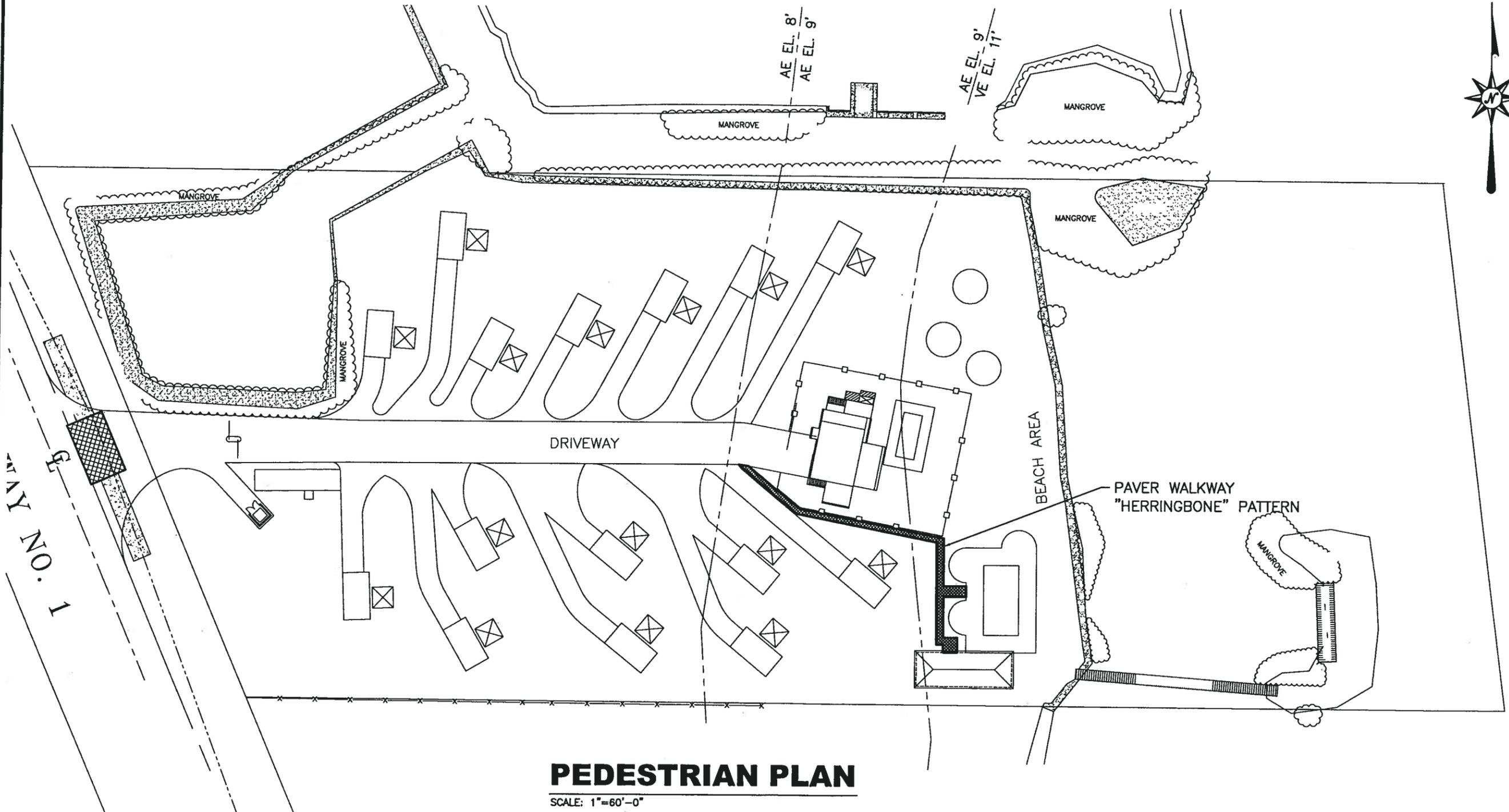


**Keys**  
 ENGINEERING SERVICES, INC.  
 P.E. No. B-27428  
 88801 OVERSEAS HIGHWAY  
 ISLAND PALM, FLORIDA 33036

ENGINEERING BY:  
**WINTERLING LANDSCAPING PLAN**  
 BIG PINE KEY, FL

DRAWN	J. HOUP
CHECKED	D. DEHAAS
DATE	8 OCT 2008
SCALE	1"=60'-0"
JOB NO.	
SHEET	C-3

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DRIVEWAY NO. 1

**PEDESTRIAN PLAN**  
SCALE: 1"=60'-0"



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APR 15 2009  
BY: 29046

REVISIONS	BY

**deflaas**  
Consulting & Design  
David deflaas Grosseck  
905.852.9851 fax: 905.852.4138



**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27428  
86601 OVERSEAS HIGHWAY  
ESCAMBARK, FLORIDA 33036

ENGINEERING BY:

**WINTERLING  
PEDESTRIAN PLAN**  
BIG PINE KEY, FL

DRAWN  
J. HOUPT  
CHECKED  
D. DEHAAS  
DATE  
22 DEC 2008  
SCALE  
1"=60'-0"  
JOB NO.

SHEET  
**C-4**

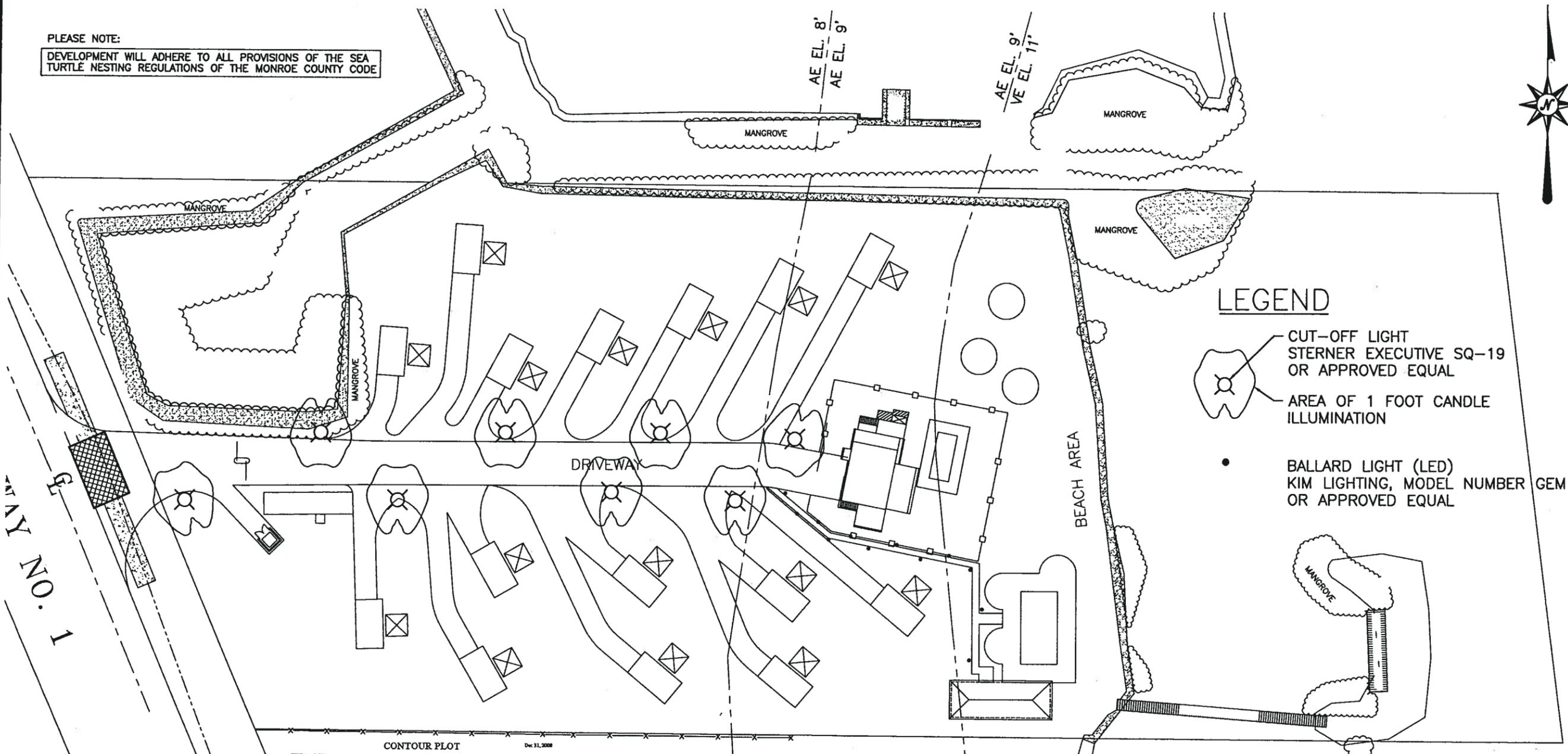
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**PLEASE NOTE:**

DEVELOPMENT WILL ADHERE TO ALL PROVISIONS OF THE SEA TURTLE NESTING REGULATIONS OF THE MONROE COUNTY CODE



**LEGEND**

-  CUT-OFF LIGHT  
STERNER EXECUTIVE SQ-19  
OR APPROVED EQUAL
-  AREA OF 1 FOOT CANDLE  
ILLUMINATION
-  BALLARD LIGHT (LED)  
KIM LIGHTING, MODEL NUMBER GEM1,  
OR APPROVED EQUAL

TOWNY NO. 1

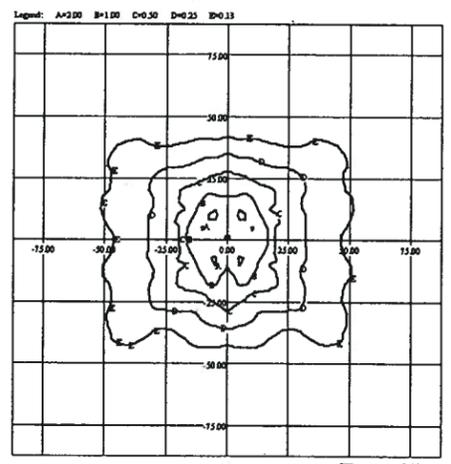
CONTOUR PLOT  
 TEXT # 079322  
 CATALOG # 11582-TYPE V-VERY SHORT-CUTOFF  
 LAMP: MH15/00728  
 TOTAL LUMENS: 6000  
 LLP: 150  
 ILLUM UNITS: FC  
 SCALE: 1"=25.87'

NUM LINES ORIENTATION: 1 km  
 MOUNTING HEIGHT: 25' P  
 BRACKET ARM LENGTH: 1' P

Dec 31, 2008

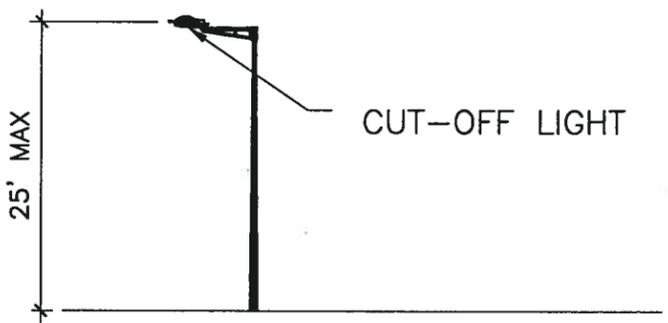
**OUTDOOR LIGHTING PLAN**

SCALE: 1"=60'-0"



**Sec. 30-792. Requirements.**

- (a) Location of lighting.
- (1) Location near streets, driveways and bicycle path intersections. All lighting shall be located and designed in a manner to prevent light trespass and glare to vehicle, bicycle and pedestrian traffic.
  - (2) Setback from property lines. All light fixtures shall be set back a minimum of five feet from any front, side or back property line except where attached to fences or docking facilities as regulated under this division.
- (b) Fixture height.
- (1) Measurement. The height of a fixture shall be considered to be the vertical distance measured from the top of the fixture or supports to the finished ground elevation of the site. In no event may excess fill be used to raise the height above the existing grade.
  - (2) Wall-mounted fixtures. Wall-mounted lighting fixtures shall be no taller than the associated structure.
  - (3) Ground-mounted fixtures. Ground-mounted lighting fixtures, including their supports, shall not exceed 25 feet in height in any nonresidential area, nor 12 feet in any residential area, or as otherwise regulated under this division.
- (c) Shielding requirements. All light fixtures, unless expressly exempted, shall be fully shielded in such a way as to direct all light towards the earth's surface and away from reflective surfaces. Light fixture must be placed in such a manner that no light-emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.



**CUT-OFF LIGHT**

SCALE: NTS

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 APR 15 2009  
 BY: 29046

LitePro

REVISIONS	BY

**deHaas**  
 Consulting & Design  
 David deHaas Grosseck  
 905.852.9851 fax: 905.852.4198



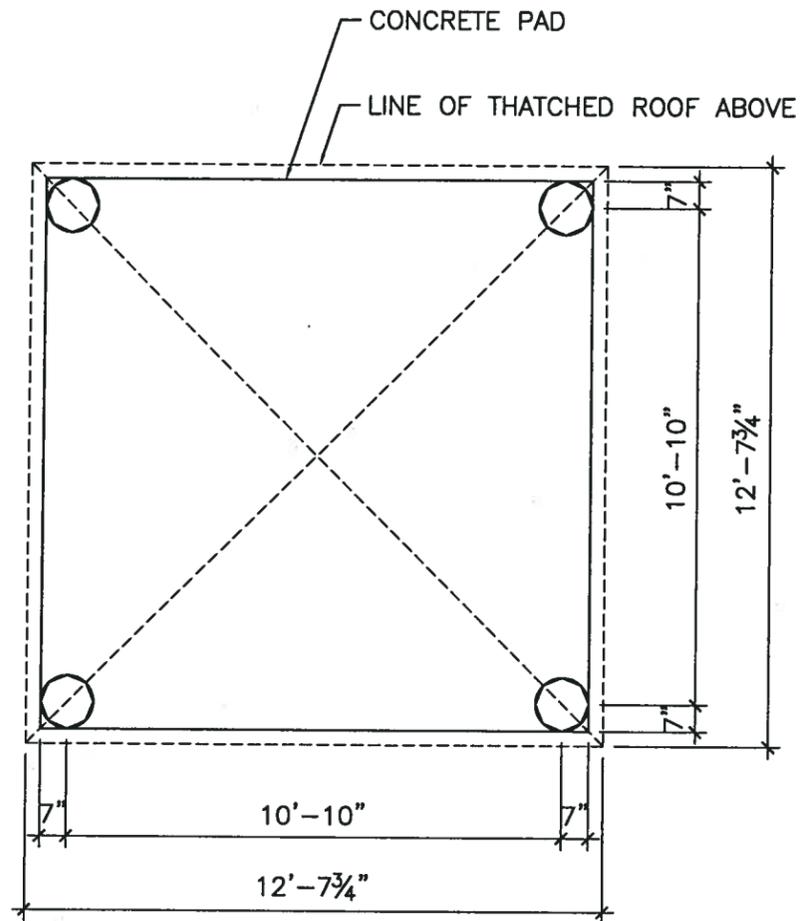
**Keys**  
 ENGINEERING SERVICES, INC.  
 P.E. W. FL 17128  
 88801 WOODS HOLLOW  
 SCARSDALE, FLORIDA 32656

**WINTERLING**  
**OUTDOOR LIGHTING PLAN**  
 BIG PINE KEY, FL

DRAWN  
**J. HOUPT**  
 CHECKED  
**D. DEHAAS**  
 DATE  
 22 DEC 2008  
 SCALE  
 1"=60'-0"  
 JOB NO.

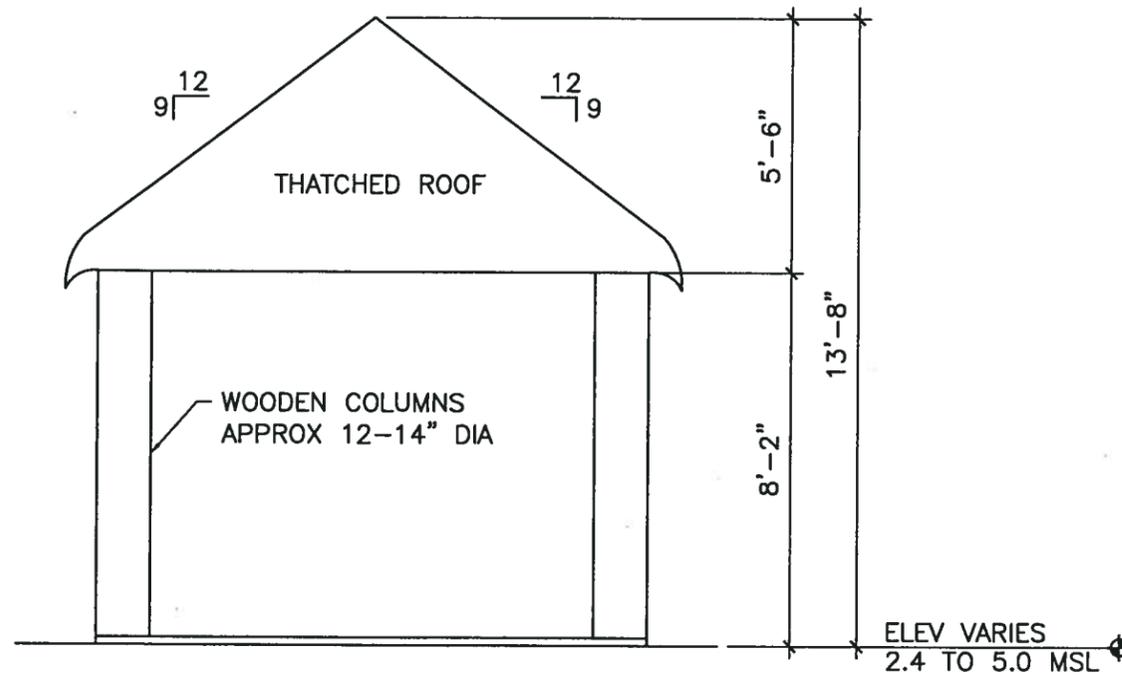
SHEET  
**ES1**  
 OF 1 SHEETS

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### TIKI HUT PLAN

SCALE: 1/8"=1'-0"



NOTE:  
TIKI HUTS TO BE BUILT BY NATIVE AMERICAN TRIBES

### ELEVATION

SCALE: 1/8"=1'-0"

**RECEIVED**  
 APR 15 2009  
 BY: 29046

REVISIONS	BY

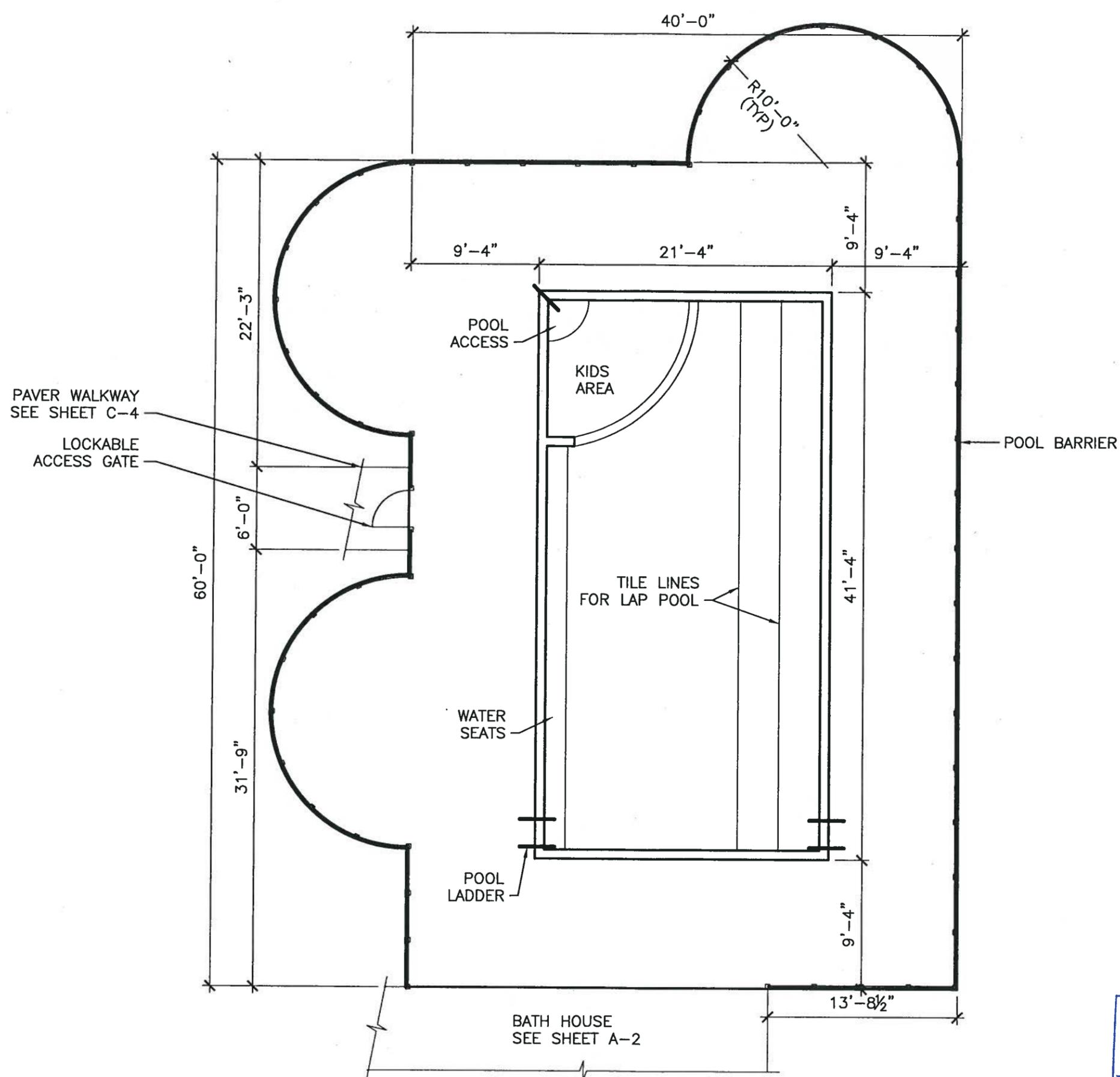
ENGINEERING BY:  
**Keys**  
 ENGINEERING SERVICES, INC.  
 P.E. No. FL 27628  
 88801 OVERSEAS HIGHWAY  
 ISLAMORADA, FLORIDA 33036

**WINTERLING**  
**TIKI HUT**  
 BIG PINE KEY, FL

DRWNR	J. HOUPT
CHECKER	D. DEHAAS
DATE	23 DEC 2008
SCALE	HALF SIZE
JOB NO.	
SHEET	<b>A-1</b>
OF	SHEETS

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**CONCEPTUAL POOL PLAN**

SCALE: 1/8"=1'-0"

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 APR 15 2009  
 BY: 29046

REVISIONS	BY

**deHaas**  
 Consulting & Design  
 305-858-9851 fax: 305-858-4138

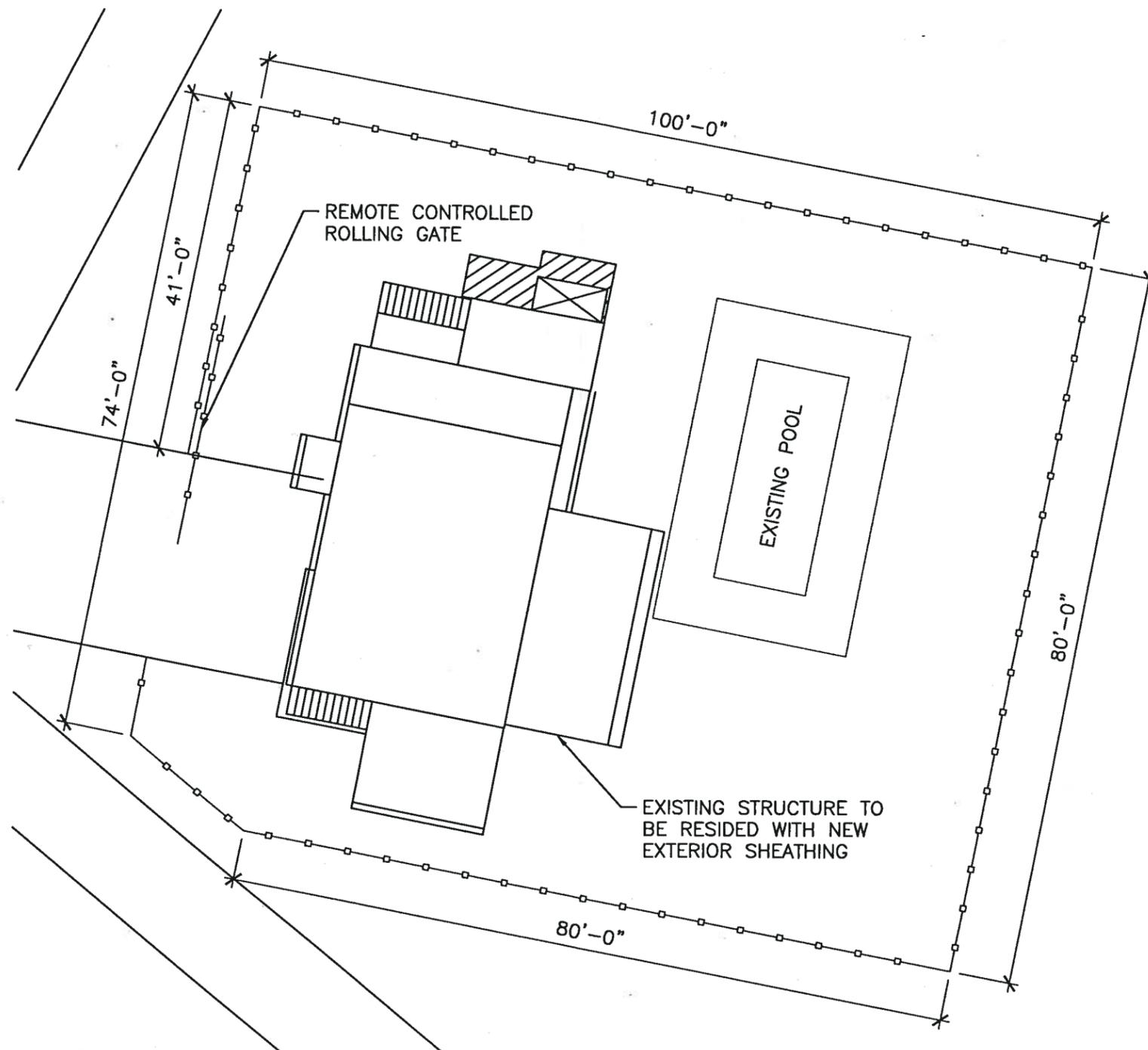
ENGINEERING BY:  
**Keys**  
 ENGINEERING SERVICES, INC.  
 P.E. No. FL 27428  
 8801 OVERSEAS HIGHWAY  
 SCARSDALE, FLORIDA 32036

**WINTERLING**  
**POOL PLAN**  
 BIG PINE KEY, FL

DRAWN	J. HOUPT
CHECKED	D. DEHAAS
DATE	24 DEC 2008
SCALE	1/8"=1'-0"
JOB NO.	

SHEET  
**A-3**

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**FENCE PLAN**  
SCALE: 1/16"=1'-0"

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APR 15 2009  
BY: 29046

REVISIONS	BY

**deflaas**  
Consulting & Design  
305.859.9851 fax: 305.852.4138

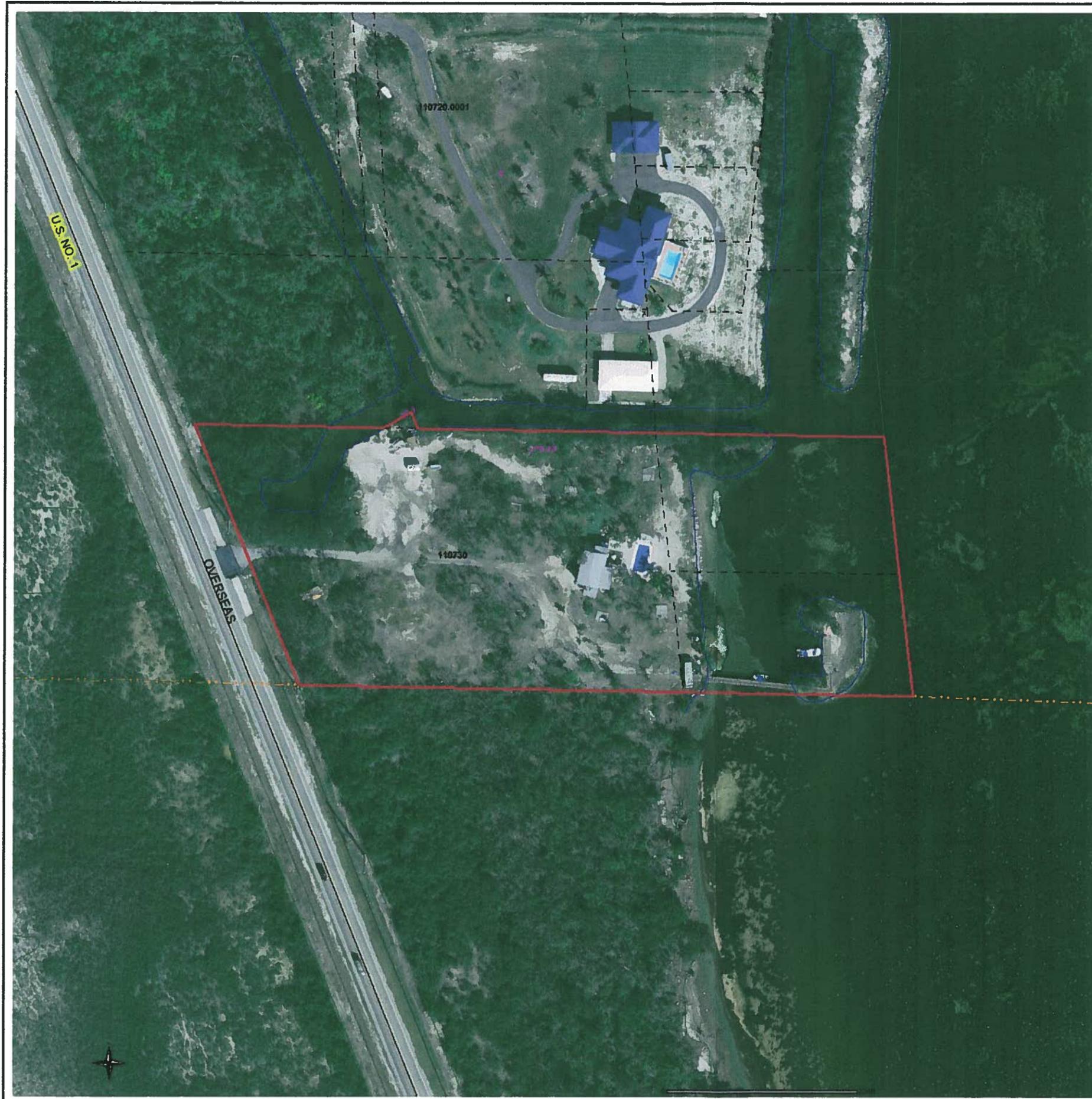
**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27428  
8801 OVERSEAS HIGHWAY  
ISLAMOROUA, FLORIDA 33036

ENGINEERING BY:

**WINTERLING FENCE**  
BIG PINE KEY, FL

DRAWN J. HOUPT
CHECKED D. DEHAAS
DATE 23 DEC 2008
SCALE HALF SIZE
JOB NO.
SHEET <b>A-4</b>

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- Legend**
- Highlighted Feature
  - Real Estate Number
  - Parcel Lot Text
  - Dimension Text
  - Block Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines
  - 2006 Aerials

PALMIS

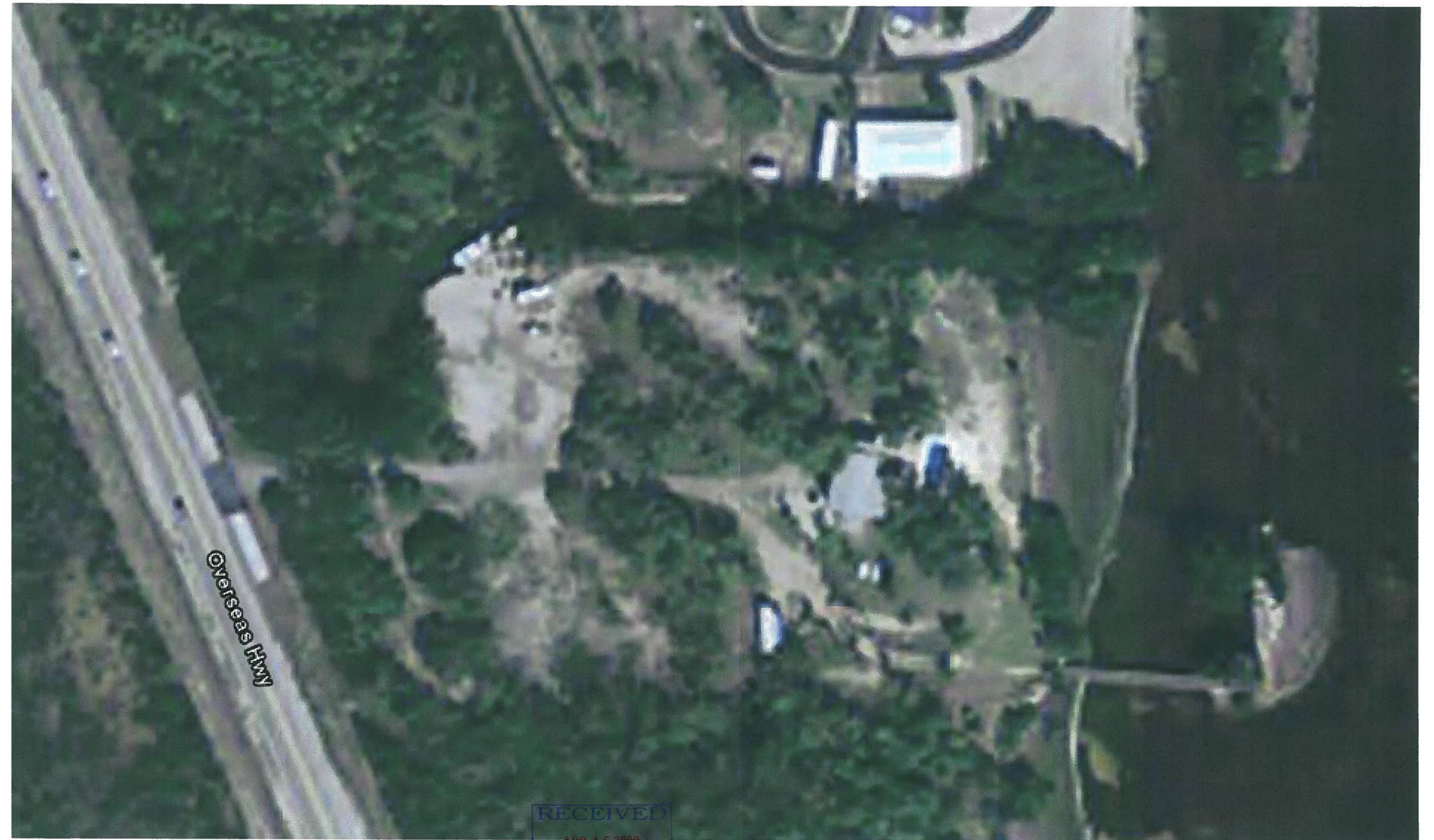
Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose.

Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: July 7, 2008 4:36 PM

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 APR 15 2009  
 BY: 29042



Overseas Hwy

RECEIVED  
APR 15 2009  
BY: 29046



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: The Development Review Committee and Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, Principal Planner 

Date: June 1, 2009

Subject: *Request for an Amendment to a Major Conditional Use Permit for a Campground Facility, to be located at 31875 Overseas Highway (US 1), Big Pine Key, Mile Marker 32, Real Estate No. 00110730.000000*

---

**Meeting: June 9, 2009**

---

1 I REQUEST:

2  
3 The applicant is requesting approval of an amendment to a major conditional use permit in  
4 order to redevelop the property with fifteen (15) campground/recreational vehicle spaces, one  
5 (1) single-family dwelling unit and associated improvements.  
6



25 **Subject Property (outlined in blue) (2006)**

26 Location:

27 Address: 31875 Overseas Highway (US 1), Big Pine Key, mile marker 32 (gulf side)  
28

1 Legal Description: Part of Government Lot 4, Section 25, Township 66 South, Range 29  
2 East, Big Pine Key, and adjacent bay bottom

3  
4 Real Estate (RE) Number: 00110730.000000

5  
6 Applicant:

7 Owner: Leo F. and James A. Winterling

8 Agent: David DeHaas  
9

10  
11 **II RELEVANT PRIOR COUNTY ACTIONS:**

12  
13 Pursuant to Ordinance Numbers 029-2004 and 030-2004, approved by the BOCC on August  
14 18, 2004, the future land use map designation for the subject parcels was changed from  
15 Mixed Use / Commercial (MC) to Residential Low (RL) and the land use district of the  
16 subject parcels was changed from Destination Resort (DR) to Suburban Residential (SR).  
17 The map amendments were carried out in order to fulfill Action Item 2.1.3 of the Master Plan  
18 for Future Development of Big Pine Key and No Name Key.  
19

20 On October 27, 2006, a letter of understanding from Aref Joulani, Senior Director of  
21 Planning & Environmental Resources, was sent to Franklin D. Greenman, agent for the  
22 property owners, stating how a similar redevelopment proposal could remain in compliance  
23 with the Monroe County Code. Although the 2006 proposal is slightly different than that  
24 proposed in this application, the LOU provided a determination as to the amount of lawfully-  
25 established residential units on the property which is pertinent to this application.  
26

27 **III BACKGROUND INFORMATION:**

- 28  
29 A. Size of Site: 3.48 acres (upland) per Project Information Sheet and 3.82 acres (upland)  
30 and 1.51 acres (submerged land) per Property Record Card  
31 B. Land Use District: Suburban Residential (SR)  
32 C. Future Land Use Map (FLUM) Designation: Residential Low (RL)  
33 D. Tier Designation: Tier I  
34 E. Flood Zone: part AE – EL 8, part AE – EL 9 & part VE – EL 11  
35 F. Existing Use: Single-family residential (formerly single-family residential and  
36 campground)  
37 G. Existing Vegetation / Habitat: Predominately scarified with several areas of vegetation  
38 H. Community Character of Immediate Vicinity: Residential and Conservation  
39

40 **IV REVIEW OF APPLICATION:**

41  
42 MCC §110-67 provides the standards which are applicable to all conditional uses. When  
43 considering applications for a conditional use permit, the Development Review Committee  
44 and Director of Planning & Environmental Resources shall consider the extent to which:  
45

- 46 A. ***The conditional use is consistent with the purposes, goals, objectives and standards of***  
47 ***the comprehensive plan and the land development regulations:***  
48

1 The proposed use is not consistent with all the purposes, goals, objectives and standards  
2 of the comprehensive plan and the land development regulations.  
3

4 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to  
5 the proposed use include:  
6

7 **Policy 101.4.2:** The principal purpose of the RL land use category is to provide  
8 for low-density residential development in partially developed areas with  
9 substantial native vegetation. Low intensity public and low intensity institutional  
10 uses are also allowed. In addition, Monroe County shall adopt Land Development  
11 Regulations which allow any other nonresidential use that was listed as a  
12 permitted use in the Land Development Regulations that were in effect  
13 immediately prior to the institution of the 2010 Comprehensive Plan, and that  
14 lawfully existed on such lands on January 4, 1996 to develop, redevelop,  
15 reestablish and/or substantially improve provided that the use is limited in  
16 intensity, floor area, density and to the type of use that existed on January 4, 1996  
17 or limit to what the pre-2010 LDR's allowed, whichever is more restricted.  
18

19 The single-family residence is consistent with Policy 101.4.2; however  
20 campgrounds or transient uses, unless classified as public or low-intensity  
21 institutional, are not described as a permitted use in the principal purpose of the  
22 RL land use category. In any event, Policy 101.4.2 allows redevelopment of any  
23 other nonresidential use limited to intensity, floor area, density and to the type of  
24 use as that existed prior to its redevelopment. As stated in the letter of  
25 understanding from 2006, staff determined that a 10-space campground was  
26 lawfully-established on the property and the records indicate that it was in  
27 existence in 1996. Therefore, the applicant can redevelop and reestablish the 10-  
28 unit campground; however an expansion to a 15-unit campground would be an  
29 increase in density, which could be interpreted as prohibited development.  
30

31 It is important to note, in the letter of understanding from 2006, the then Director  
32 of Planning & Environmental Resources stated that single-family detached  
33 dwellings and campground uses are consistent with the designation of Residential  
34 Low (RL).  
35

36 **Policy 101.2.6:** By January 4, 1996, Monroe County shall adopt Land  
37 Development Regulations which prohibit new transient residential units including  
38 hotel or motel rooms, campground spaces, or spaces for parking a recreational  
39 vehicle or travel trailer until December 31, 2001, Monroe County shall either  
40 extend this prohibition until December 2006 or revise the Permit Allocation  
41 System to allocate a percentage of residential growth to transient units. [note: the  
42 dates in this policy have been extended and the prohibition currently remains in  
43 effect].  
44

45 The application includes the addition of five (5) transient residential units. At this  
46 time, the applicant would be unable to receive allocations for new transient

1 residential units from the ROGO permit allocation system pursuant to Policy  
2 101.2.6.

3  
4 **Policy 101.5.8:** Monroe County may develop a program, called Transfer of  
5 ROGO Exemption (TRE), that would allow for the transfer off-site of dwelling  
6 units, hotel rooms, campground/recreational vehicle spaces and/or mobile homes  
7 to another site in the same ROGO sub-area, provided that they are lawfully  
8 existing and can be accounted for in the County’s hurricane evacuation model. In  
9 addition, the receiver site shall be located within a Tier III area outside a  
10 designated Special Protection Area and for a receiver site on Big Pine Key and No  
11 Name Key, the sending site shall also be located on one of those two islands.  
12

13 The application includes the addition of five (5) transient residential units. At this  
14 time, the applicant would be unable to receive allocations for new transient  
15 residential units from the ROGO permit allocation system pursuant to Policy  
16 101.2.6. Therefore, the only other option available for the applicant is to transfer  
17 ROGO exemptions to the site. However, pursuant to Policy 101.5.8, the subject  
18 property would not qualify as a receiver site since it is designated as Tier I.  
19

20 **Policy 101.13.3:** The Maximum Net Density is the maximum density allowable  
21 with the use of TDRs, and shall not exceed the maximum densities established in  
22 this plan. The assignment of TDRs to Big Pine Key, No Name Key, and North  
23 Key Largo from other areas of the County shall be prohibited.  
24

25 The proposed expansion of five (5) transient residential units would require  
26 TDRs.  
27

28 Action Items from the Master Plan for Future Development of Big Pine Key and No  
29 Name Key that directly pertain to the proposed use include:  
30

31 **Action Item 2.1.3:** Adopt the following parcel-specific revisions to the FLUM  
32 and Land Use District Map. These revisions are either required actions pursuant  
33 to the Comprehensive Plan or needed to facilitate the implementation of this  
34 Master Plan (see Figure 2.2)...2. Change the designation of acreage identified as  
35 real estate parcel numbers: 00110460.000000; 00110540.000000;  
36 00110640.000000; 00110720.000000; 00110720.000100; 00110730.000000;  
37 00110740.000000; 00110750.000000; 00111020.000000; 00111020.000010;  
38 00111020.000020; 00111020.000030; and 00111020.000040 on Big Pine Key  
39 from Mixed Use/Commercial (MC) to Residential Low (RL) on the FLUM and  
40 from Destination Resort (DR) to Suburban Residential (SR) on the land use  
41 district map. This proposed change will reduce the intensity of the existing land  
42 use district and bring it into conformity with the current use and surrounding  
43 community. Additionally it will protect existing sensitive habitat.  
44

45 **Action Item 2.2.2:** Use the following “H unit budget” table (Table 2.3), based on  
46 the final preferred development scenario modeled in the HCP, as a guideline for

1 the approximate amount of H that should be anticipated for planned development  
2 over the 20-year horizon.

3  
4 Any expansion, if approved, would be subject to the Habitat Conservation Plan  
5 and the appropriate amount of H shall be required.  
6

7 **Action Item 3.1.2:** Do not consider the replacement of existing, legally  
8 established residential units as of the date this plan as new development nor shall  
9 on-site replacement be considered to have any H impact.  
10

11 **Action Item 3.1.4:** Allow residential units of any type listed in the applicable  
12 FLUM categories and land use districts with the exception that new transient  
13 residential units shall be prohibited.  
14

15 Action Item 3.1.4 directs the County to prohibit new transient residential units.  
16 Therefore, even if the moratorium on the creation of new transient units in  
17 unincorporated Monroe County is lifted, new transient residential units, including  
18 campground, recreational vehicle or travel trailer spaces, shall not be eligible for  
19 residential ROGO allocations on Big Pine Key.  
20

21 **Action Item 3.1.5:** Prohibit transfer of development rights (TDRs) from islands  
22 outside of the planning area to within the planning area pursuant to Policy  
23 101.13.[3]. Additionally, TDRs and transferable ROGO exemptions (TREs)  
24 within the planning area shall not be transferred from a higher (infill) tier category  
25 to a lower (conservation-open space) tier category, except as provided for in  
26 Action Item 3.1.5. Transfers to and from the same tier category are permitted  
27 except in Tier I.  
28

29 The application includes the addition of five (5) transient residential units. At this  
30 time, the applicant would be unable to receive allocations for new transient  
31 residential units from the ROGO permit allocation system pursuant to Policy  
32 101.2.6 and Action Item 3.1.4. Therefore, the only other option available for the  
33 applicant is to transfer ROGO exemptions to the site. However, the subject  
34 property would not qualify as a receiver site since it is designated as Tier I.  
35

36 *B. The conditional use is consistent with the community character of the immediate vicinity:*  
37

38 A single-family residence and campground would be compatible with neighboring  
39 properties, an area which is composed of conservation and residential uses. Furthermore,  
40 the property is relatively isolated with the exception of a single, developed residential  
41 property across the canal to the north. Therefore, the proposed development would be  
42 consistent with the community character of the immediate vicinity.  
43

44 *C. The design of the proposed development minimizes adverse effects, including visual*  
45 *impacts, on adjacent properties:*  
46

1 Similar design guidelines and materials are proposed for all of the proposed structures,  
2 which will make the development cohesive. In addition, as part of the redevelopment,  
3 trees and other landscaping elements shall be introduced to the site. Therefore, the  
4 proposed development minimizes adverse effects, including visual impacts, on adjacent  
5 properties.  
6

7 D. *The proposed use will have an adverse impact on the value of surrounding properties:*  
8

9 Staff has no evidence indicating that the proposed development will have an adverse  
10 impact on the value of the surrounding properties.  
11

12 E. *The adequacy of public facilities and services:*  
13

14 1. Roads:  
15

16 *Localized Impacts & Access Management:* Access to and from the development shall  
17 be approved by the county's traffic consultant and the Florida Department of  
18 Transportation (FDOT) (See section I-22, Access Standards).

19 *Level of Service (LOS):* A traffic evaluation shall be approved by the county's traffic  
20 consultant (See section I-23, Traffic Study).  
21

22 2. Stormwater: The applicant shall coordinate with the Public Works Division, and, if  
23 necessary, the South Florida Water Management District (SFWMD) to determine  
24 compliance with all applicable regulations (See section I-9).  
25

26 3. Sewer: The applicant shall coordinate with the Florida Department of Health, Florida  
27 Department of Environmental Protection and Florida Keys Aqueduct Authority to  
28 determine compliance with all applicable regulations (See section I-10, Wastewater  
29 Treatment Criteria).  
30

31 4. Emergency Management: The applicant shall coordinate with the Office of the Fire  
32 Marshal to determine compliance with the Florida Fire Prevention Code, the Florida  
33 Building Code, the National Fire Protection Code (NFPA 1) and the Life Safety Code  
34 (NFPA 101). Fire Rescue Captain, Steven Zavalney, reviewed the project and  
35 provided a letter of coordination, dated February 16, 2009, which provided the  
36 requirements for the Office's approval of the project.  
37

38 F. *The applicant has the financial and technical capacity to complete the development as*  
39 *proposed:*  
40

41 Staff has no evidence to support or disprove the applicant's financial and technical  
42 capacity.  
43

44 G. *The development will adversely affect a known archaeological, historical or cultural*  
45 *resource:*  
46

1 The proposed development will not adversely affect a known archaeological, historical or  
2 cultural resource.

3  
4 H. *Public access to public beaches and other waterfront areas is preserved as part of the*  
5 *proposed development:*

6  
7 Public access means the ability of the public to physically reach, enter or use beaches and  
8 shores. The property has access to the channel to the east. The site has dockage;  
9 however, the property and the dock are and shall remain under private ownership. The  
10 public will continue to have limited access to the waterfront area as visitors of the  
11 campground. Therefore, the proposed development will not have an adverse impact on  
12 public access to a waterfront area.

13  
14 I. *The project complies with all additional standards imposed on it by the Land*  
15 *Development Regulations:*

16  
17 1. **Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28):** *Not in*  
18 *compliance.*

19  
20 As stated in the letter of understanding from 2006, staff determined that one (1)  
21 single-family residence, considered a permanent residential dwelling unit, and 10  
22 campground spaces, considered transient residential units, was lawfully-established  
23 on the property. The continuance of the single-family residence and the replacement  
24 of the 10 campground spaces with 10 campground/RV spaces would be in  
25 compliance with the ROGO.

26  
27 However, the application includes the addition of five (5) new campground/RV  
28 spaces. At this time, the applicant would be unable to receive allocations for new  
29 transient residential units from the ROGO permit allocation system pursuant to Policy  
30 101.2.6 and Action Item 3.1.4. The only other option available for the applicant is to  
31 transfer ROGO exemptions to the site. However, the subject property would not  
32 qualify as a receiver site since it is designated as Tier I. Therefore, the expansion is  
33 prohibited under the current comprehensive plan and land development code.

34  
35 2. **Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56):** *Not*  
36 *applicable.*

37  
38 Non-residential floor area is not proposed. As a note, one (1) bathhouse, 15 tiki huts  
39 and three (3) chickee huts are proposed. However, it would serve as accessory floor  
40 area to the principal campground use. Non-residential floor area is not space  
41 occupied by transient residential principal uses.

42  
43 3. **Purpose of the SR District (§130-44):** *In compliance.*

44  
45 The purpose is to establish areas of low to medium density residential uses  
46 characterized principally by single-family detached dwellings. This district is

predominated by development; however, natural and developed open space create an environment defined by plants, spaces and over-water views.

4. **Permitted Uses (§130-94): *In compliance following the receipt of required conditional use permit.***

There is an existing single-family residence that would remain. Detached residential dwellings may be permitted as-of-right

The applicant is proposing a campground, composed of 15 campground/RV spaces, an accessory bathhouse, accessory tiki huts and an accessory pool. Campgrounds may be permitted with a major conditional use permit, provided that: a) the parcel proposed for development has an area of at least five acres; b) the operator of the campground is the holder of a valid Monroe County occupational license; c) if the use involves the sale of goods and services, other than the rental of camping sites or RV parking spaces, such use does not exceed 1,000 ft<sup>2</sup> and is designed to serve the needs of the campground; and d) the parcel proposed for development is separated from all adjacent parcels of land by at least a class “C” buffer-yard.

Concerning the proposed development, the parcel consists of 5.33 total acres according to the Property Record Card, the operator shall be required to hold a valid Monroe County occupational license, the proposed development would not involve the sale of goods and services other than the rental of camping sites or RV parking spaces and the parcel shall be required to maintain at least a class “C” buffer-yard along all adjacent parcels of land.

5. **Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *Not in compliance.***

Land Use	Allocated Density	Size of Site (upland)	Max Allowed	Proposed	Potential Used
Single-Family Residence (Permanent Residential)	1 unit / 0.5 acres	3.48 acres	1.74 units	1 unit	57.5 %
Campground/RV space Transient Residential	5 units / acre	3.48 acres	17.4 spaces	15 units	86.2 %
Total					143.7 %

The proposed residential density would not be permitted under the allocated density provisions of the Land Development Code.

Land Use	Max Net Density	Size of Site (upland)	Max Allowed	Proposed	Potential Used
Single-Family Residence	5 units / buildable	3.48 acres (1.74 buildable acres)	8.7 units	1 unit	11.5 %

(Permanent Residential)	acre				
Campground/RV space Transient Residential	10 units / buildable acre	3.48 acres (1.74 buildable acres)	17.4 spaces	15 units	86.2 %
Total					97.7 %

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With the transfer of transferable development rights (TDRs), the above table indicates that the site could be developed with up to 15 campground/RV spaces along with maintaining the single-family residence. However, in order to build to maximum net density, a successful TDR minor conditional use permit application is required prior to the County approving a permit which allows the elevated density. No such application has been submitted. Furthermore, Action Item 3.1.5 states TDRs within the planning area [Big Pine and No Name Key] shall not be transferred from a higher (infill) tier category to a lower (conservation-open space) tier category. Transfers to and from the same tier category are permitted except in Tier I. Therefore, since the property is designated as Tier 1, it would be an ineligible receiver site.

6. Required Open Space (§118-9, §118-12, §130-157, §130-162 & §130-164): *In compliance.*

There is a required open space ratio of 0.50 or 50 percent. In total, the property consists of approximately 3.48 acres of upland area. Therefore, at least 1.74 acres or 75,794 ft<sup>2</sup> of the total land area must remain open space. The Project Information Sheet indicates that there would be 128,675 ft<sup>2</sup> of pervious area.

7. Minimum Yards (§118-12 & §130-186): *In compliance.*

The required non-shoreline setbacks in the SR District are as follows: Front yard – 25 feet; Rear yard – 10 feet; and Side yard – 10/15 feet. In addition, this site does include an altered open water shoreline that is adjacent to a manmade channel. This will require a shoreline setback of 20 feet from the mean high water line. On the Proposed Site Plan, all development is within the required setbacks.

8. Maximum Height (§130-187): *Compliance to be determined upon submittal to Building Department.*

Elevations indicate that the building height of the proposed bathhouse would be 13 ft, 3.5 in and the height of the proposed tiki huts would be 13 ft, 8 in. The elevation of the existing single-family residence and proposed chickee huts were not provided.

9. Surface Water Management Criteria (§114-3): *Compliance to be determined by the Public Works Division and/or SFWMD prior to issuance of a building permit.*

A stormwater management plan was provided. No letter of coordination relating to surface water management has been provided.

1  
2 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida*  
3 *Department of Health, Florida Department of Environmental Protection and/or*  
4 *Florida Keys Aqueduct Authority prior to the issuance of a building permit.*

5  
6 No letter of coordination relating to wastewater treatment has been provided.  
7

8 11. Fencing (§114-20): *Compliance to be determined upon submittal to Building*  
9 *Department.*

10  
11 The applicant submitted a fence plan; however it provided inadequate information to  
12 determine compliance with the fencing regulations and the Master Plan for Future  
13 Development of Big Pine Key and No Name Key. Therefore, the proposed fencing is  
14 not being reviewed as part of this application. If the applicant intends to construct  
15 new fencing, it shall be reviewed independently for compliance under a building  
16 permit application.  
17

18 12. Floodplain Management (§122-1 – §122-6): *Compliance to be determined upon*  
19 *submittal to Building Department.*

20  
21 The site is designated partially within AE – EL 8, AE – EL 9 and VE – EL 11 flood  
22 zones on the Federal Emergency Management Agency (FEMA)'s flood insurance rate  
23 maps. All new structures must be built to floodplain management standards that meet  
24 those for flood protection.  
25

26 13. Energy Conservation Standards (§114-45): *Compliance to be determined upon*  
27 *submittal to Building Department.*

28  
29 The development proposal includes the installation of native plants, trees and other  
30 vegetation, which will reduce the requirements for water and maintenance; the  
31 installation of several shade trees, which will provide shade for plaza and parking  
32 areas and the provision of structural shading.  
33

34 14. Potable Water Conservation Standards (§114-46): *Compliance to be determined*  
35 *upon submittal to Building Department.*

36  
37 No letter of coordination relating to potable water has been provided.  
38

39 **15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 &**  
40 **§118-8): Compliance to be determined by Biologist prior to Planning Commission**  
41 **staff report deadline.**

42  
43 16. Required Parking (§9.5-114-67): *In compliance.*

44  
45 Per the letter of understanding from 2006, the following off-street parking  
46 requirements apply: the single-family dwelling unit shall require two (2) parking

spaces and although not identified as a specific use category, the campground spaces shall require one (1) parking space per campsite (a requirement consistent with other transient uses).

According to the Proposed Site Plan, the residence would have two (2) off-street parking spaces and each of the campground/RV spaces would have enough space in front of the concrete pad for at least one (1) vehicle.

17. Required Loading and Unloading Spaces (§114-69): *In compliance.*

18. **Required Landscaping (§114-99 – §114-105): *Compliance to be determined by Biologist prior to Planning Commission staff report deadline.***

Since the parking area is to contain six (6) or more spaces, a class “C” landscaping standard is required.

19. **Required Bufferyards (§114-124 – §114-130): *Compliance to be determined by Biologist prior to Planning Commission staff report deadline.***

A class “E” major street bufferyard is required along the property line adjacent to US 1. A class “D” bufferyard with a width of 25 feet is shown on the landscaping plan.

A class “A” land use district bufferyard would be required along the southern property line (the adjacent properties are designated as Native Area (NA)). However, pursuant to MCC §130-94, the parcel shall be required to maintain at least a class “C” buffer-yard along all adjacent parcels of land.

A class “C” bufferyard, pursuant to MCC §130-94, is required along the southern and northern property lines. Class “C” bufferyards are shown on the landscaping plan.

20. Outdoor Lighting (§114-159 – §114-163): *Compliance to be determined upon submittal to Building Department.*

The applicant submitted an outdoor lighting plan; however it provided inadequate information to determine compliance with the regulations. Therefore, the proposed outdoor lighting is not being reviewed as part of this application. It shall be reviewed independently for compliance as an accessory use under a building permit application.

21. Signs (§142-1 – §142-7): *Compliance to be determined upon submittal to Building Department.*

22. **Access Standards (§114-195 – §114-201): *Compliance to be determined.***

1 Access to and from the development would be from a shared entry drive on US 1. As  
2 of the date of this report, the county's traffic consultant has not provided any  
3 comments regarding the access management.  
4

5 A formal traffic study or traffic impact analysis, which is a requirement for a  
6 conditional use permit application, was not submitted. Therefore, as of the date of  
7 this report, the county's traffic consultant has not provided any comments or  
8 suggestions regarding traffic or how the development would affect the level of service  
9 along this segment of US 1.  
10

11 Site triangles are shown on the site plan; however vehicle maneuverability is not  
12 clearly indicated.  
13

14 23. Chapter 533, Florida Statutes: *Compliance to be determined upon submittal to*  
15 *Building Department.*  
16

17 Other Issues:

- 18  
19 1. The proposed development is subject to all rules and regulations set forth in the  
20 Habitat Conservation Plan (HCP) and the Federal Incidental Take Permit (ITP)  
21 #TE083411-0 for Big Pine Key.  
22

23 These intricate regulatory documents, as well as the Master Plan for Future  
24 Development of Big Pine Key and No Name Key, hold as a key tenet the survival of  
25 the Florida Key Deer, as an umbrella species, through the maintenance of the herd  
26 above quasi-extinction population levels. This is accomplished through the strict  
27 monitoring of impact through the assigned master variable "H". The master variable  
28 represents both direct habitat loss and indirect human-related effects on Key deer.  
29

30 Each parcel of land within the planning area is assigned an "H" value through the use  
31 of a spatial model which considers deer movement corridors, deer density in an area,  
32 existing development density, water barriers to movement, distance of a property  
33 from US1, and habitat quality. The assigned "H" value represents the total impact on  
34 the umbrella species that would be realized if that parcel or property were developed.  
35

36 The regulatory documents allow for a development horizon of 20 years with a total  
37 "H" impact of 1.1 to the umbrella species through the continued development of the  
38 planning area. The plans also require that this impact be mitigated at a ratio of 3:1.  
39 The plans define the appropriate form of mitigation to be property acquisition. The  
40 3:1 ratio should be met through the conservation of land which has a cumulative  
41 assigned "H" value of 3.3 to the total impact value of 1.1.  
42

43 The proposed development covers two (2) real estate numbers. RE 00110730.000000  
44 has an "H" value of 0.0215. RE 00110740.000000 has an "H" value of 0.0014. The  
45 parcels were combined in 2008 for assessment purposes. The combined "H" value  
46 for the property is 0.0229 "H".

1  
2 Currently, the property contains a single family residential dwelling unit and  
3 accessory uses. According to the application, the parcel will not be razed and the  
4 SFR and accessory uses will continue to exist. The dwelling unit was built in 1952.  
5 The HCP lists a single family residence as having a multiplier effect of 1. That is,  
6 one (1) times the "H" value of the property. The product of this equation is that the  
7 value of the "H" is used up and no more "H" would be charged for additional  
8 development for this parcel.  
9

10 A baseline or updated total H value on Big Pine Key and No Name Key was started  
11 on March 13, 1995 and compiled to include all approved development including this  
12 SFR. The baseline was included in the Habitat Mitigation and Habitat Banking  
13 calculations at a 3:1 ratio and deducted from the total "H" needed to reach the 1:1  
14 ratio. This also concludes that no additional "H" will be needed for any additional  
15 development.  
16

17 However, the proposed development is in a Tier 1 designation. The HCP as well as  
18 the ITP has strict development guidelines for lands located in Tier 1. In the ITP,  
19 under Block 11G. 6, and the HCP, under Section 5.3.2, Avoidance and Minimization,  
20 the documents state "no new development other than single-family residential and  
21 accessory uses will be permitted in Tier 1." Transient uses are not considered an  
22 accessory use to a single-family residence.  
23

24 **V RECOMMENDED ACTION:**

25  
26 Staff recommends **DENIAL** to the Director of Planning & Environmental Resources.  
27

28 In the event the application is approved, staff recommends that the following conditions be  
29 attached to the development order:  
30

- 31 A. Prior to the issuance of a development order, the applicant shall apply for and send  
32 enough transferable development rights (TDRs) to sustain the proposed development.  
33 However, it is important to note that staff does not believe this condition can be met.  
34
- 35 B. Prior to the issuance of a development order, the landscaping plan shall be revised to  
36 reflect correct bufferyards included in this staff report. Specifically, the applicant  
37 shall modify the class "D" bufferyard along the US 1 property line to a class "E"  
38 bufferyard.  
39
- 40 C. Prior to the issuance of a development order, the applicant shall submit a traffic study  
41 or letter, prepared and signed by a licensed traffic engineer, stating the projected trip  
42 generation. Following its submittal, the county's traffic consultant must approve its  
43 findings to determine whether or not the level of service along US 1 could support the  
44 additional development.  
45

- 1 D. Prior to the issuance of a development order, the applicant shall submit a letter of  
2 coordination from the United States Fish and Wildlife Service stating that proposed  
3 would be permitted under the provisions and regulations of Habitat Conservation Plan  
4 for Big Pine and No Name Keys and the Federal Incidental Take Permit #TE083411-  
5 0.  
6  
7 E. Prior to the issuance of a building permit, the applicant shall receive all required  
8 permits and approvals from the United States Army Corps of Engineers, Florida  
9 Department of Environmental Protection, South Florida Water Management District,  
10 Florida Department of Health and the Florida Department of Transportation.  
11  
12 F. Prior to the issuance of a building permit, the proposed development and structures  
13 shall be found in compliance by the Monroe County Building Department, the  
14 Monroe County Floodplain Administrator and the Monroe County Office of the Fire  
15 Marshal.  
16  
17 G. The bathhouse, tiki huts and chickee huts shall only serve as accessory floor area to  
18 the principal campground use and may only be for exclusive use of the occupants of  
19 the campground/RV spaces. Its floor area may not be transferred off-site or  
20 converted into non-residential floor area without additional permit approvals.  
21  
22 H. The operator of the campground shall be a holder of a valid Monroe County  
23 occupational license. This license must be obtained prior to the campground's  
24 opening to any visitors.  
25

26 VI PLANS REVIEWED:  
27

- 28 A. Project Information Sheet (G-3) by Keys Engineering Services, Inc. and DeHaas  
29 Consulting & Design, dated October 8, 2008;  
30 B. Existing Site Plan (C-1) by Keys Engineering Services, Inc. and DeHaas Consulting &  
31 Design, dated October 8, 2008;  
32 C. Proposed Site Plan (C-2) by Keys Engineering Services, Inc. and DeHaas Consulting &  
33 Design, dated October 8, 2008;  
34 D. Landscaping Plan (C-3) by Keys Engineering Services, Inc. and DeHaas Consulting &  
35 Design, dated October 8, 2008;  
36 E. Pedestrian Plan (C-4) by Keys Engineering Services, Inc. and DeHaas Consulting &  
37 Design, dated December 22, 2008;  
38 F. Conceptual Drainage Plan (C-5) by Keys Engineering Services, Inc. and DeHaas  
39 Consulting & Design, dated December 22, 2008;  
40 G. Boundary Survey by John Paul Grimes dated November 8, 2002

File #: **28003**

Project Name: **Giampaoli, Peter G & Elizabeth C.**

Common Name: **Giampaoli**

Type of Application: **TIER MAP AMEND.**

Key: **Sugarloaf**

RE #: **00119360-000100**  
**presently. Previously 00119360-000000**

**Additional Information added to  
File# 28003**

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: 1/17/08  
Time: 11:50 Am

Dear Applicant:

This is to acknowledge submittal of your application for Tier Map Amendment  
Type of application

Giampaoli  
Project / Name

to the Monroe County Planning Department.

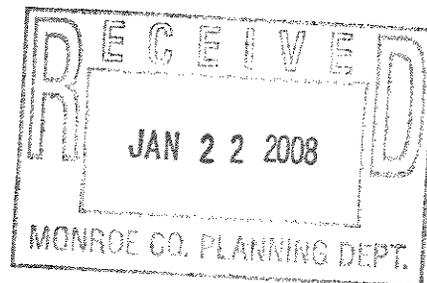
We are unable at this time to issue a receipt of your application, as it will take our staff two working days to determine that all required materials related to your application have been submitted. All applications received after 12:00 Noon will be considered as submitted the following working day.

Also, as required by Monroe County Code, planning staff will review your application after acceptance, to deem it complete within an additional fifteen working days.

Thank you.

Robby Telesco

Planning Staff



**End of Additional Information**  
**File # 28003**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED  
JAN 22 2008  
RECEIVED  
JAN 17 2008

Request for a Tier Map Amendment

Monroe County Code § 9.5-511

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

Amendment to Land Use District (Tier) Application Fee: \$4,131.00

In addition to the above application fees, the following fees also apply to each application:

Advertising Costs: \$735.00

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

Technology Fee: \$20.00

Date of Submittal: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Month Day Year

Property Owner:

PETER G. & ELIZABETH C. GIAMPAOLI  
Name

901 BRUCE Rd # 280  
Mailing Address CHICO, CA 95928

(530) 891-4757 X201  
Daytime Phone

PETE@EPICKHOMES.COM  
Email Address

Agent (if applicable):

Kieran Mahoney  
Name

17095 OVERSEAS HWY  
Mailing Address SUGARLOAF Key FL 33042

(305) 745-1856  
Daytime Phone

KJGMAHONEY@AOL.COM  
Email Address

Legal Description of Property:

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

LOT 35 RESUB & RESURVEY 600 LOT 1 (14-67-27) & Filled SUBMERGED LANDS  
Block Lot Subdivision SUGARLOAF Key PER ATTACHED SURVEY

\* 00119360 - 000100 9087904  
Real Estate (RE) Number Alternate Key Number

16820 OLD STATE ROAD 4-A SUGARLOAF KEY FL mm 17  
Street Address Approximate Mile Marker

\* PREVIOUSLY KNOWN AS 00119360-000000 PRIOR TO SALE

APPLICATION

Current Tier Map Designation: TIER I

Proposed Tier Map Designation: TIER III

Current Land Use District Designation(s): URM

Current Future Land Use Map Designation(s): RH

Total Land Area Affected: 1.73 AC

**Existing Use of the Property** (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

PARTIALLY IMPROVED PARCEL WITH WATER, ELECTRIC, PAVED ROAD, PAVED ACCESS DRIVE, LANDSCAPED, STORAGE BUILDING, PRIVACY WALL & GATED ENTRY

In accordance with the provisions set forth in Sec. 9.5-511 of the Monroe County Code, amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, owner or other person having a contractual interest in property to be affected by a proposed amendment.

In accordance with Sec. 9.5-511, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:

N/A

- 2) Changed assumptions (e.g., regarding demographic trends):

N/A

- 3) Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:

NO HABITAT - NO PROTECTED SPECIES & NOT INCLUDED IN FLORIDA FOREVER BOUNDARY - NOT CONSISTENT WITH TIER I CRITERIA

NORTHERN CALIFORNIA NATIONAL BANK  
1717 MANGROVE AVE., STE. 100  
CHICO, CA 95926 • (530) 891-4800

33957

**PETER G. GIAMPAOLI**  
**ELIZABETH C. GIAMPAOLI**  
492 CENTENNIAL AVENUE  
CHICO, CA 95928  
(530) 345-9314

90-4426/1211

1/14/2008

PAY TO THE ORDER OF Monroe County Planning Department

\$ **\*\*4,901.00**

Four Thousand Nine Hundred One and 00/100\*\*\*\*\* DOLLARS

*Monroe County Planning Department*

MEMO

*Tier Map Application*



AUTHORIZED SIGNATURE

⑈033957⑈ ⑆121144269⑆ 010010940⑈

SECURITY FEATURES INCLUDED DETAILS ON BACK

**ETER G. GIAMPAOLI - ELIZABETH C. GIAMPAOLI**

33957

*Monroe County Planning Department*

1/14/2008

4,901.00

*Personal - House Tier Map Application*

4,901.00

APPLICATION

4) New issues:

REFER TO ATTACHED "RECOMMENDATION OF SPECIAL MASTER",  
BOCC RESOLUTION NO. 148-2006 & LETTER  
OF CURRENT SITE CONDITION

5) Recognition of a need for additional detail or comprehensiveness:

PROPERTY IS DEVELOPED WITH INFRASTRUCTURE  
& SEPERATED FROM NATURAL AREAS & LOCATED  
WITHIN A DEVELOPED COMPOUND -

6) Data updates:

BECAUSE OF LOCATION & SITE IMPROVEMENTS,  
PARCEL IS NOT COMPATABLE WITH CVA  
DESIGNATION

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the map amendment would not result in an adverse community change (attach additional sheets if necessary):

THE PROPOSED DEVELOPMENT OF 1 SINGLE FAMILY RESIDENCE INSIDE A  
GATED COMPOUND WITH EXISTING INFRASTRUCTURE IS NOT ONLY  
CONSISTENT WITH OTHER EXISTING DEVELOPMENT BUT LESS  
THAN WHAT THE URM CLASSIFICATION MIGHT OTHERWISE PERMIT

Has a previous application been submitted for this site within the past two years? Yes \_\_\_ No

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 map amendment application (unaltered and unbound); and
- Correct fee (check or money order to Monroe County Planning & Environmental Resources); and
- Proof of ownership (i.e. Warranty Deed); and
- Current Property Record Card(s) from the Monroe County Property Appraiser; and
- Location map; and
- Copy of Tier Map (please request from the Planning & Environmental Resources Department prior to application submittal); and
- Copy of Land Use District Map (please request from the Planning & Environmental Resources Department prior to application submittal); and
- Copy of Future Land Use Map (please request from the Planning & Environmental Resources Department prior to application submittal); and
- Photograph(s) of site from adjacent roadway(s); and
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved

APPLICATION

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); and

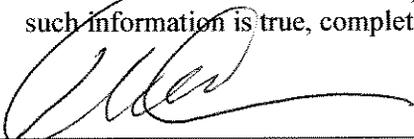
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (three sets).** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

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

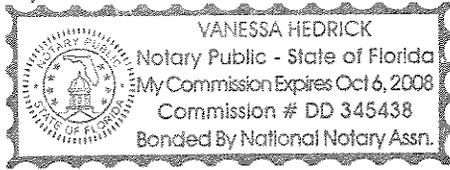
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Any Letters of Understanding pertaining to the proposed map amendment**

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: 1/10/08  
*KIERAN MAHONEY*

Sworn before me this 10 day of Jan. 2008

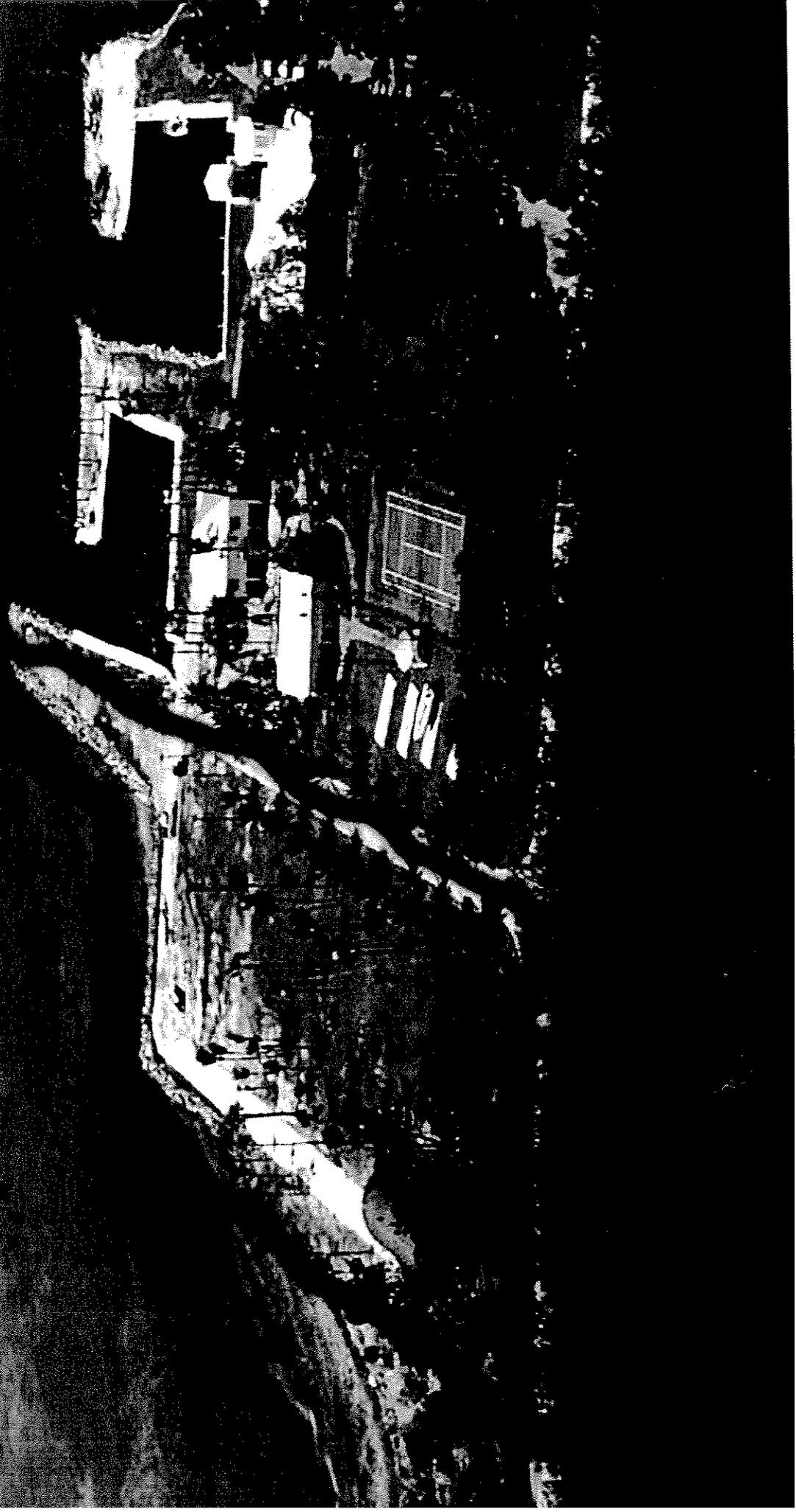


  
 Notary Public  
 My Commission Expires  
 10-6-08

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.



# Subject Property



Doc# 1631929 03/12/2007 2:18PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:  
John M. Spottswood, Jr.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 06-597-1B

03/12/2007 2:18PM  
DEED TIC STAMP CL: RS \$14,000.00

Doc# 1631929  
Bk# 1278 Pg# 1834

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 7th day of March, 2007 between SUGAR LOAF PALM PARTNERS, LLC, a limited liability company whose post office address is 16780 Old State Road 4A, Sugarloaf Shores, FL 33042, grantor, and Peter G. Giampaoli and Elizabeth C. Giampaoli, husband and wife whose post office address is 901 Bruce Road, Suite 280, Chico, CA 95928, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO 100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lots 35 and 36, according to the Dependent Easement and Subdivision of Government Lot 1, Section 14, Township 67 South, Range 27 East, Lower Sugarloaf Key, Monroe County, Florida AND the filled submerged lands, contiguous to the South of Lot 35, and described by CERTIFICATE, Recorded in Official Records Book 1406, at Page 2071, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00119360-000100 and 00119400-000000

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This Deed is made and accepted on the condition that there shall be no construction of any "main living spaces" for any residence built on Lot 35 South of the line entitled Building Setback Line as shown on the attached drawing (Exhibit "A"). The "main living space" of a residence for the purpose of this paragraph shall not include (i) roof overhang from the residence (ii) a patio/deck built without solid walls, less than 18 feet in length attached to any residence built on Lot 35, and these improvements can be built on Lot 35 South of such line.

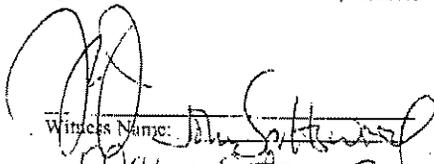
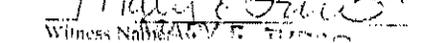
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

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

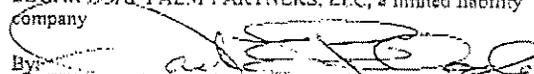
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

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:

  
Witness Name: John M. Spottswood, Jr.  
  
Witness Name: Peter G. Giampaoli

SUGAR LOAF PALM PARTNERS, LLC, a limited liability company

By:   
Jack E. Blades, President

Doc# 1631929  
Bk# 2278 Pg# 1835

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this <sup>7<sup>th</sup></sup> ~~23<sup>rd</sup>~~ day of ~~February~~ <sup>March</sup>, 2007 by Jack E. Blades, President and Charles R. Hassan, Jr of SUGAR LOAF PALM PARTNERS, LLC, a limited liability company, on behalf of said firm. They  are personally known or  have produced a driver's license as identification.

Mary E. Turso  
Notary Public

[Notary Seal]



Printed Name: MARY E. TURSO

My Commission Expires: \_\_\_\_\_

MONROE COUNTY  
OFFICIAL RECORDS

REC 11 06 PAGE 2071

949732

CERTIFICATE

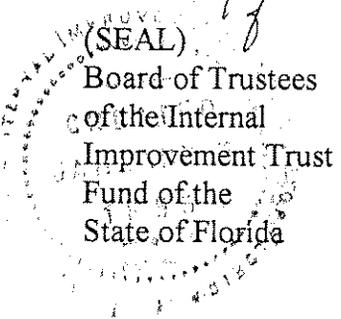
Upon application of Glenn E. Patch, whose addresses is Post Office Box F, Titusville, Florida 32780 and pursuant to Section 92.16, and subsections 253.12(9) and (10), Florida Statutes, the undersigned, on behalf of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereby certifies that the boundary separating the lands of the applicant's parcel of land from the adjacent state owned sovereignty lands on July 1, 1975, is described as follows:

Description of waterward boundary line as of July 1, 1975, lying Southerly of and adjacent to lots 34 and 35, Dependent Resurvey and Subdivision of Section 14, Township 67 South, Range 27 East, Sugarloaf Key, Monroe County, Florida and being more particularly described as follows:

Commence at the Northeast corner of aforementioned Section 14 and run N 89°50' W, along the North line of Section 14, 1320 feet; thence S 00°10' W, 1320 feet, to the Southwest corner of lot 34; thence along the Southerly line of lots 34 and 35, N 76°00' E, 330 feet; thence N 59°30' E, 11.66 feet, to the Southeast corner of lot 35; thence S 00°10' W, 115.72 feet, to a point on the shoreline of the Atlantic Ocean and the POINT OF BEGINNING; thence run the following 16 courses along the shoreline of the Atlantic Ocean, N 89°54'57" W, 122.43 feet; S 10°03'33" W, 131.53 feet; S 21°31'47" E, 11.04 feet; S 03°09'05" W, 125.76 feet; S 43°40'15" W, 13.75 feet; S 76°33' W, 11.86 feet; N 61°24'07" W, 15.46 feet; N 00°28'25" E, 124.23 feet; N 86°09'22" W, 3.62 feet; N 02°18'54" W, 152.75 feet; N 88°37'52" W, 111.65 feet; S 01°51'38" W, 111.50 feet; S 85°01'31" E, 66.21 feet; S 03°06'51"E, 42.07 feet; S 88°13'46" W, 55.86 feet; S 83°51'01" W, 36.19 feet, to the point of terminus.

The above description was prepared by H. L. Overbeck, Inc.

In Witness Whereof, I have hereunto set my hand and have caused to be affixed hereto the official seal of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida at its office in Tallahassee, Leon County, Florida, this 16 day of May, 1996.



Terry E. Wilkinson  
Terry E. Wilkinson, Chief  
Bureau of Survey and Mapping  
State of Florida Department of  
Environmental Protection  
as agent for and on behalf of the Board  
of Trustees of the Internal Improvement  
Trust Fund of the State of Florida

SCORE P3:23

# Monroe County Property Record Card (133)

Alternate Key: 9087904 Roll Year 2008  
 Effective Date: 1/7/2008 10:48:05 AM Run: 01/07/2008 10:48 AM

GIAMPAOLI, PETER G AND ELIZABETH C  
 901 BRUCE RD STE 280  
 CHICO CA 95928

Parcel 00119360-000100-14-67-27 Nbrhd 342  
 Alt Key 9087904 Mill Group 100C  
 Affordable Housing No PC 0000  
 Inspect Date Next Review  
 Business Name  
 Physical Addr OLD STATE RD 4A, SUGARLOAF KEY

## Associated Names

Name	DBA	Role
GIAMPAOLI, PETER G AND ELIZABETH C		Owner

## Legal Description

14 -67-27 SUGARLOAF KEY LOT 35 RESUB OF GOVT LOT 1 AND ADJ PARCEL OR623-789 OR677-821/E OR837-95/96 OR838-351 OR955-425/426Q/C OR955-427 OR1019-1036 OR1019-1037 OR1019-1038/39 OR1323-2217/22 OR1406-2071/IF/CERT OR1529-1478/81 1529-1482/85 OR1553-6977/00 OR2069-2443/44 OR2070-18 OR2086-716/17R/S OR2082-1954/57C OR2127-1274/75 OR2127-1321/38DEC/REST OR2278-1824/1833AMID OR2278-1834/35

## Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
M10W				Yes	1.73	AC	0.00		1.00	1.00	1.00	1.00		N		
<b>Total Just Value</b>																

## Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
4	SW2:SEAWALL	2,080	SF	0.00	520	4	2006	2007	1	60		
3	FN2:FENCES	1,400	SF	0.00	200	7	1992	1993	5	30		
2	CL2:CH LINK FENCE	1,472	SF	0.00	368	4	2001	2002	3	30		
1	UB2:UTILITY BLDG	2,400	SF	0.00	60	40	1992	1993	2	50		
<b>Total Depreciated Value</b>												

## Appraiser Notes

SPLIT OUT LT 35 FROM RE 00119360-000000 PER OWNERS REQ DONE FOR 2007 TAX ROLL  
 ADJ LAND SIZE TO COINCIDE WITH GIS AND SURVEY.

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2007F	C	1,297,500	0	0	63,431	1,360,931	1,360,931	0	N	1,360,931

**Monroe County Property Record Card (133)**

Alternate Key: 9087904

Roll Year 2008

Effective Date: 1/7/2008 10:48:05 AM

Run: 01/07/2008 10:48 AM

**Sales History**

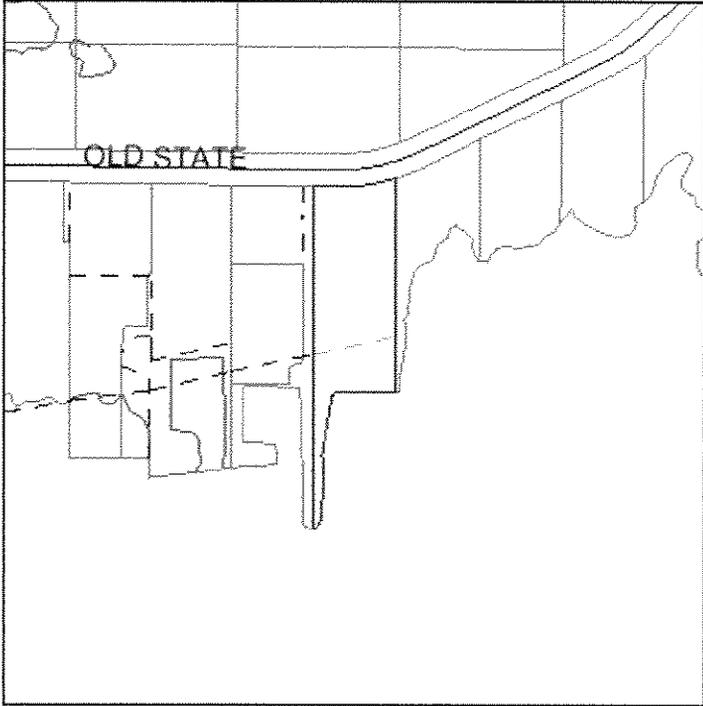
Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2278	1834	3/7/2007	Warranty Deed	0	M	V	2,000,000

**MONROE COUNTY PROPERTY APPRAISER**

**PROPERTY INFORMATION FOR:**

Alternate Key: 9087904  
 RE Number: 00119360-000100

**Property Details**

<p><b>OWNER OF RECORD</b></p> <p>GIAMPAOLI PETER G AND ELIZABETH C                  901 BRUCE RD                  STE 280                  CHICO CA 95928</p> <p><b>PHYSICAL LOCATION</b></p> <p>OLD STATE RD 4A SUGARLOAF KEY</p> <p><b>LEGAL DESCRIPTION</b></p> <p>14 -67-27 SUGARLOAF KEY LOT 35 RESUB OF GOVT                  LOT 1 AND ADJ PARCEL OR623-789 OR677-821/E                  OR837-95/96 OR838-351 OR955-425/426Q/C OR955-427                  OR1019-1036 OR1019-1037 OR1019-1038/39 OR1</p> <p><b>SECTION, TOWNSHIP, RANGE</b></p> <p>14 - 67 - 27</p> <p><b>AFFORDABLE HOUSING</b>                      No</p> <p><b>MILLAGE GROUP</b></p> <p>100C</p> <p><b>PC CODE</b></p> <p>VACANT RESIDENTIAL</p>	<p style="text-align: center;"><b>PROPERTY MAP</b></p> 
--	--

**Land Details**

<u>LAND USE CODE</u>	<u>FRONTAGE</u>	<u>DEPTH</u>	<u>LAND AREA</u>
M10W - RES WATERFRONT			1.73 AC

**Miscellaneous Improvements**

<u>NBR</u>	<u>IMPR TYPE</u>	<u># UNITS</u>	<u>TYPE</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>YEAR BUILT</u>	<u>ROLL YEAR</u>	<u>GRADE</u>	<u>LIFE</u>
1	UB2:UTILITY BLDG	2400	SF	60	40	1992	1993	2	50
2	CL2:CH LINK FENCE	1472	SF	368	4	2001	2002	3	30
3	FN2:FENCES	1400	SF	200	7	1992	1993	5	30
4	SW2:SEAWALL	2080	SF	520	4	2006	2007	1	60

**Parcel Value History**

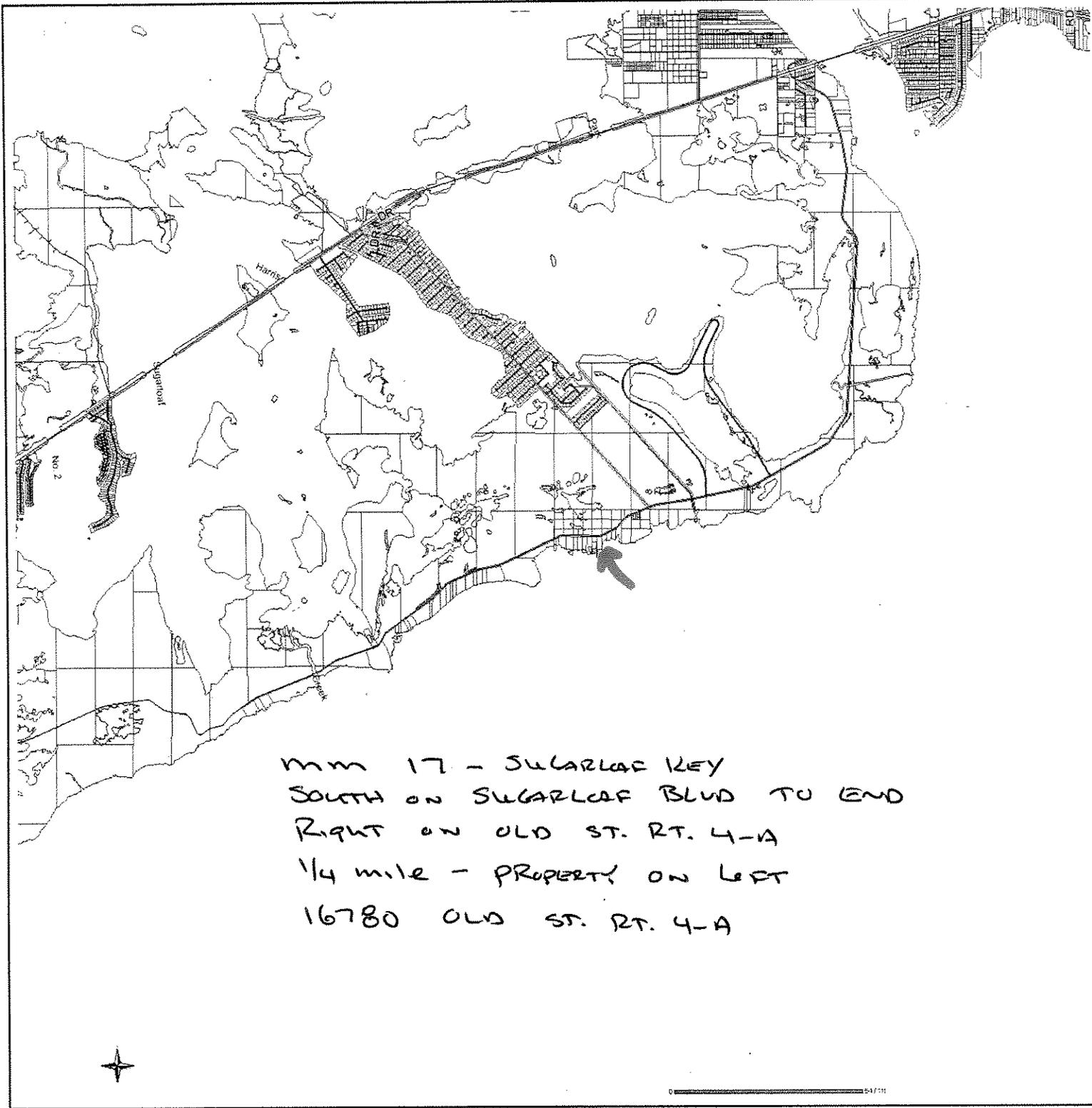
<u>TAX ROLL YEAR</u>	<u>BUILDING</u>	<u>MISCELLANEOUS IMPROVEMENTS</u>	<u>LAND</u>	<u>JUST</u>	<u>EXEMPTIONS (NOT INCLUDING SENIORS)</u>	<u>TAXABLE</u>
2007	0	63,431	1,297,500	1,360,931	0	1,360,931

**Parcel Sales History**

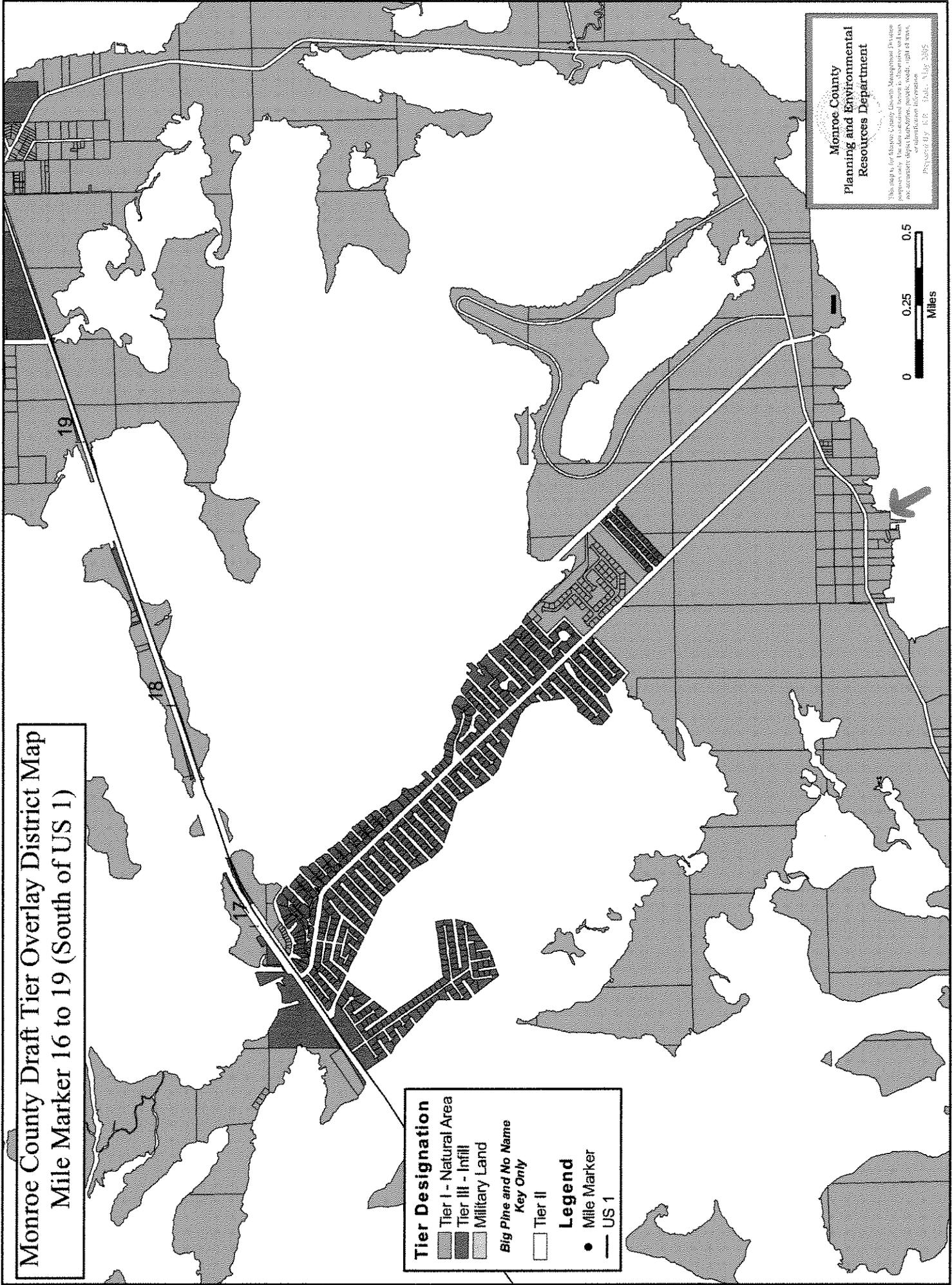
NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
03/2007	2278/1834	2,000,000	WD

# LOCATION MAP



**Monroe County Draft Tier Overlay District Map  
Mile Marker 16 to 19 (South of US 1)**



**Tier Designation**

- Tier I - Natural Area
- Tier III - Infill
- Military Land

**Big Pine and No Name Key Only**

- Tier II

**Legend**

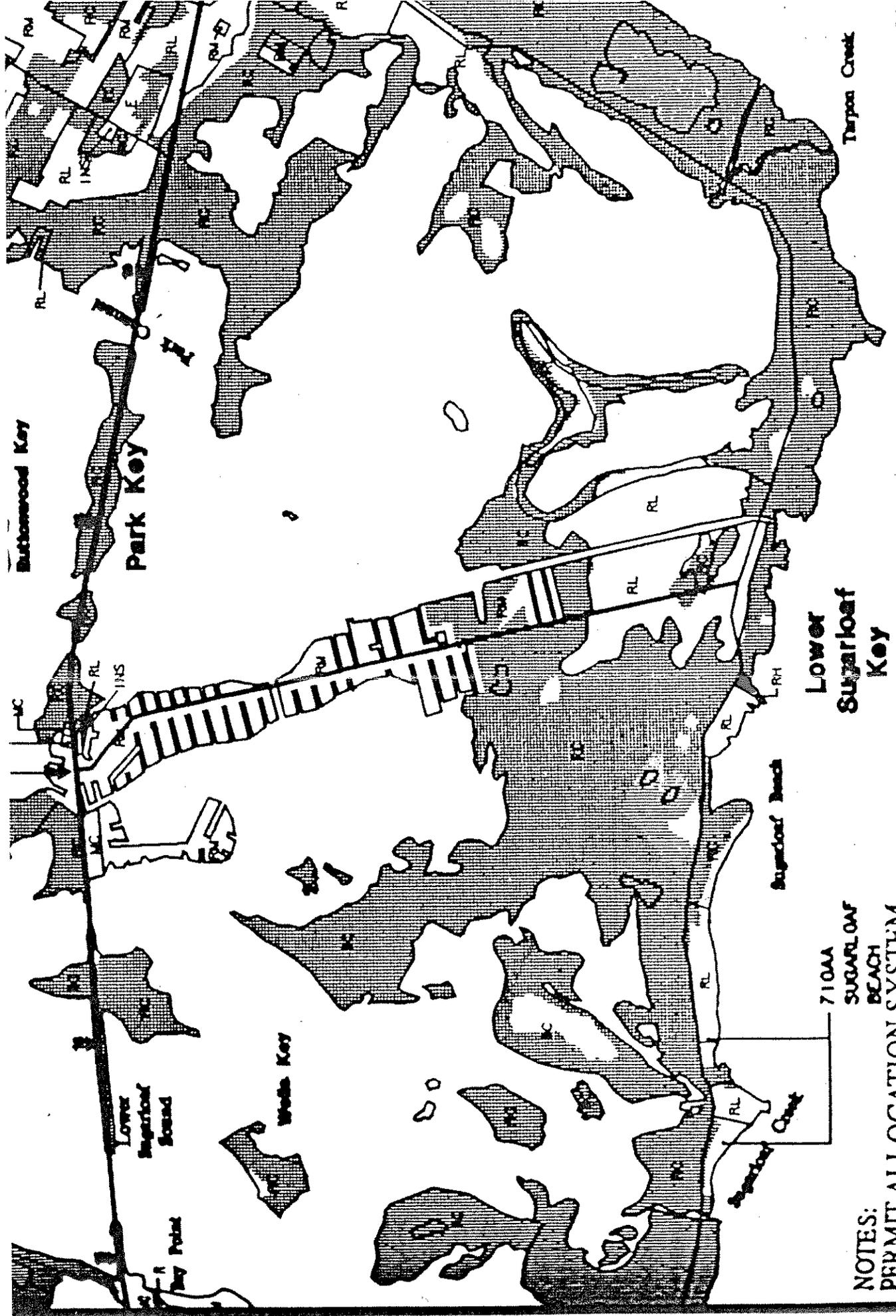
- Mile Marker
- US 1

**Monroe County  
Planning and Environmental  
Resources Department**

This report is for Monroe County Growth Management. It is for planning purposes only. The data contained herein is illustrative and does not constitute any guarantee, warranty, or representation by the Department of Planning and Environmental Resources. Date: 10/13/05







NOTES:  
 PERMIT ALLOCATION SYSTEM

710AA  
 SUGARLOAF  
 BEACH

Lower  
 Sugarloaf  
 Key

Sugarloaf Beach

Sugarloaf Creek

Thurston Creek

Butternut Key

Park Key

Lower  
 Sugarloaf  
 Sound

Middle Key

Key Point

Gary & Mary Hickman  
405 Anchor Row  
Placida, FL 33946

Gary & Mary Hickman  
405 Anchor Row  
Placida, FL 33946

Gary & Mary Hickman  
405 Anchor Row  
Placida, FL 33946

Jack & ChelleBe Blades  
16780 Old State Rt. 4-A  
Sugarloaf Key, FL 33042

Jack & ChelleBe Blades  
16780 Old State Rt. 4-A  
Sugarloaf Key, FL 33042

Jack & ChelleBe Blades  
16780 Old State Rt. 4-A  
Sugarloaf Key, FL 33042

Sugarloaf Fun West, LLC.  
231 Tradewinds Ave,  
Naples, FL 34108

Sugarloaf Fun West, LLC.  
231 Tradewinds Ave,  
Naples, FL 34108

Sugarloaf Fun West, LLC.  
231 Tradewinds Ave,  
Naples, FL 34108

Ada Silvers  
Clarence Keevan  
PO Box PO Box 5913  
Key West, FL 33045-

Ada Silvers  
Clarence Keevan  
PO Box PO Box 5913  
Key West, FL 33045-5913

Ada Silvers  
Clarence Keevan  
PO Box PO Box 5913  
Key West, FL 33045-5913

TIIF  
3900 Commonwealth Blvd.  
Tallahassee, FL 32399-3000

TIIF  
3900 Commonwealth Blvd.  
Tallahassee, FL 32399- 3000

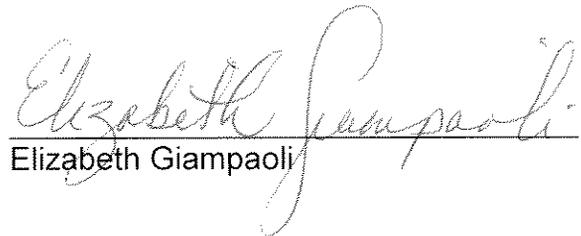
TIIF  
3900 Commonwealth Blvd.  
Tallahassee, FL 32399-30000

# Agent Authorization

The undersigned owners of Lot 35 of the Resurvey and Resubdivision of Gov. Lot 1, Sugarloaf Key located at 16820 Old State Rt. 4-A on Sugarloaf Key hereby authorize Kieran Mahoney to act as agent on their behalf in all matters related to the Application for Tier Map Amendment of said property.

Executed on this 8<sup>th</sup> day of December, 2007

  
\_\_\_\_\_  
Peter Giampaoli

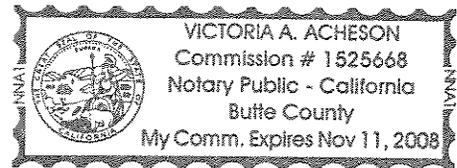
  
\_\_\_\_\_  
Elizabeth Giampaoli

State of California, County of BUTTE

Signed before me by Peter Giampaoli and Elizabeth Giampaoli on this 8<sup>th</sup> day of December, 2007.

  
\_\_\_\_\_  
Notary

Seal

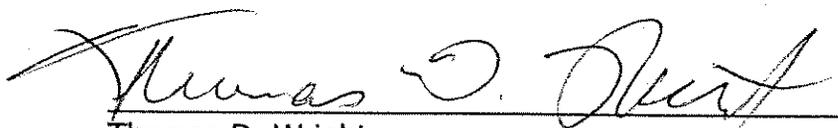


## RECOMMENDATION OF SPECIAL MASTER

**RE: BLADES, JACK E. and MICHELLE B.**

**Application for a boundary amendment to the Conservation and Natural Area (CNA): RE #00119320-000000, RE# 00119330-000000, RE# 00119340-000000, RE# 00119360-000000, RE# 00119370-000001 and RE# 00119380-000001 – Sugarloaf Key, formerly known as the "Patch Property" - (approximately 6.58 acres)**

These parcels are located between the Atlantic Ocean and Old State Road 4A on Sugarloaf Key. Together they comprise approximately 6.58 acres and are developed with several residences. The properties are not designated for acquisition by the Florida Forever Lands Acquisition Program, except for what appears to be a submerged boat basin. There is some mangrove fringe along the shoreline. The properties are within the sparsely settled SS Land Use District, although the most Easterly property is within the Urban Residential Mobile Home Land Use District. Because these areas are developed, and are separated from the natural areas to the North by Old State Road 4A, and because there is complete infrastructure to these lots and because the property is bounded on all other sides by water and development, it is my recommendation that the petition be granted and these properties be deleted from the CNA designation.



Thomas D. Wright  
Monroe County Special Master

Dated: July 1, 2005

**RESOLUTION NO. 148-2006**

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS DIRECTING GROWTH MANAGEMENT DIVISION STAFF TO PROCESS AMENDMENTS TO THE ADOPTED TIER OVERLAY MAP BASED ON REVIEW OF PREVIOUS CHANGE REQUESTS.

---

**WHEREAS**, the Monroe County Board of County Commissioners, during seven public hearings held in December 2004, January, February, March, April, May, and June 2005, reviewed and considered the proposed amendments to utilize the Tier overlay maps as the basis for the ROGO point system, considered Planning Commission, staff recommendations, and public comments; and

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

1. The Board of County Commissioners directed staff to prepare text and map amendments in Ordinance No. 018-2004 adopted June 16, 2004, to include Tier Overlay Map designations in accordance with Goal 105 and revisions to ROGO based on the Tier system utilizing a positive approach that predominately relies on land dedication and aggregation.
2. Goal 105 provides a framework for future development and land acquisition for the next 20 or more years, called the "Tier System", that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability.
3. The designation of Tiers will be implemented through an overlay of the County's Land Use District Map, that will be referred to as the "Tier Overlay District Map" in the County Code.
4. The adoption and amendments to the Tier Overlay District Map will be in accordance with procedures for amending the Land Development Regulations in Section 9.5-511, Monroe County Code.
5. Previous to adoption of the Tier Overlay District Maps, Growth Management Division staff accepted applications from various property owners to review the tier designations for specific properties in unincorporated Monroe County.
6. The review of these requests went to a Special Master Hearing who made recommendations on the proposed changes.
7. Growth Management Division staff reviewed and also made a recommendation for for the submitted applications.

8. Growth Management Division Staff have additional recommendations for amendments to the designations.

9. Due to the direction given by the Florida Administrative Commission (which consists of the Governor and Cabinet), staff was unable to incorporate changes to the Tier Overlay District Map for the properties above.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

**Section 1.** Growth Management Division staff is directed to process amendments to the Tier Overlay District Maps for the properties described in Exhibit A.

**Section 2.** The amendments will be processed without fee to the property owners of the properties described in Exhibit A.

**Section 3.** The amendments will be processed consistent with the procedures for changing Tier Overlay District Maps.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a special meeting held on the 15th day of March, 2006.

Mayor Charles "Sonny" McCoy  
Mayor Pro Tem Murray Nelson  
Commissioner Dixie Spehar  
Commissioner George Neugent  
Commissioner David Rice

Not Present  
Yes  
Yes  
Yes  
Not Present

FILED FOR RECORD

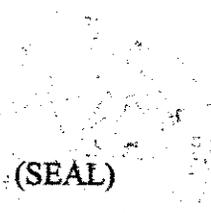
2006 APR -3 AM 10: 14

DANNY L. KOLHAGE  
CLK. CIR. CTC  
MONROE COUNTY, FL

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

*Murray Nelson*

BY \_\_\_\_\_  
MAYOR PRO TEM



ATTEST: DANNY L. KOLHAGE, CLERK

*Gamela Hancock*  
DEPUTY CLERK

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
*[Signature]*  
Date: 3/1/06



## *Staff Recommended Changes to Tier Overlay System*

### *Exhibit A*

<i>Real Estate Number</i>	<i>Location</i>	<i>Applicant</i>
114090	Ramrod Key	Staff Added
114090.0001	Ramrod Key	Staff Added
114120	Ramrod Key	Staff Added
114150	Ramrod Key	Staff Added
114150.0004	Ramrod Key	Krause
117510.000199999	Sugarloaf Key	Midge Jolly
117510.0004	Sugarloaf Key	Staff Added
118210	Sugarloaf Key	AIE, INC
119260	Sugarloaf Key	Staff Added
119270	Sugarloaf Key	Staff Added
119280	Sugarloaf Key	Staff Added
119300	Sugarloaf Key	Clarence Keevan
119310	Sugarloaf Key	Staff Added
119320	Sugarloaf Key	Jack Blades
119330	Sugarloaf Key	Jack Blades
119340	Sugarloaf Key	Jack Blades
119340.0001	Sugarloaf Key	Staff Added
119350	Sugarloaf Key	Staff Added
119360	Sugarloaf Key	Jack Blades
119370	Sugarloaf Key	Jack Blades
119370.0001	Sugarloaf Key	Staff Added
119380	Sugarloaf Key	Jack Blades
171130	Sugarloaf Key	William Smith

*Thursday, March 02, 2006*

*Exhibit A, Meeting Date: March 15, 2006*

*Page 1 of 5*

*Staff Contact Person: Jose Papa*

## County of Monroe Growth Management Division

**Environmental Resources Department**  
2798 Overseas Highway  
Suite #430  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



**Board of County Commissioners**  
Mayor Charles McCoy, Dist. 3  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Mario Di Gemaro, Dist. 4  
Glenn Patton, Dist. 5

*We strive to be caring, professional and fair*

September 6, 2006

Jack Blades  
16780 Old State Road 4A  
Sugarloaf Key, FL 33042

RE: Letter of Current Site Conditions for Lot 35 (Re-subdivision of Government Lot 1), Sugarloaf Key  
Real Estate No. 00119360.000000

Dear Mr. Blades:

As requested, the above-referenced lot has been reviewed for site conditions pursuant to current Monroe County Land Development Regulations (LDRs) and the Monroe County Year 2010 Comprehensive Plan. The following information details the ROGO process for building a principal structure on this lot. All of the ROGO scoring categories are not addressed in this letter. Please note that at the time this letter was drafted lots 35 and 34 are combined under unity of title. Lot 35 may not be developed as a separate entity until it is separated from Lot 34. This letter is written based on the assumption that this separation will occur prior to submittal of development application.

A site visit determined that the parcel is a buildable upland acreage lot located within unincorporated Monroe County. The lot does qualify for plus ten (+5) points under the "Infrastructure Availability" criterion of the ROGO scoring system.

The official Monroe County habitat map (panel no. 71) designates the area as "Disturbed". Based on the site visit staff does concur with this designation. The parcel is not designated as wetland by the official Monroe County wetland maps. Staff found no wetland vegetation and no other indicators such as algal growth or hydric soils, on the site; this does not meet the State of Florida statutes for wetland criteria and thus will not be considered a wetland by Monroe County. Please be advised that the Army Corps of Engineers (ACOE) does not utilize Florida State wetland criteria and may require mitigation for development. Based on these existing conditions the parcel would receive positive one (+1) under the "Habitat Protection" criterion of the ROGO scoring system.

Monroe County code dictates that a parcel designated as "Disturbed" shall have an open space requirement of twenty (20%) percent for the entire lot. Open space is the area that is required to remain unobstructed from land to sky. Vegetation is not considered to be an obstruction.

This parcel is located in the "Urban Residential Mobile Home" (URM) land use district as indicated on page 472 of the Monroe County Land Use District Maps. Within the land use district of URM Monroe County code allows a density of five (5) single family dwelling units per acre, provided that the site is a licensed RV or mobile home park, or 1 unit per lot without the proper licensing. Currently Lot 35 and Lot 34 are combined under unity of title and the RV spaces and park designation allowing this increased density of 5 units per acre are associated with Lot 34. If the lots are separated for sale the density bonus will not apply to Lot 35 and it will be held to the density of 1 single family unit per acre. Any principal structure must maintain a minimum front setback of twenty five (25) feet from the property line, one side setback of five (5) feet from the property line and the other side at ten (10) feet, and a rear setback of twenty (20) feet from the property line in this land use district. A shoreline setback of twenty (20) feet will apply as this site has an altered shoreline adjacent to a man made canal, channel or basin. Setbacks are measured to the furthest extension of the building, whether it is the roof line, a stairway, porch, or deck. The maximum permitted height of a house is thirty five (35) feet to the peak of the roof, as measured from the pre-construction grade on the lot or the crown of the adjacent roadway.

Page 1 of 2

W:\Environmental\LCSC\AVERAGE\Sugarloaf Key Lot 35 Sugarloaf Beach 00119360.doc

The official Future Land Use map for Monroe County includes this parcel in the Residential High (RH) category. This will be congruent with the current land use designation of URM and will continue to allow for single family development.

This parcel is split by several flood zones, AE-11, VE-13, and VE-15 and is shown on panel number 1556-K of the National Flood Insurance Program Flood Insurance Rate Map (FIRM). The parcel would receive negative one point (-1) under the "Coastal High Hazard Area" criterion of the ROGO scoring system if the development could be placed without infringing in the VE areas of the parcel. If this could not be accomplished a score of negative six (-6) points would be awarded under this criterion.

This parcel contains a mix of native and exotic vegetation. Some of the native trees must remain on site or if they are removed shall be mitigated at a ratio of 2:1. This lot is predominately disturbed area with several exotic Coconut Palms. Any shoreline vegetation will be protected by the shoreline setback. All invasive exotic vegetation must be removed from the site prior to the issuance of a certificate of occupancy on the property.

The official Monroe County Endangered Species (map # 7) maps indicate that this property is not known, potential, or probable habitat for any threatened or endangered species. Thus, any development on this parcel shall receive zero (0) points under the "Threatened or Endangered Animal Species" criterion of the ROGO scoring system.

Additional ROGO points are available under "Affordable Housing", "Lot Aggregation", "Land Dedication", "Water Conservation", "Energy Conservation", and "Structural Integrity" criteria.

Monroe County prohibits affordable housing from being placed in an area that is considered environmentally sensitive. This parcel would receive negative points under the environmental review of ROGO criterion; however this parcel is exempt from this requirement due to the land use district of URM. Thus this site is acceptable for affordable housing if all of the affordable housing requirements are satisfied.

Please note that revisions to the current ROGO system are pending, and the points referenced above are subject to change with those revisions. This parcel falls within the "Tier 1" designated area. This designation is reserved for areas which are better suited for conservation as opposed to continued development. However, as a part of the Tier adoption process as resolution ( 148-2006) was passed by the BOCC to allow staff to recommend 147 changes in Tier designation post implementation of the Tier System. The above referenced parcel is included in those 147 areas recommended for change from Tier 1 to Tier 3 (development Tier). This change will be accomplished through public hearings with both the Planning Commission and the BOCC. Advertisements for these meetings will be placed in local newspapers prior to hearing dates. For more information on changes to policy as a result of the Tier System please visit [http://www.monroecounty-fl.gov/Pages/MonroeCoFL\\_HofTopics/00856575-000F8513](http://www.monroecounty-fl.gov/Pages/MonroeCoFL_HofTopics/00856575-000F8513).

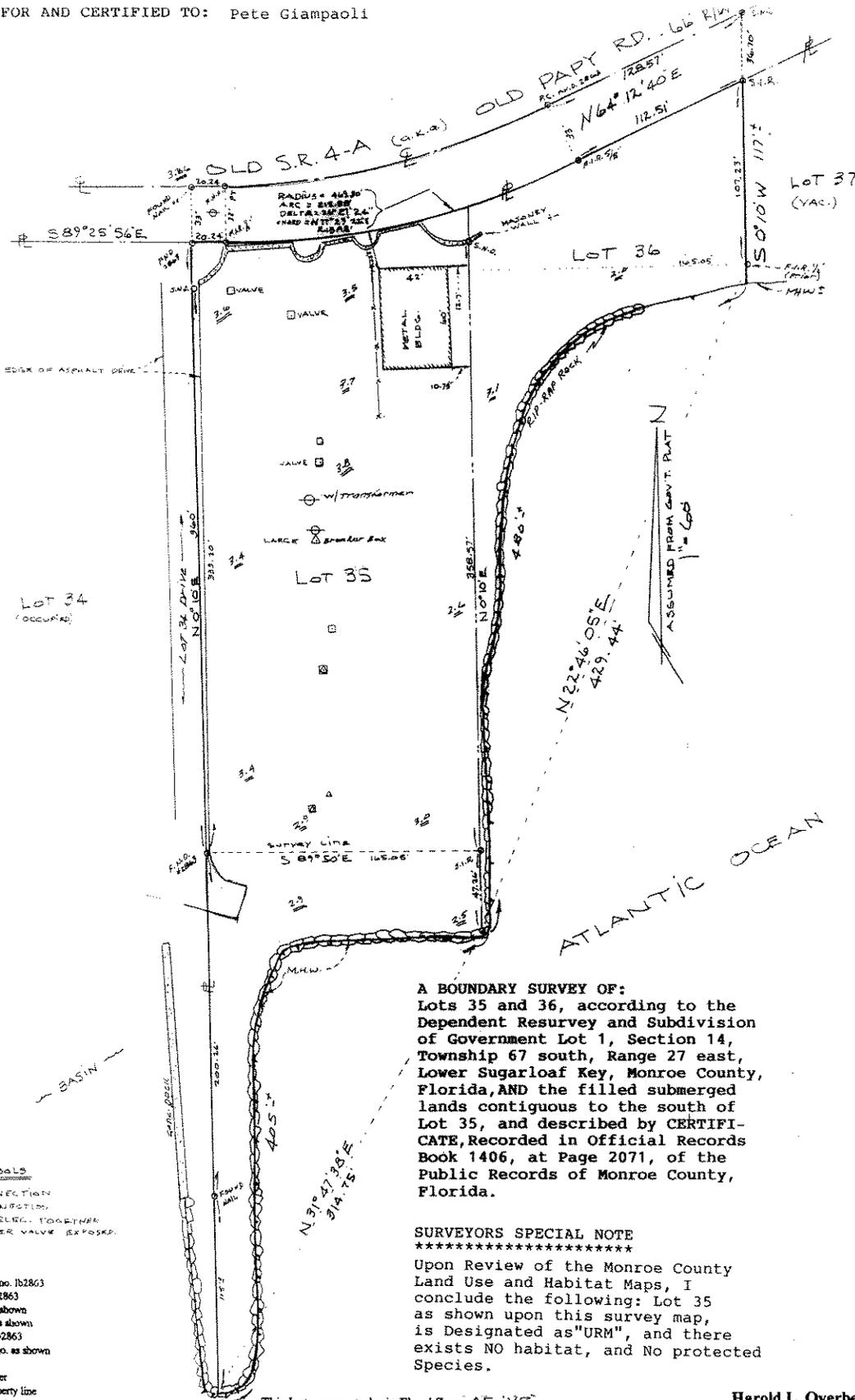
This document is for informational purposes only. It does not assign or guarantee any development rights or the timing of such rights. The information contained herein is accurate as of the date of this correspondence and is subject to change.

If you have any questions regarding these parcels, or if you require further assistance, please do not hesitate to contact me at (305) 289-2500.

Sincerely,

Andrew Omer Trivette  
Sr. Administrator of Environmental Projects

cc: Cornie Robertson, Administrative Assistant  
File



**A BOUNDARY SURVEY OF:**  
 Lots 35 and 36, according to the  
 Dependent Resurvey and Subdivision  
 of Government Lot 1, Section 14,  
 Township 67 south, Range 27 east,  
 Lower Sugarloaf Key, Monroe County,  
 Florida, AND the filled submerged  
 lands contiguous to the south of  
 Lot 35, and described by CERTIFI-  
 CATE, Recorded in Official Records  
 Book 1406, at Page 2071, of the  
 Public Records of Monroe County,  
 Florida.

**SURVEYORS SPECIAL NOTE**  
 \*\*\*\*\*  
 Upon Review of the Monroe County  
 Land Use and Habitat Maps, I  
 conclude the following: Lot 35  
 as shown upon this survey map,  
 is Designated as "URM", and there  
 exists NO habitat, and No protected  
 Species.

This Lot appears to be in Flood Zone AE:1VE  
 with a base flood elevation of 10-11-12 feet,  
 F.I.R.M. No. 125129-1856K 2-18-05.

BENCHMARK: 8.0' Nail/Disk #718/11  
conc. utility Pole @ NW corner of Lot 35.

There are no above ground encroachments  
 that are not shown.

**Harold L. Overbeck**  
 Registered Land Surveyor  
 1620 Buttonwood Dr  
 Big Pine Key, Fl. 33043  
 305-872-4763 Fax 872-7146

Date: 1-5-08	Revision:
Scale: 1" = 60'	
Section 14, Twp 67, Range 27	
No. 07034	

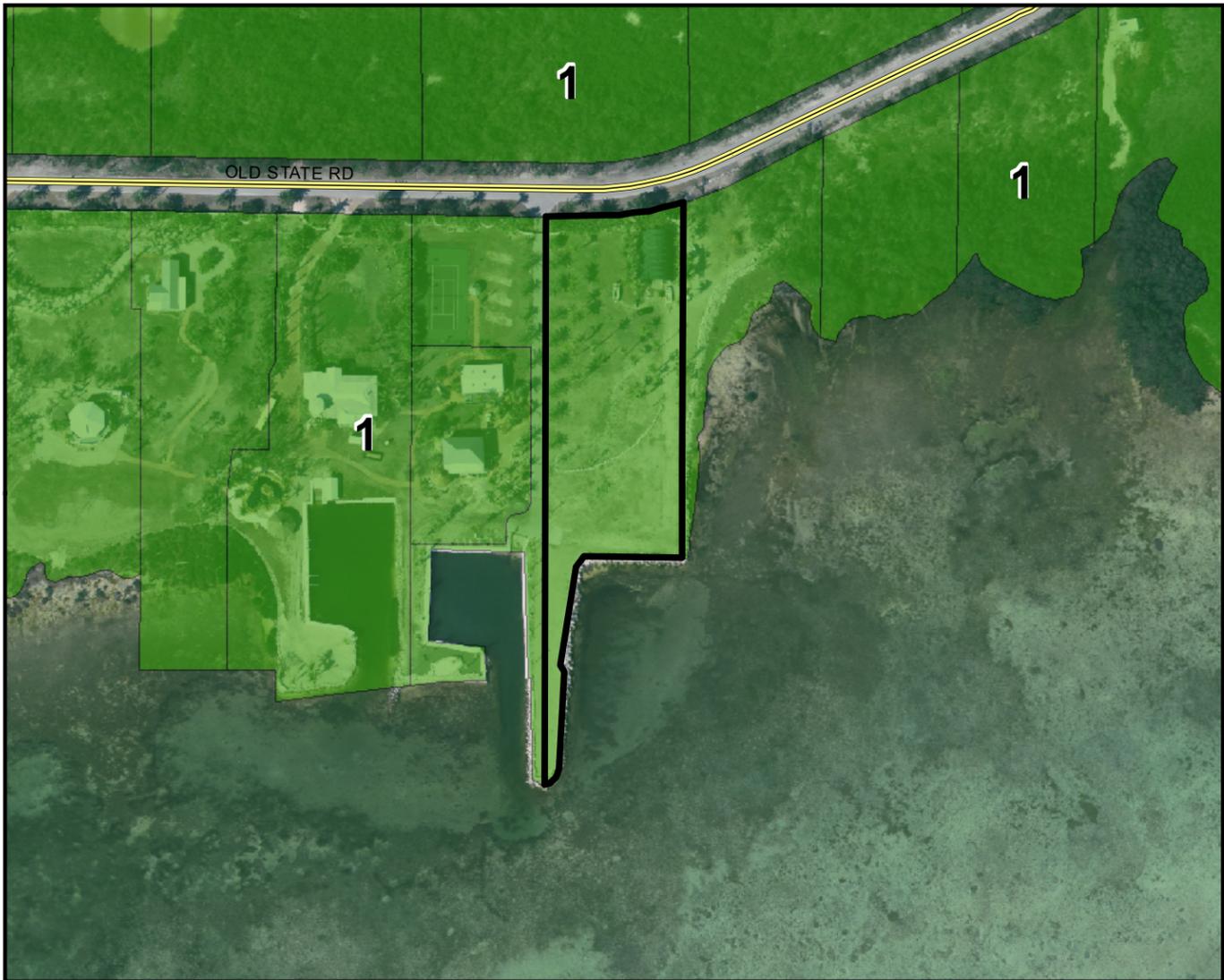
**UTILITY SYMBOLS**  
 □ WATER CONNECTION  
 △ ELECT. CONNECTION  
 ⊕ WATER AND ELECT. TOGETHER  
 ○ VALVE & WATER VALVE EXPOSED  
 ⊙ UTILITY POLE

**Surveyors Notes:**  
 mmp = set 3/4" metal pipe, no. 1b2863  
 mri = set 1/2" iron rod, no. 1b2863  
 fir = found iron rod size as shown  
 fip = found iron pipe size as shown  
 end = set rail and disk no. 1b2863  
 fnd = found nail and disk no. as shown  
 fnr = found nail and nut  
 fnw = found nail and washer  
 CL = centerline PR = property line  
 PC = point of curve PI = point of intersection  
 R/W = right-of-way  
 [ ] = concrete area X = utility pole  
 (M) = measured (R) = record (D) = dead  
 P.O.B. = Point of Beginning  
 Elevations are shown thus 0.00, and are N.G.V.D.-29  
 All lot angles are 90 degrees unless shown otherwise.  
 M.H.W. = mean high water and is approximate and does  
 not purport to establish local datum or tidal boundary lines.

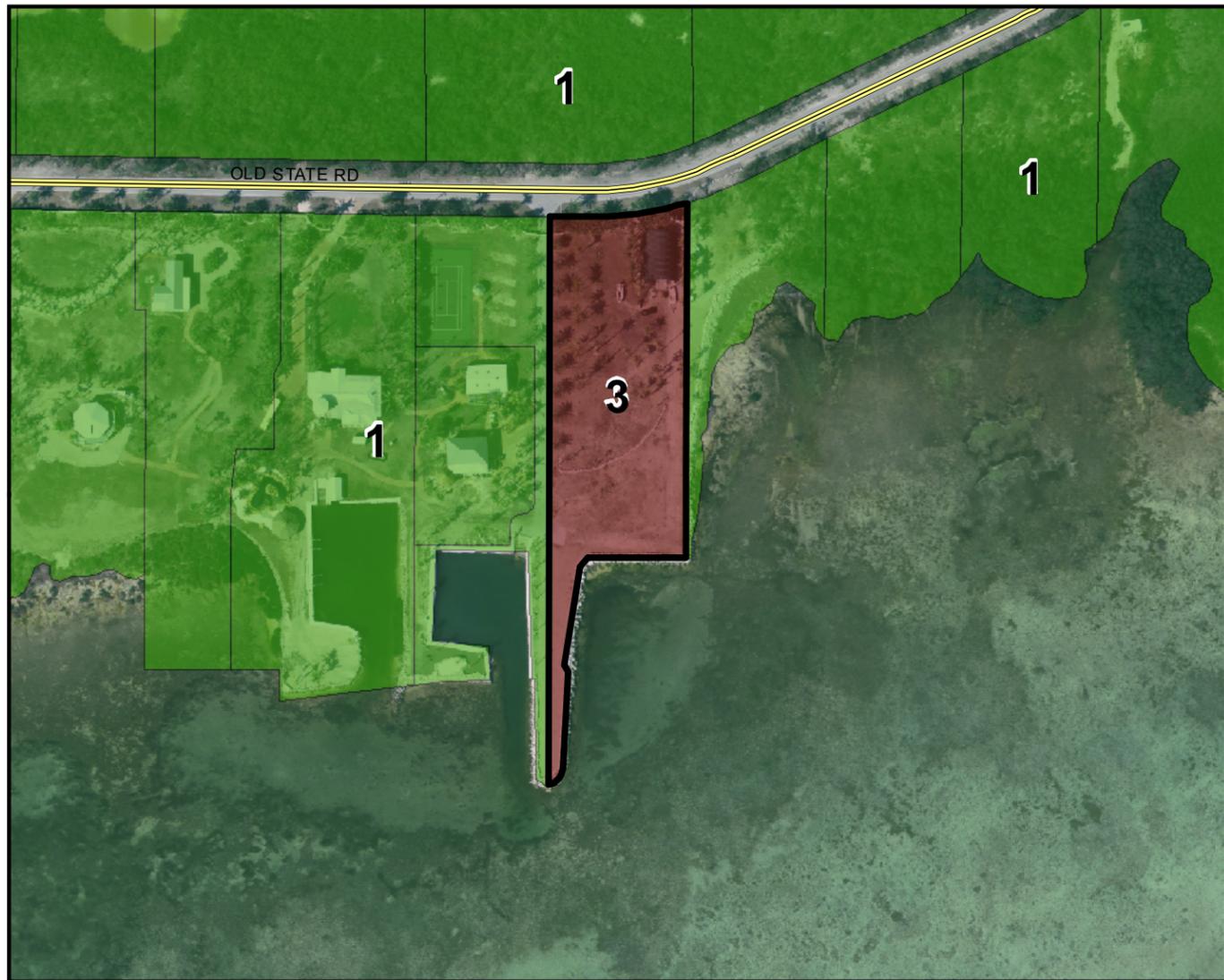
**Certification:**  
 I hereby certify that this survey meets the Minimum Requirements of Chapter  
 61G17-6, Florida Administrative Code, Pursuant to Section 472.027, Of the  
 Florida Statutes.  
  
 Harold L. Overbeck, P.L.S No. 2912

**SURVEY NOT VALID IF NOT  
 SEALED WITH A RAISED  
 SURVEYORS SEAL.**

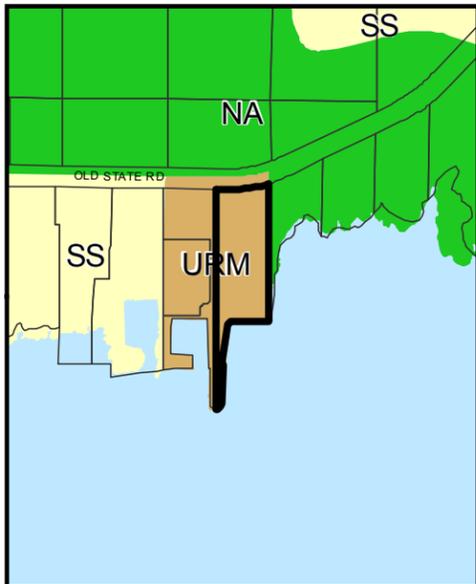
Monroe County Tier Overlay Map Amendment



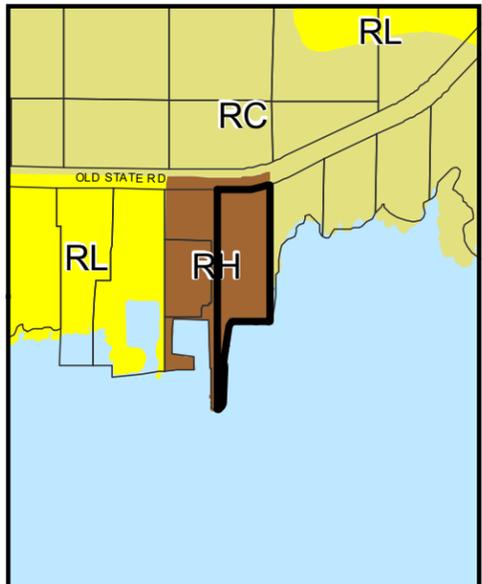
Existing Tier



Proposed Tier



Existing Land Use



FLUM Designation

**Growth Management Division**  
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay Map is proposed to be amended as indicated above and briefly described as:

Key: Sugarloaf Key Mile Marker: 17 Tier Overlay Map #: 483 & 484

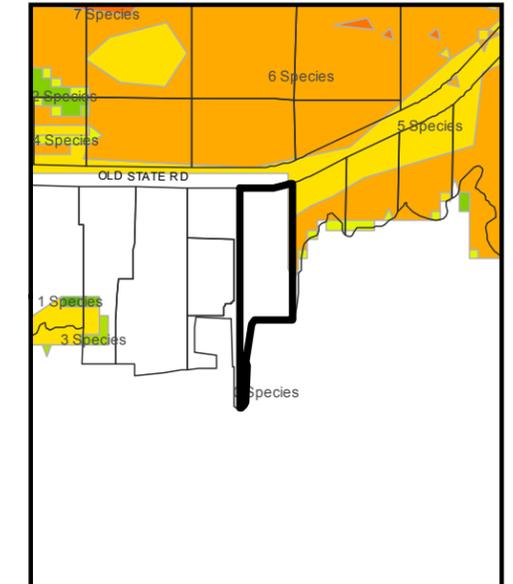
Proposal: Tier Overlay Map change from Tier 1 to Tier 3

Property Description: RE 00119360-000100

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.



Habitat Type



Number of Protected Species



**ORDINANCE NO. -2009**

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A REQUEST BY PETER G. AND ELIZABETH C. GIAMPAOLI TO AMEND THE TIER MAP OVERLAY DESIGNATION FROM TIER I TO TIER III OF PROPERTY LEGALLY DESCRIBED AS LOT 35, SUGARLOAF KEY RESUBDIVISION AND RESURVEY OF GOVERNMENT LOT 1, SUGARLOAF KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 0019360-000100; PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE SECRETARY OF STATE AND THE DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, during a regularly scheduled public meeting held on July 15, 2009, the Monroe County Board of County Commissioners conducted a review and consideration of a request filed by Kieran Mahoney on behalf of Peter G. and Elizabeth C. Giamapoli, to amend the subject property's current Tier Map Overlay designation from Tier I to Tier III; and

**WHEREAS**, in the tier map amendment application to the Planning & Environmental Resources Department, the Applicant requested that the current Tier Map Overlay designation for the parcel identified as Real Estate Number 0019360-00100 be amended from Tier I to Tier III; and

**WHEREAS**, at its June 24, 2009 meeting in Marathon, the Monroe County Planning Commission reviewed the application and recommended approval of a request filed by Kieran Mahoney on behalf of Peter G. and Elizabeth C. Giamapoli, to amend the subject property's current Tier Map Overlay designation from Tier I to Tier III; as indicated in PC Resolution P -09; and

**WHEREAS**, the subject property is located at 16820 Old State Road 4A, Sugarloaf Key and is legally described as Lot 35 Resubdivision and Resurvey of Government Lot 1, Sugarloaf Key, having Real Estate Number 0019360-000100; and

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

1. §102-158(a) of the Monroe County Code maintains that map amendments are not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit a change in community character, as analyzed in Monroe County Year 2010 Comprehensive Plan, but only to make necessary adjustments in light of changed conditions; and
2. Pursuant to §102-158(d)(5)b of the Monroe County Code, the Monroe County Board of County Commissioners may consider the adoption of an ordinance enacting the proposed change based on one (1) or more of the following factors: (i) Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based; (ii) Changed assumptions (e.g., regarding demographic trends); (iii) Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan; (iv) New issues; (v) Recognition of a need for additional detail or comprehensiveness; or (vi) Data updates; and
3. Map amendments shall be consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and
4. The map amendment is consistent with the provisions and intent of Chapter 102 of the Monroe County Code:
  - a. MCC Section 102-158 prohibits any map amendments that would negatively impact community character.
  - b. MCC Section 102-158(a) maintains the map amendment is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit a change in community character, as analyzed in Monroe County Year 2010 Comprehensive Plan, but only to make necessary adjustments in light of changed conditions.

- c. The proposed current land use designation will not adversely affect natural resources.
  - d. The proposed current land use designation will not adversely effect traffic circulation.
  - e. The proposed current land use designation amendment will not adversely effect solid waste.
  - f. The proposed current land use designation amendment will not adversely effect potable water.
  - g. Staff has determined that the proposed Tier map amendment is consistent with MCC Sec. 102-158(d)(5)b: (iii) Data errors; and
5. The proposed map amendment is consistent with the Principles for Guiding Development and not inconsistent with any principle in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, during a regularly scheduled public meeting held on July 15, 2009, the Monroe County Board of County Commissioners conducted a review and consideration of a request filed by Kieran Mahoney on behalf of Peter G. and Elizabeth C. Giampaoli, to amend the subject property's current Tier Map Overlay designation from Tier I to Tier III for the subject property located at 16820 Old State Road 4A, Sugarloaf Key, legally described as Lot 35, Resubdivision and Resurvey Government Lot 1, Sugarloaf Key, having Real Estate Number 0019360-000100;.

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

Section 1. The Board specifically adopts the findings of fact and conclusions of law stated above.

Section 2. The previously described property, which is currently designated Tier I shall be designated Tier III as shown on the attached map, which is hereby incorporated by reference and attached as Exhibit 1.

Section 4. If any section, subsection, sentence, clause, item, change or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 5. All ordinances or parts of ordinance in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 6. 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 Administration Commission approving the ordinance.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 15<sup>th</sup> day of July A.D., 2009.

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

BOARD OF COUNTY COMMISSIONERS OF  
MONROE COUNTY, FLORIDA

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

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

\_\_\_\_\_  
DEPUTY CLERK



## MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT  
*We strive to be caring, professional and fair*

To: Development Review Committee  
From: Mitchell N Harvey, AICP  
Through: Townsley Schwab, Director of Planning & Environmental Resources  
Date: June 5, 2009  
Subject: *Request for an Amendment to the Tier Overlay Map From Tier I to Tier III  
Old State Road 4A, Mile Marker 17, Real Estate No. 00119360-000100*

---

**Meeting:** June 9, 2009

---

1  
2 I REQUEST  
3  
4 The applicant is requesting that their property located on Sugarloaf Key be changed from  
5 Tier I designation to Tier III designation.  
6  
7



8  
9  
10

- 1 A. Address: 16820 Old State Road 4A, Sugarloaf Key, MM 17
- 2 B. Legal Description: Lot 35, Sugarloaf Key Resub of Gov Lot 1
- 3 C. Real Estate Number(s): RE Number: 00119360-000100
- 4 D. Applicant / Petitioner: Kieran Mahoney
- 5 E. Property Owner: Peter G. and Elizabeth C. Giampaoli

6  
7 **II PROCESS**

8  
9 In accordance with the provisions set forth in Sections 130-130(f) and 102-158 of the  
10 Monroe County Code (MCC), tier overlay district amendments may be proposed by the  
11 Board of County Commissioners (BOCC), the Planning Commission, the Director of  
12 Planning, or the owner or other person having a contractual interest in property to be affected  
13 by a proposed amendment. The Director of Planning shall review and process the  
14 amendment application as they are received and pass them on to the Development Review  
15 Committee and the Planning Commission for recommendation and final approval by the  
16 BOCC.

17  
18 The Planning Commission and the BOCC shall each hold at least one public hearing on a  
19 proposed amendment to the tier overlay district map. The Planning Commission shall review  
20 the application, the reports and recommendations of the Department of Planning &  
21 Environmental Resources and the Development Review Committee, and the testimony given  
22 at the public hearing, and shall submit its recommendations and findings to the BOCC. The  
23 BOCC shall consider the report and recommendation of and the testimony given at the public  
24 hearings and may either deny the application or adopt an ordinance approving the proposed  
25 amendment. Ordinances are then reviewed by the Florida Department of Community  
26 Affairs.

27  
28 In no event shall an amendment be approved which will result in an adverse community  
29 change of the planning area in which the proposed development is located. In the event of a  
30 written protest against such amendment signed by the owners of twenty (20) percent or more  
31 either of the area of the lots or land included in the proposed amendment or of the lots or land  
32 immediately adjoining the property to be affected and extending two hundred (300) feet there  
33 from, such amendment shall not become effective except by the favorable vote of four (4)  
34 members of the BOCC.

35  
36 **III RELEVANT PRIOR COUNTY ACTIONS**

37  
38 After numerous public hearings and an extensive planning process undertaken by the Growth  
39 Management Division, the Board of County Commissioners (BOCC), on August 20, 2003,  
40 adopted Resolution No. 346-2003, designating the boundaries of Conservation and Natural  
41 Areas (CNA), consistent with the "Natural Areas" designation mandated by Objective 105.2  
42 of the 2010 Comprehensive Plan, pursuant to Rule 28-20.100 F.A.C. The CNA boundaries  
43 were adopted to allow time to develop a mechanism to protect habitat and direct growth via  
44 the Tier system.

1 On June 16, 2004, the BOCC adopted Ordinance No. 018-2004, again designating the  
2 boundaries of the Conservation and Natural Areas (CNA), and adopting an interim  
3 moratorium on ROGO and NROGO allocations within CNA until Land Development  
4 Regulations and Comprehensive Plan amendments implementing the work program  
5 mandated by Rule 28-20.100, F.A.C. could be drafted and adopted. The Ordinance also  
6 provided a procedure for processing amendments to CNA boundaries, which could be  
7 initiated by Division staff or written application submitted by an affected property owner.  
8 The Division subsequently developed an application for requesting 'Tier' designation  
9 amendments, and accepted applications for consideration.

10  
11 On April 7, 8, and 11, 2005, hearings were conducted by a duly appointed Hearing Officer at  
12 the Marathon Government Center to consider applications received for review of  
13 Conservation and Natural Area (now proposed Tier) boundaries. The Hearing Officer later  
14 made recommendations regarding those requests, including recommending changing the  
15 designation from Tier I to Tier III for the subject parcels for which change applications had  
16 been submitted.

17  
18 Subsequent to the hearings, a committee made up of staff members again reviewed each  
19 application and all ancillary material for consistency with the Tier System Criteria sent  
20 forward for adoption by the Monroe County Board of Commissioners (BOCC), and placed  
21 emphasis on any documentation supplied with the application, such as any recommendations  
22 from the Hearing Officer or supporting documentation from the applicant. The committee  
23 also added parcels for consideration which had no application but were adjacent to the  
24 subject parcels, exhibited similar environmental conditions, and which may have been  
25 incorrectly designated. The committee consisted of three (3) voting members and two (2)  
26 non-voting members. The disposition of each considered parcel was determined by majority  
27 vote.

28  
29 On March 15, 2006, the Board of County Commissioners (BOCC) passed Ordinance No.  
30 010-2006 adopting amendments to the Land Development Regulations to implement Goal  
31 105 of the 2010 Comprehensive Plan and the Tier Overlay System, providing criteria for  
32 designation of tier boundaries, and providing a mechanism for Tier Overlay District Map  
33 amendments. Also on March 15, 2006, the BOCC passed Resolution No. 148-2006  
34 directing Growth Management Division staff to process amendments to the adopted Tier  
35 Overlay Map based on review of previous change request applications.

36  
37 On March 21, 2006, the Board of County Commissioners passed Ordinance No. 013-2006  
38 adopting an amendment to the Monroe County Land Use District Map to include a Tier  
39 Overlay District Map designation on all land in unincorporated Monroe County between Key  
40 West and Ocean Reef and designating boundaries for Tier I, Tier II, Tier III, and Tier III-A  
41 as required in Goal 105 of the 2010 Comprehensive Plan. Due to the direction given by the  
42 Florida Administrative Commission (which consists of the Governor and Cabinet), staff was  
43 unable to incorporate changes to the Tier Overlay District Map for properties submitted for  
44 review and recommended for Tier change through the earlier processes.  
45

1 On April 16, 2008, the Board of County Commissioners discussed a resolution to amend the  
2 Tier Overlay Map from Tier I to Tier III for twelve properties, which included the  
3 applicant's parcel. After discussion, a motion was approved to continue the item to the May  
4 21, 2008 meeting of the Board. The County Attorney subsequently requested that this item  
5 be reviewed by the Development Review Committee and Planning Commission prior to final  
6 approval by the Board.

7  
8 **IV BACKGROUND INFORMATION**

- 9  
10 A. Existing Land Use Districts: Urban Residential Mobil (URM)  
11 B. Existing Future Land Use Designation: Residential High (RH)  
12 C. Existing Tier Designation: Tier I  
13 D. Proposed Tier Designation: Tier III  
14 E. Size of Site: 1.73 acres  
15 F. Land Use and Habitat from 1985 Aerials: 740, Disturbed  
16 G. Existing Vegetation / Habitat: Scarified  
17 H. Community Character of Immediate Vicinity: Developed residential

18  
19 **V REVIEW OF APPLICATION**

- 20  
21 A. *Consistency of the proposed amendment with the provisions and intent of the Monroe*  
22 *County Year 2010 Comprehensive Plan:*

23  
24 Policy 105.2.1 states:

25  
26 *Natural Area (Tier I): Any defined geographic area where all or a*  
27 *significant portion of the land area is characterized as environmentally*  
28 *sensitive by the policies of this Plan and applicable habitat conservation*  
29 *plan, is to be designated as a Natural Area. New development on vacant*  
30 *land is to be severely restricted and privately owned vacant lands are to*  
31 *be acquired or development rights retired for resource conservation and*  
32 *passive recreation purposes. However, this does not preclude provisions*  
33 *of infrastructure for existing development. Within the Natural Area*  
34 *designation are typically found lands within the acquisition boundaries of*  
35 *federal and state resource conservation and park areas, including isolated*  
36 *platted subdivisions; and privately-owned vacant lands with sensitive*  
37 *environmental features outside these acquisition areas.*

38  
39 **Staff Comment:** The subject parcel does not contain native habitat.

40  
41 *Infill Area (Tier III): Any defined geographic area, where a significant*  
42 *portion of land area is not characterized as environmentally sensitive as*  
43 *defined by this Plan, where existing platted subdivisions are substantially*  
44 *developed, served by complete infrastructure facilities, and within close*  
45 *proximity to established commercial areas, or where a concentration of*  
46 *non-residential uses exists, is to be designated as an Infill Area. New*  
47 *development and redevelopment are to be highly encouraged. Within an*

1            *Infill Area are typically found: platted subdivisions with 50 percent or*  
2            *more developed lots situated in areas with few sensitive environmental*  
3            *features; full range of available public infrastructure in terms of paved*  
4            *roads, potable water, and electricity; and concentrations of commercial*  
5            *and other non-residential uses within close proximity. In some Infill*  
6            *Areas, a mix of non-residential and high-density residential uses*  
7            *(generally 8 units or more per acre) may also be found that form a*  
8            *Community Center.*  
9

10           **Staff Comment:** The subject parcel meets the criteria established for designation as Tier  
11           III.

12  
13  
14           B. *Consistency of the proposed amendment with the provisions and intent of the Monroe*  
15           *County, Land Development Code:*

16  
17           A. In accordance with MCC Sec.102-158(5), the BOCC may consider the adoption of an  
18           ordinance enacting the proposed change based on one (1) or more of the following  
19           factors:

20  
21           i. Changed projections (e.g., regarding public service needs) from those on which the  
22           text or boundary was based;

23  
24           None.

25  
26           ii. Changed assumptions (e.g., regarding demographic trends);

27  
28           None.

29  
30           iii. Data errors, including errors in mapping, vegetative types and natural features  
31           described in Volume 1 of the Monroe County Year 2010 Comprehensive Plan;

32  
33           At the time of Tier designations, the subject property was incorrectly designated as  
34           Tier I. Ordinance No. 013-2006 states that “Tier III is appropriate for additional  
35           infill development because of the location and amount of existing development in the  
36           areas designated and the absence of significant upland native habitat patches.” The  
37           subject parcel does not contain native habitat.

38  
39           iv. New issues;

40  
41           The subject property had applications submitted for Tier review and were determined  
42           by the Hearing Officer and the staff committee to have been incorrectly designated as  
43           Tier I and meets the criteria to be designated as Tier III. Resolution No. 148-2006  
44           directed staff to process the amendments based on review of the previous change  
45           requests.  
46

1 v. Recognition of a need for additional detail or comprehensiveness;

2  
3 None.

4  
5 vi. Data updates;

6  
7 None.

8  
9 A. In accordance with Section 130-130(c)(1) of the Monroe County Code, Tier I  
10 boundaries shall be delineated to include one or more of the following criteria and shall  
11 be designated Tier I:

12  
13 a. Vacant lands which can be restored to connect upland native habitat  
14 patches and reduce further fragmentation of upland native habitat.

15 b. Lands required to provide an undeveloped buffer, up to 500 feet in  
16 depth, if indicated as appropriate by special species studies, between  
17 natural areas and development to reduce secondary impacts. Canals or  
18 roadways, depending on width, may form a boundary that removes the  
19 need for the buffer or reduces its depth.

20 c. Lands designated for acquisition by public agencies for conservation  
21 and natural resource protection.

22 d. Known locations of threatened and endangered species, as defined in  
23 section 101-1, identified on the threatened and endangered plant and  
24 animal maps or the Florida Keys Carrying Capacity Study maps, or  
25 identified in on-site surveys.

26 e. Conservation, native area, sparsely settled, and offshore island land  
27 use districts.

28 f. Areas with minimal existing development and infrastructure.

29  
30 **Staff Comment:** The subject property does not meet the Monroe County Codes criteria  
31 for Tier I designation

32  
33 C. *Consistency with the Principles for Guiding Development in the Florida Keys Area of*  
34 *Critical State Concern:*

35  
36 For the purposes of reviewing consistency of the adopted plan or any amendments to that  
37 plan with the principles for guiding development and any amendments to the principles,  
38 the principles shall be construed as a whole and no specific provision shall be construed  
39 or applied in isolation from the other provisions.

40  
41 (a) To strengthen local government capabilities for managing land use and  
42 development so that local government is able to achieve these objectives without the  
43 continuation of the area of critical state concern designation.

44 (b) To protect shoreline and marine resources, including mangroves, coral reef  
45 formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

1 (c) To protect upland resources, tropical biological communities, freshwater wetlands,  
2 native tropical vegetation (for example, hardwood hammocks and pinelands), dune  
3 ridges and beaches, wildlife, and their habitat.

4 (d) To ensure the maximum well-being of the Florida Keys and its citizens through  
5 sound economic development.

6 (e) To limit the adverse impacts of development on the quality of water throughout  
7 the Florida Keys.

8 (f) To enhance natural scenic resources, promote the aesthetic benefits of the natural  
9 environment, and ensure that development is compatible with the unique historic  
10 character of the Florida Keys.

11 (g) To protect the historical heritage of the Florida Keys.

12 (h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing  
13 and proposed major public investments, including:

- 14 1. The Florida Keys Aqueduct and water supply facilities;
- 15 2. Sewage collection and disposal facilities;
- 16 3. Solid waste collection and disposal facilities;
- 17 4. Key West Naval Air Station and other military facilities;
- 18 5. Transportation facilities;
- 19 6. Federal parks, wildlife refuges, and marine sanctuaries;
- 20 7. State parks, recreation facilities, aquatic preserves, and other publicly owned  
21 properties;
- 22 8. City electric service and the Florida Keys Electric Co-op; and
- 23 9. Other utilities, as appropriate.

24 (i) To limit the adverse impacts of public investments on the environmental resources  
25 of the Florida Keys.

26 (j) To make available adequate affordable housing for all sectors of the population of  
27 the Florida Keys.

28 (k) To provide adequate alternatives for the protection of public safety and welfare in  
29 the event of a natural or manmade disaster and for a post disaster reconstruction plan.

30 (l) To protect the public health, safety, and welfare of the citizens of the Florida Keys  
31 and maintain the Florida Keys as a unique Florida resource.

32 Staff finds the proposed amendment consistent with the Principles for Guiding  
33 Development as a whole and is not inconsistent with any one principle.

34  
35 *D. Impact on Community Character:*

36  
37 The subject parcel is a former mobile home park that is presently vacant. The adjacent  
38 property contains a single-family estate. The subject parcel does not contain native  
39 habitat.

40  
41 VI. FINDINGS OF FACT

- 1 (1) MCC § 102-158(5)b 3 allows the Board of County Commissioners to consider adopting  
2 an ordinance to enact map changes under six conditions: Changed projections;  
3 Changed assumptions; Data errors; New issues; Recognition of a need for additional  
4 detail or comprehensiveness; and Data updates.  
5  
6 (2) Monroe County accepted applications from various property owners requesting  
7 review of Tier designations for specific properties in unincorporated Monroe County.  
8  
9 (3) The Hearing Officer and Staff Committee made Tier change recommendations based  
10 on review of those applications.  
11  
12 (4) The BOCC instructed County staff to process the amendments to the Tier Overlay  
13 District Map based on the changed recommendations.  
14  
15 (5) Direction given by the Florida Administrative Commission prevented incorporation of  
16 those changes to the Tier Overlay District Map at the time of adoption of the Overlay  
17 Map.  
18

19 VII. CONCLUSIONS OF LAW

- 20  
21 1. The initial Tier I designations for the subject parcel was incorrect.  
22  
23 2. The subject parcel meets the criteria established for designation as Tier III  
24  
25 3. Applications requesting Tier designation review of the subject parcels were reviewed  
26 by a duly appointed Hearing Officer and a Staff Committee, resulting in  
27 recommendations of change from Tier I to Tier III.  
28  
29 4. The proposed amendment to the Tier District Overlay Map is consistent with the Tier  
30 criteria set forth in Ordinance No. 13-2006.  
31

32 VII. RECOMMENDED ACTION

33  
34 Staff recommends **approval** to the Development Review Committee.  
35

36 VIII ATTACHMENTS

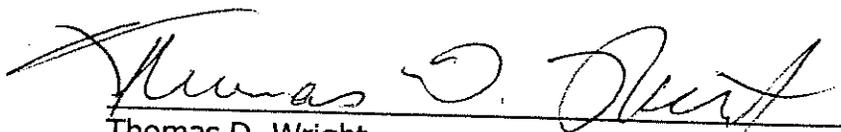
- 37  
38 1. BOCC Ordinance No. 13-2006  
39 2. Letter from Andrew Omer Trivette, dated September 6, 2006  
40 3. Property Survey  
41 4. Tier Map  
42

## RECOMMENDATION OF SPECIAL MASTER

**RE: BLADES, JACK E. and MICHELLE B.**

**Application for a boundary amendment to the Conservation and Natural Area (CNA): RE #00119320-000000, RE# 00119330-000000, RE# 00119340-000000, RE# 00119360-000000, RE# 00119370-000001 and RE# 00119380-000001 – Sugarloaf Key, formerly known as the "Patch Property" - (approximately 6.58 acres)**

These parcels are located between the Atlantic Ocean and Old State Road 4A on Sugarloaf Key. Together they comprise approximately 6.58 acres and are developed with several residences. The properties are not designated for acquisition by the Florida Forever Lands Acquisition Program, except for what appears to be a submerged boat basin. There is some mangrove fringe along the shoreline. The properties are within the sparsely settled SS Land Use District, although the most Easterly property is within the Urban Residential Mobile Home Land Use District. Because these areas are developed, and are separated from the natural areas to the North by Old State Road 4A, and because there is complete infrastructure to these lots and because the property is bounded on all other sides by water and development, it is the my recommendation that the petition be granted and these properties be deleted from the CNA designation.



Thomas D. Wright  
Monroe County Special Master

Dated: July 1, 2005

**RESOLUTION NO. 148-2006**

**A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS DIRECTING GROWTH MANAGEMENT DIVISION STAFF TO PROCESS AMENDMENTS TO THE ADOPTED TIER OVERLAY MAP BASED ON REVIEW OF PREVIOUS CHANGE REQUESTS.**

---

**WHEREAS**, the Monroe County Board of County Commissioners, during seven public hearings held in December 2004, January, February, March, April, May, and June 2005, reviewed and considered the proposed amendments to utilize the Tier overlay maps as the basis for the ROGO point system, considered Planning Commission, staff recommendations, and public comments; and

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

1. The Board of County Commissioners directed staff to prepare text and map amendments in Ordinance No. 018-2004 adopted June 16, 2004, to include Tier Overlay Map designations in accordance with Goal 105 and revisions to ROGO based on the Tier system utilizing a positive approach that predominately relies on land dedication and aggregation.
2. Goal 105 provides a framework for future development and land acquisition for the next 20 or more years, called the "Tier System", that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability.
3. The designation of Tiers will be implemented through an overlay of the County's Land Use District Map, that will be referred to as the "Tier Overlay District Map" in the County Code.
4. The adoption and amendments to the Tier Overlay District Map will be in accordance with procedures for amending the Land Development Regulations in Section 9.5-511, Monroe County Code.
5. Previous to adoption of the Tier Overlay District Maps, Growth Management Division staff accepted applications from various property owners to review the tier designations for specific properties in unincorporated Monroe County.
6. The review of these requests went to a Special Master Hearing who made recommendations on the proposed changes.
7. Growth Management Division staff reviewed and also made a recommendation for for the submitted applications.

8. Growth Management Division Staff have additional recommendations for amendments to the designations.

9. Due to the direction given by the Florida Administrative Commission (which consists of the Governor and Cabinet), staff was unable to incorporate changes to the Tier Overlay District Map for the properties above.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

**Section 1.** Growth Management Division staff is directed to process amendments to the Tier Overlay District Maps for the properties described in Exhibit A.

**Section 2.** The amendments will be processed without fee to the property owners of the properties described in Exhibit A.

**Section 3.** The amendments will be processed consistent with the procedures for changing Tier Overlay District Maps.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a special meeting held on the 15th day of March, 2006.

Mayor Charles "Sonny" McCoy  
Mayor Pro Tem Murray Nelson  
Commissioner Dixie Spehar  
Commissioner George Neugent  
Commissioner David Rice

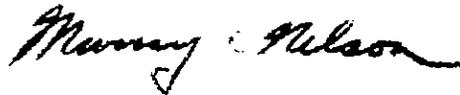
Not Present  
Yes  
Yes  
Yes  
Not Present

FILED FOR RECORD

2006 APR -3 AM 10:14

DANNY L. KOLHAGE  
CLK. CIR. CLERK  
MONROE COUNTY, FL

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA



BY \_\_\_\_\_  
MAYOR PRO TEM

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

  
DEPUTY CLERK

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
  
Date: 5/1/06



## *Staff Recommended Changes to Tier Overlay System*

### *Exhibit A*

<i>Real Estate Number</i>	<i>Location</i>	<i>Applicant</i>
114090	Ramrod Key	Staff Added
114090.0001	Ramrod Key	Staff Added
114120	Ramrod Key	Staff Added
114150	Ramrod Key	Staff Added
114150.0004	Ramrod Key	Krause
117510.0001899999	Sugarloaf Key	Midge Jolly
117510.0004	Sugarloaf Key	Staff Added
118210	Sugarloaf Key	AIE, INC
119260	Sugarloaf Key	Staff Added
119270	Sugarloaf Key	Staff Added
119280	Sugarloaf Key	Staff Added
119300	Sugarloaf Key	Clarence Keevan
119310	Sugarloaf Key	Staff Added
119320	Sugarloaf Key	Jack Blades
119330	Sugarloaf Key	Jack Blades
119340	Sugarloaf Key	Jack Blades
119340.0001	Sugarloaf Key	Staff Added
119350	Sugarloaf Key	Staff Added
119360	Sugarloaf Key	Jack Blades
119370	Sugarloaf Key	Jack Blades
119370.0001	Sugarloaf Key	Staff Added
119380	Sugarloaf Key	Jack Blades
171130	Sugarloaf Key	William Smith

*Thursday, March 02, 2006*

*Exhibit A, Meeting Date: March 15, 2006*

*Page 1 of 5*

*Staff Contact Person: Jose Papa*

## County of Monroe Growth Management Division

**Environmental Resources Department**  
2798 Overseas Highway  
Suite #430  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



**Board of County Commissioners**  
Mayor Charles McCoy, Dist. 3  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Mario Di Gennaro, Dist. 4  
Glenn Patton, Dist. 5

*We strive to be caring, professional and fair*

September 6, 2006

Jack Blades  
16780 Old State Road 4A  
Sugarloaf Key, FL 33042

RE: Letter of Current Site Conditions for Lot 35 (Re-subdivision of Government Lot 1), Sugarloaf Key  
Real Estate No. 00119360.000000

Dear Mr. Blades;

As requested, the above-referenced lot has been reviewed for site conditions pursuant to current Monroe County Land Development Regulations (LDRs) and the Monroe County Year 2010 Comprehensive Plan. The following information details the ROGO process for building a principal structure on this lot. All of the ROGO scoring categories are not addressed in this letter. Please note that at the time this letter was drafted lots 35 and 34 are combined under unity of title. Lot 35 may not be developed as a separate entity until it is separated from Lot 34. This letter is written based on the assumption that this separation will occur prior to submittal of development application.

A site visit determined that the parcel is a buildable upland acreage lot located within unincorporated Monroe County. The lot does qualify for plus ten (+5) points under the "Infrastructure Availability" criterion of the ROGO scoring system.

The official Monroe County habitat map (panel no. 71) designates the area as "Disturbed". Based on the site visit staff does concur with this designation. The parcel is not designated as wetland by the official Monroe County wetland maps. Staff found no wetland vegetation and no other indicators such as algal growth or hydric soils, on the site; this does not meet the State of Florida statutes for wetland criteria and thus will not be considered a wetland by Monroe County. Please be advised that the Army Corps of Engineers (ACOE) does not utilize Florida State wetland criteria and may require mitigation for development. Based on these existing conditions the parcel would receive positive one (+1) under the "Habitat Protection" criterion of the ROGO scoring system.

Monroe County code dictates that a parcel designated as "Disturbed" shall have an open space requirement of twenty (20%) percent for the entire lot. Open space is the area that is required to remain unobstructed from land to sky. Vegetation is not considered to be an obstruction.

This parcel is located in the "Urban Residential Mobile Home" (URM) land use district as indicated on page 472 of the Monroe County Land Use District Maps. Within the land use district of URM Monroe County code allows a density of five (5) single family dwelling units per acre, provided that the site is a licensed RV or mobile home park, or 1 unit per lot without the proper licensing. Currently Lot 35 and Lot 34 are combined under unity of title and the RV spaces and park designation allowing this increased density of 5 units per acre are associated with Lot 34. If the lots are separated for sale the density bonus will not apply to Lot 35 and it will be held to the density of 1 single family unit per acre. Any principal structure must maintain a minimum front setback of twenty five (25) feet from the property line, one side setback of five (5) feet from the property line and the other side at ten (10) feet and a rear setback of twenty (20) feet from the property line in this land use district. A shoreline setback of twenty (20) feet will apply as this site has an altered shoreline adjacent to a man made canal, channel or basin. Setbacks are measured to the furthest extension of the building, whether it is the roof line, a stairway, porch, or deck. The maximum permitted height of a house is thirty five (35) feet to the peak of the roof, as measured from the pre-construction grade on the lot or the crown of the adjacent roadway.

Page 1 of 2

W:\Environmental\UCSC\Aerage\Sugarloaf Key Lot 35 Sugarloaf Beach 00119360.doc

The official Future Land Use map for Monroe County includes this parcel in the Residential High (RH) category. This will be congruent with the current land use designation of URM and will continue to allow for single family development.

This parcel is split by several flood zones, AE-11, VE-13, and VE-15 and is shown on panel number 1556-K of the National Flood Insurance Program Flood Insurance Rate Map (FIRM). The parcel would receive negative one point (-1) under the "Coastal High Hazard Area" criterion of the ROGO scoring system if the development could be placed without infringing in the VE areas of the parcel. If this could not be accomplished a score of negative six (-6) points would be awarded under this criterion.

This parcel contains a mix of native and exotic vegetation. Some of the native trees must remain on site or if they are removed shall be mitigated at a ratio of 2:1. This lot is predominately disturbed area with several exotic Coconut Palms. Any shoreline vegetation will be protected by the shoreline setback. All invasive exotic vegetation must be removed from the site prior to the issuance of a certificate of occupancy on the property.

The official Monroe County Endangered Species (map # 7) maps indicate that this property is not known, potential, or probable habitat for any threatened or endangered species. Thus, any development on this parcel shall receive zero (0) points under the "Threatened or Endangered Animal Species" criterion of the ROGO scoring system.

Additional ROGO points are available under "Affordable Housing", "Lot Aggregation", "Land Dedication", "Water Conservation", "Energy Conservation", and "Structural Integrity" criteria.

Monroe County prohibits affordable housing from being placed in an area that is considered environmentally sensitive. This parcel would receive negative points under the environmental review of ROGO criterion; however this parcel is exempt from this requirement due to the land use district of URM. Thus this site is acceptable for affordable housing if all of the affordable housing requirements are satisfied.

Please note that revisions to the current ROGO system are pending, and the points referenced above are subject to change with those revisions. This parcel falls within the 'Tier 1' designated area. This designation is reserved for areas which are better suited for conservation as opposed to continued development. However, as a part of the Tier adoption process as resolution ( 148-2006) was passed by the BOCC to allow staff to recommend 147 changes in Tier designation post implementation of the Tier System. The above referenced parcel is included in those 147 areas recommended for change from Tier 1 to Tier 3 (development Tier). This change will be accomplished through public hearings with both the Planning Commission and the BOCC. Advertisements for these meetings will be placed in local newspapers prior to hearing dates. For more information on changes to policy as a result of the Tier System please visit [http://www.monroecounty-fl.gov/Pages/MonroeCoFL\\_HotTopics/00856575-000F8513](http://www.monroecounty-fl.gov/Pages/MonroeCoFL_HotTopics/00856575-000F8513).

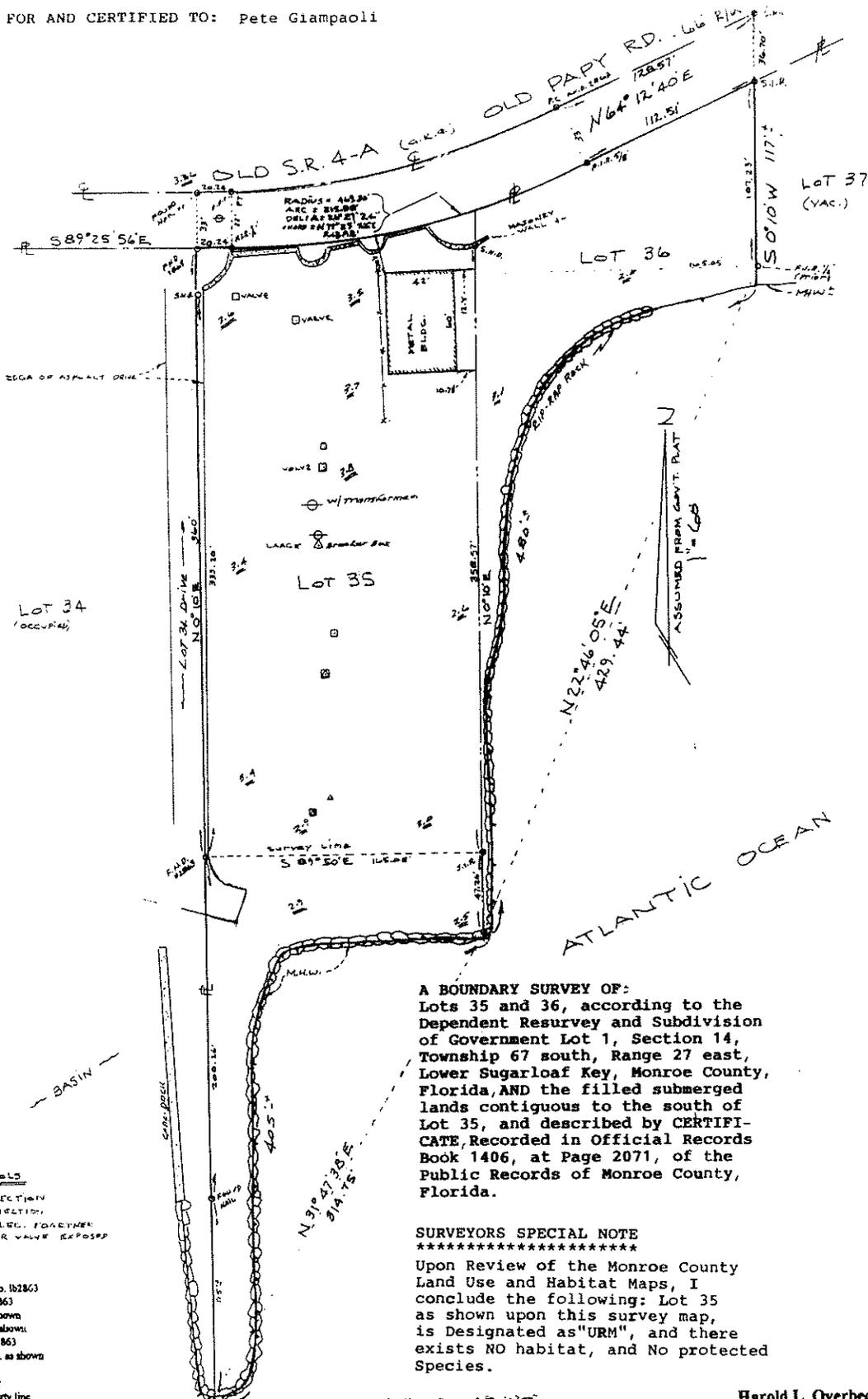
This document is for informational purposes only. It does not assign or guarantee any development rights or the timing of such rights. The information contained herein is accurate as of the date of this correspondence and is subject to change.

If you have any questions regarding these parcels, or if you require further assistance, please do not hesitate to contact me at (305) 289-2500.

Sincerely,

Andrew Omer Trivette  
Sr. Administrator of Environmental Projects

cc: Corvée Robertson, Administrative Assistant  
File



A BOUNDARY SURVEY OF:  
 Lots 35 and 36, according to the  
 Dependent Resurvey and Subdivision  
 of Government Lot 1, Section 14,  
 Township 67 south, Range 27 east,  
 Lower Sugarloaf Key, Monroe County,  
 Florida, AND the filled submerged  
 lands contiguous to the south of  
 Lot 35, and described by CERTIFI-  
 CATE, Recorded in Official Records  
 Book 1406, at Page 2071, of the  
 Public Records of Monroe County,  
 Florida.

SURVEYORS SPECIAL NOTE  
 \*\*\*\*\*  
 Upon Review of the Monroe County  
 Land Use and Habitat Maps, I  
 conclude the following: Lot 35  
 as shown upon this survey map,  
 is Designated as "URM", and there  
 exists NO habitat, and No protected  
 Species.

This Lot appears to be in Flood Zone AE3VE  
 with a base flood elevation of 10-11-13 feet.  
 F.I.R.M. No. 175129-1856K 2-18-05.

BENCHMARK: B.O. Nail's Disk #712 in  
conc. utility Pole @ NW cor. of Lot 05.

There are no above ground encroachments  
 that are not shown.

**Harold L. Overbeck**  
 Registered Land Surveyor  
 1620 Buttonwood Dr.  
 Big Pine Key, FL 33043  
 305-872-4763 Fax 872-7146

Date: 1-5-08	Revision:
Scale: 1" = 60'	
Section <u>14</u> Twp. <u>67</u> , Range <u>27</u>	
No. 07034	

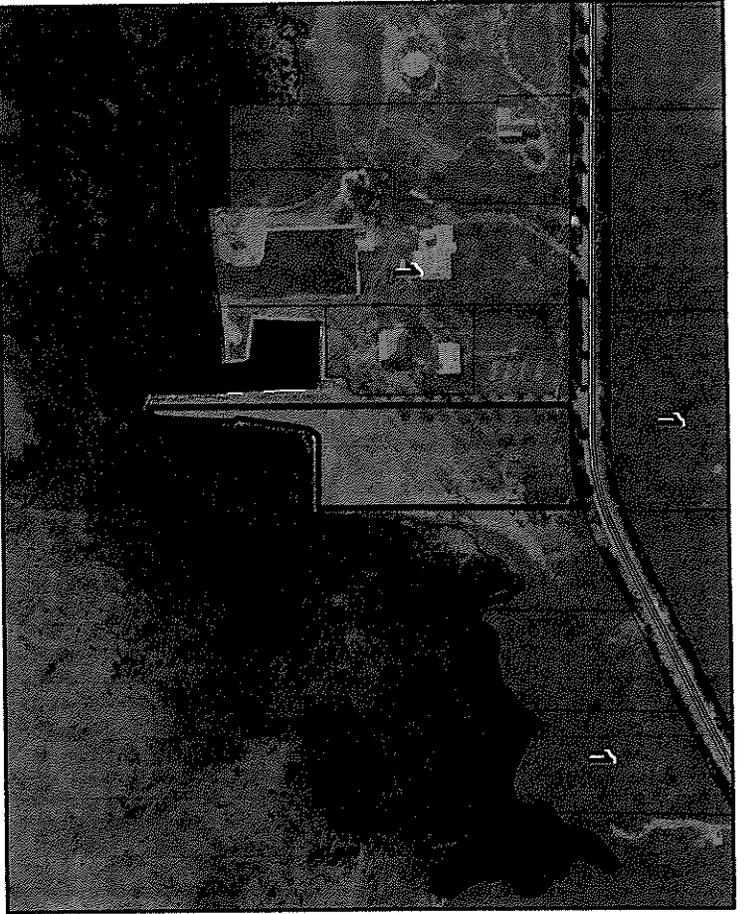
- UTILITY SYMBOLS
- = WATER CONNECTION
  - △ = ELECT. CONNECTION
  - = WATER AND ELEC. CONNECTION
  - = VALVE & WATER VALVE REPOSE
  - = UTILITY POLE

Surveyors Notes:  
 smp = set 3/4" metal pipe, no. 1b2863  
 s/r = set 1/2" iron rod, no. 1b2863  
 fr = found iron rod size as shown  
 fp = found iron pipe size as shown  
 r/w = set rail and disk no. 1b3863  
 fd = found nail and disk no. as shown  
 fw = found nail and put  
 frw = found nail and washer  
 C = centerline R = property line  
 p.p. = point of curve P.I. = point of intersection  
 R/W = right-of-way  
 [ ] = concrete area ○ = utility pole  
 (M) = measured (R) = recovered (T) = tested  
 P.O.B. = Point of Beginning  
 Elevations are shown thru 0.00, and are N.G.V.D.-29  
 All lot angles are 90 degrees unless shown otherwise.  
 M.H.W. = mean high water and is approximate and does  
 not purport to establish local datum or tidal boundary lines

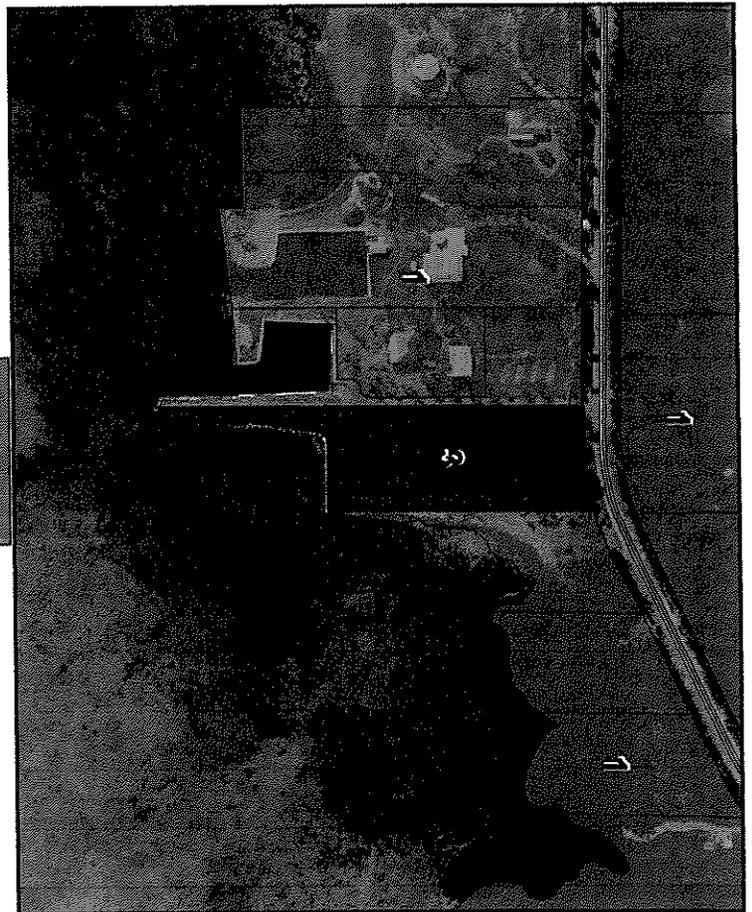
Certification:  
 I hereby certify that this survey meets the Minimum Requirements of Chapter  
 61G17-6, Florida Administrative Code, Pursuant to Section 472.027, Of the  
 Florida Statutes.  
 Harold L. Overbeck PLS No. 2912

SURVEY NOT VALID IF NOT  
 SEALED WITH A RAISED  
 SURVEYORS SEAL.

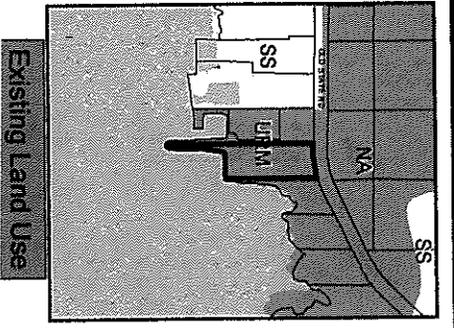
# Monroe County Tier Overlay Map Amendment



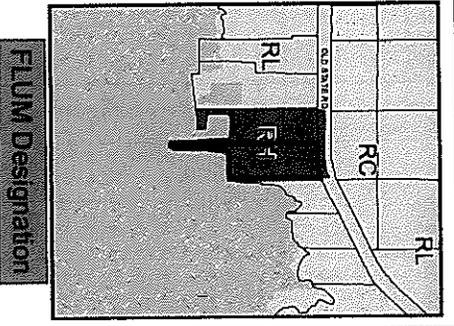
Existing Tier



Proposed Tier



Existing Land Use



FLUM Designation

**Growth Management Division**  
We strive to be caring, professional, and fair.

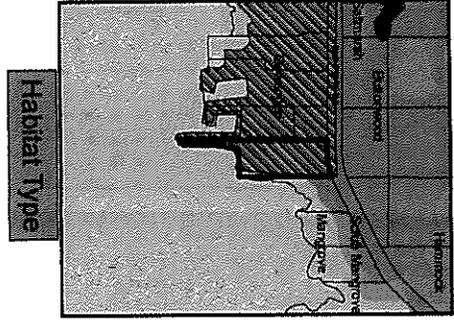
The Monroe County Tier Overlay Map is proposed to be amended as indicated above and briefly described as:

**Key:** Suggested Key Mile Marker: 17 Tier Overlay Map #: 483 & 484

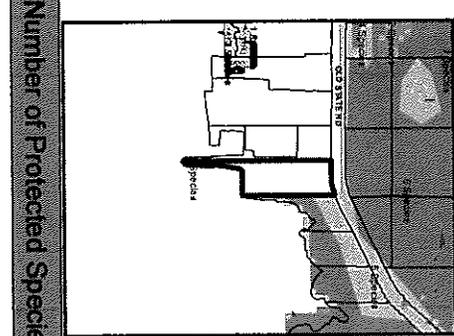
**Proposal:** Tier Overlay Map change from Tier 1 to Tier 3

**Property Description:** RE 00118300-000100

This map is for informational purposes only. It is not a legal document. For more information, please contact the Planning and Zoning Department at 351 N. Monroe Street, Tallahassee, FL 32301. Phone: 904.644.2200. Website: www.monroecounty.gov



Habitat Type



Number of Protected Species

File #: 29044

Owner's Name: Key Haven Estates

Agent: The Craig Company

Type of Application: Minor Conditional Use/TDR'S

Key: Key Haven

RE #: 00130760-000000

**Additional Information added to File 29044**

County of Monroe  
Growth Management Division

Planning & Environmental Resources

Department

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



Board of County Commissioners

Mayor George Neugent, Dist. 2  
Mayor Pro Tem 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: 2/9/9

Time: 9

Dear Applicant:

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

Crane Point Hammock to the Monroe County Planning Department.  
Project / Name

We are unable at this time to issue a receipt of your application, as it will take our staff two working days to determine that all required materials related to your application have been submitted. All applications received after 12:00 Noon will be considered as submitted the following working day.

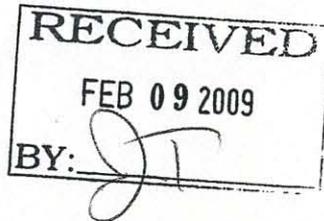
Also, as required by Monroe County Code, planning staff will review your application after acceptance, to deem it complete within an additional fifteen working days.

Thank you.

Abby Tedesco Throug Jr.

Planning Staff

S217



*The Craig Company*

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness  
Landscape Design

**Mailing address: P. O. Box 970  
Key West, FL 33041-0970**

Office location: 610 White St.  
Key West, FL 33040

Phone: 305/294-1515  
Fax: 305/292-1525

E-mail: donna@craigcompany.com

**VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

February 5, 2009

Mr. Townsley Schwab  
Acting Sr. Director  
Monroe County Planning Department  
2798 Overseas Highway, Suite 410  
Marathon, FL 33050

Re: Transfer of Development Rights – Sender Site: Crane Point Hammock  
Receiver Site: Enchanted Island

Dear Townsley:

In connection with the anticipated transfer of residential development rights from Crane Point Hammock to the Enchanted Island site, enclosed are an original Affidavit of Transferable Development Right Ownership and an original Affidavit of Intent to Transfer Development Rights from the sender site owner, Florida Keys Land Trust, Inc. These affidavits are provided to you pursuant to MCC Section 9.5-265(b)(1).

Thank you for your assistance.

Sincerely,

Donna Bosold, AICP  
Senior Planner

DB/jr

Enclosures

cc: Andrew Trivette, Director, Growth Management

AFFIDAVIT OF INTENT TO TRANSFER  
DEVELOPMENT RIGHTS

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared,  
Lynn Maps, the Chairman of FLORIDA KEYS LAND TRUST,  
INC., a Florida nonprofit corporation, who, being first duly sworn by me, a Notary Public  
within and for the County and State aforesaid, deposes and says that FLORIDA KEYS  
LAND TRUST, INC. is the owner of the following described sender site property:

02/03/11 66 32 Key Vaccas Lot 1 & Pt Govt Lot 2 & Lot 3 & Pt  
Lots 4-5 & Pt Bay Bottom W of & Adj to Lot 5 OR495-1079,  
OR498-1063/64, OR498-1058/61, OR506-952, OR725-  
385/88QC, OR728-747/50QC, OR844-1459/61, OR1033-  
2180/82CT, OR1077-437/41(FG), Property Appraiser Parcel  
#00103760-000000

Affiant further states that Affiant intends to transfer 15 of the residential  
development rights identified by Department of Community Affairs letter to owner's  
agent, The Craig Company, dated December 15, 2008, attached as Exhibit A hereto, to  
which the aforesaid property is entitled, to property owned by Key Haven Estates, LLC.,  
which receiver site is described as:

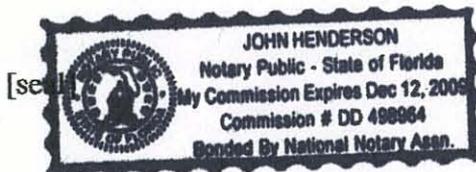
25 67 25 an unnamed island (F/K/A Enchanted Island PB6-89)  
RES NO 134-1995, OR52-267/270, OR63-360/361, OR467-  
177/181, OR1223-754/755Q/C, OR1719-2197/98, OR2215-  
1194/1197QC, OR2371-1753/56C, Property Appraiser Parcel  
#00116981-000000

FLORIDA KEYS LAND TRUST, INC.

BY: [Signature]  
Title: Chairman

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29 day of  
January, 2009, by Lynn Maps, the Chairman  
of FLORIDA KEYS LAND TRUST, INC., () who is personally known to me or  
( ) who has produced \_\_\_\_\_ as identification, and who did take  
an oath.



[Signature]  
Notary Public  
My Commission Expires: 12/12/2009



Exhibit A

STATE OF FLORIDA

**DEPARTMENT OF COMMUNITY AFFAIRS**

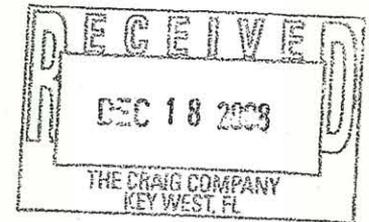
*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 15, 2008

Mr. Don Craig  
The Craig Company  
P.O. Box 970  
Key West, Florida 33041



Re: Florida Keys Land Trust, Inc/Crane Point Hammock

Dear Mr. Craig:

The Department of Community Affairs (Department) has reviewed the material that you have provided regarding the history of the transfer of development rights (TDRs) from the Florida Keys Land Trust, Inc/Crane Point Hammock property. The material suggests that during the period 1997 to 2005, prior to the Marathon Comprehensive Plan becoming effective, this property may have contained between 57-342 residential TDRs and that 105 TDRs were sold and transferred off the property. The development rights history submitted to the Department indicates these transfers reduced the development rights previously existing under the Monroe County regulations to 237 residential TDRs (342 TDRs - 105 TDRs = 237 TDRs) on the Crane Point property. The calculations of the number of development rights appear to be based on a Zoning District density instead of the density of the Future Land Use Designation of the Comprehensive Plan. The 2010 Monroe County Comprehensive Plan Future Land Use Map designates the Crain Point property as Institutional. The zoning map with a designation of Urban Commercial (UC) was not changed to reflect the Institutional Future Land Use designation that was adopted by Monroe County in 1997. The Institutional Future Land Use category does not have any residential density allocated to this category.

The information you provided also includes a letter, dated July 10, 2007, from the City of Marathon establishing approximately 251 TDRs on the Crain Point property. The City of Marathon letter based this calculation on the UC Monroe County zoning district. This calculation of the number of development rights was again based on the Monroe County Zoning District density instead of the density of the Marathon Comprehensive Plan that was in effect at the time the letter was issued.

2555 SHUMARD OAK BOULEVARD + TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) + 850-921-0781 (f) + Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

+ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) + FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) +  
+ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) +

Don Craig  
December 15, 2008  
Page 2

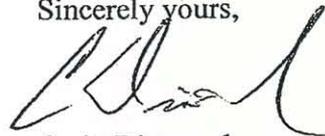
The Marathon Comprehensive Plan Future Land Use Map designates the Crain Point property as Conservation. The Conservation designation has an assigned density of one unit per 4 acres. When the City of Marathon designated this property as Conservation, no party filed an appeal challenging the Conservation land use designation. When this designation was adopted, the Crane Point property could no longer calculate its TDRs based on the Monroe County zoning district.

The analysis in the letter does not reflect the adopted land use map designation of Conservation for the Crane Point property. The City of Marathon letter was prepared after the adoption of the future land use map and does not provide any basis for vesting development rights to the Crain Point property after the Marathon Comprehensive Plan was adopted in 2005. Further, in 2007, the City updated its land development regulations and zoning maps. In this update, the Crain Point property was zoned Conservation-Native Area with an assigned density of one unit per 4 acres.

No vesting agreement was entered between the City of Marathon and Crane Point Hammock, and as a result, the change to the future land use map and zoning map reduced the development potential of the site. In an effort to assist the Florida Keys Land Trust, and using the entire acreage of the Crane Point property, the Department recognizes 16.6 TDRs under the current City of Marathon zoning and future land use designation of Conservation for the Crane Point property. Without regard to the previously transferred TDRs, this balance of 16.6 development rights remain that may be transferred. Once these rights have been extinguished, no remaining rights may be transferred. The Department recommends that the City establish documentation that reflects the transfer and extinguishment of any development rights from Crane Point Hammock.

Thank for the opportunity to comment on this item. If you have any questions, please contact Rebecca Jetton at (850) 922-1766.

Sincerely yours,



Craig Diamond  
Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
Ed Swift

Attachment: Crane Point TDR summary

**Attachment**  
Crane Point TDR summary

Year	Jurisdiction	FLUM	Zoning	Acres (approx.)	Density	TDR Potential	Notes
1988	Monroe County	Information not provided	Destination Resort (DR)	57 acres	1unit/acre residential	Approx. 57 TDRs for residential use	Current Comp. Plan assigns DR zoning under Mixed Use/ Commercial FLUM and NA zoning under Residential Conservation FLUM
			Native Area (NA)	0.9 acres of hammock	1unit/acre residential		
				8.5 acres of mangroves	0		
1988	Monroe County	Information not provided	Urban Commercial (UC)	57 acres	6 unit/acre residential	Approx. 342 TDRs for residential use	Current Comp Plan assigns DR zoning under Mixed Use/ Commercial FLUM and NA zoning under Residential Conservation FLUM
				0.9 acres of hammock	6unit/acre residential		
				8.5 acres of mangroves	0		
1996	Monroe County	Institutional (INS).	No corresponding zoning	57 acres	0 for residential 15 rooms/ spaces for transient	Approx. 855 TDRS for transient use	Monroe County Comp Plan and FLUM become effective.
				0.9 acres of hammock	0 for residential 15 rooms/ spaces for transient		
				8.5 acres of mangroves	0		

2005	Marathon	Conservation (C)	LDRs & Zoning map not in effect.	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	Marathon County Comp Plan and FLUM become effective.
2007	Marathon	Conservation (C)	Native Area (C-NA)	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	LDRs & Zoning map become effective.

The information you provided indicates that the following TDR were sold and transferred offsite:

Receiving Site	Acres	TDRs [calculation based upon the Monroe County Urban Commercial Zoning (6units/acre)]
Seanic	10 acres	60 TDRs
Sunday Bay	1.7 acres	10 TDRs
Kavala	2 acres	12 TDRs
Twin Harbors	3.88 acres	23 TDRs
<b>Total</b>	<b>17.58 acres</b>	<b>105 TDRs</b>

AFFIDAVIT OF TRANSFERABLE DEVELOPMENT  
RIGHT OWNERSHIP

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared,  
Lynn Maps, the Chairman of FLORIDA KEYS LAND TRUST,  
INC., a Florida nonprofit corporation, who, being first duly sworn by me, a Notary Public  
within and for the County and State aforesaid, deposes and says that FLORIDA KEYS  
LAND TRUST, INC. is the owner of the following described sender site property:

02/03/11 66 32 Key Vaccas Lot 1 & Pt Govt Lot 2 & Lot 3 & Pt  
Lots 4-5 & Pt Bay Bottom W of & Adj to Lot 5 OR495-1079,  
OR498-1063/64, OR498-1058/61, OR506-952, OR725-  
385/88QC, OR728-747/50QC, OR844-1459/61, OR1033-  
2180/82CT, OR1077-437/41(FG), Property Appraiser Parcel  
#00103760-000000

Affiant further states that, according to Department of Community Affairs letter  
to owner's agent, The Craig Company, dated December 15, 2008, attached as Exhibit A  
hereto, as owner of the aforescribed property, Affiant is entitled to 16.6 transfer  
development rights under the current City of Marathon zoning and future land use  
designation of Conservation for said real property.

ORIGINAL

FLORIDA KEYS LAND TRUST, INC.

BY: Lynn E. Maps  
Title: Chairman

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29 day of  
January, 2009, by Lynn Maps, the Chairman  
of FLORIDA KEYS LAND TRUST, INC., () who is personally known to me or  
() who has produced \_\_\_\_\_ as identification, and who did take  
an oath.



John Henderson  
Notary Public  
My Commission Expires: 12/12/2009



Exhibit A

STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

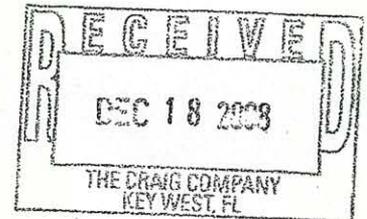
*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 15, 2008

Mr. Don Craig  
The Craig Company  
P.O. Box 970  
Key West, Florida 33041



Re: Florida Keys Land Trust, Inc/Crane Point Hammock

Dear Mr. Craig:

The Department of Community Affairs (Department) has reviewed the material that you have provided regarding the history of the transfer of development rights (TDRs) from the Florida Keys Land Trust, Inc/Crane Point Hammock property. The material suggests that during the period 1997 to 2005, prior to the Marathon Comprehensive Plan becoming effective, this property may have contained between 57-342 residential TDRs and that 105 TDRs were sold and transferred off the property. The development rights history submitted to the Department indicates these transfers reduced the development rights previously existing under the Monroe County regulations to 237 residential TDRs (342 TDRs - 105 TDRs = 237 TDRs) on the Crane Point property. The calculations of the number of development rights appear to be based on a Zoning District density instead of the density of the Future Land Use Designation of the Comprehensive Plan. The 2010 Monroe County Comprehensive Plan Future Land Use Map designates the Crain Point property as Institutional. The zoning map with a designation of Urban Commercial (UC) was not changed to reflect the Institutional Future Land Use designation that was adopted by Monroe County in 1997. The Institutional Future Land Use category does not have any residential density allocated to this category.

The information you provided also includes a letter, dated July 10, 2007, from the City of Marathon establishing approximately 251 TDRs on the Crain Point property. The City of Marathon letter based this calculation on the UC Monroe County zoning district. This calculation of the number of development rights was again based on the Monroe County Zoning District density instead of the density of the Marathon Comprehensive Plan that was in effect at the time the letter was issued.

2555 SHUMARD OAK BOULEVARD + TALLAHASSEE, FL 32399-2100  
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Don Craig  
December 15, 2008  
Page 2

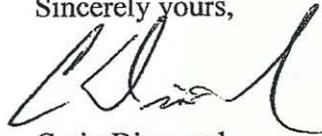
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No vesting agreement was entered between the City of Marathon and Crane Point Hammock, and as a result, the change to the future land use map and zoning map reduced the development potential of the site. In an effort to assist the Florida Keys Land Trust, and using the entire acreage of the Crane Point property, the Department recognizes 16.6 TDRs under the current City of Marathon zoning and future land use designation of Conservation for the Crane Point property. Without regard to the previously transferred TDRs, this balance of 16.6 development rights remain that may be transferred. Once these rights have been extinguished, no remaining rights may be transferred. The Department recommends that the City establish documentation that reflects the transfer and extinguishment of any development rights from Crane Point Hammock.

Thank for the opportunity to comment on this item. If you have any questions, please contact Rebecca Jetton at (850) 922-1766.

Sincerely yours,



Craig Diamond  
Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
Ed Swift

Attachment: Crane Point TDR summary

**Attachment**  
Crane Point TDR summary

Year	Jurisdiction	FLUM	Zoning	Acres (approx.)	Density	TDR Potential	Notes
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			Native Area (NA)	0.9 acres of hammock	1 unit/acre residential		
				8.5 acres of mangroves	0		
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2005	Marathon	Conservation (C)	LDRs & Zoning map not in effect.	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	Marathon County Comp Plan and FLUM become effective.
2007	Marathon	Conservation (C)	Native Area (C-NA)	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	LDRs & Zoning map become effective.

The information you provided indicates that the following TDR were sold and transferred offsite:

Receiving Site	Acres	TDRs
		[calculation based upon the Monroe County Urban Commercial Zoning (6units/acre)]
Seanic	10 acres	60 TDRs
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# The Craig Company

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness  
Landscape Design

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

RECEIVED

Mailing address: P. O. Box 970  
Key West, FL 33041-0970

Office location: 610 White St.  
Key West, FL 33040

Phone: 305/294-1515  
Fax: 305/292-1525

E-mail: donna@craigcompany.com

February 5, 2009

FEB - 9 2009

GROWTH MANAGEMENT DIVISION

Mr. Townsley Schwab  
Acting Sr. Director  
Monroe County Planning Department  
2798 Overseas Highway, Suite 410  
Marathon, FL 33050

Re: Transfer of Development Rights – Sender Site: Crane Point Hammock  
Receiver Site: Enchanted Island

Dear Townsley:

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Thank you for your assistance.

Sincerely,



Donna Bosold, AICP  
Senior Planner

DB/jr

Enclosures

cc: Andrew Trivette, Director, Growth Management

AFFIDAVIT OF INTENT TO TRANSFER  
DEVELOPMENT RIGHTS

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared,  
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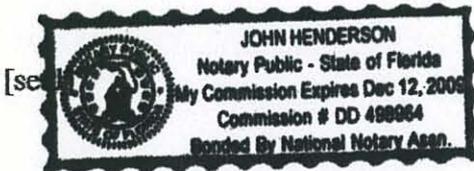
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Title: Chairman

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Notary Public  
My Commission Expires: 12/12/2009



Exhibit A

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

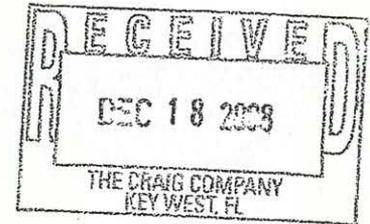
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Don Craig  
December 15, 2008  
Page 2

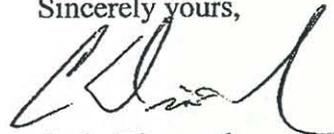
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Sincerely yours,



Craig Diamond  
Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
Ed Swift

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				0.9 acres of hammock	6 unit/acre residential		
				8.5 acres of mangroves	0		
1996	Monroe County	Institutional (INS).	No corresponding zoning	57 acres	0 for residential 15 rooms/ spaces for transient	Approx. 855 TDRs for transient use	Monroe County Comp Plan and FLUM become effective.
				0.9 acres of hammock	0 for residential 15 rooms/ spaces for transient		
				8.5 acres of mangroves	0		

2005	Marathon	Conservation (C)	LDRs & Zoning map not in effect.	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	Marathon County Comp Plan and FLUM become effective.
2007	Marathon	Conservation (C)	Native Area (C-NA)	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	LDRs & Zoning map become effective.

The information you provided indicates that the following TDR were sold and transferred offsite:

Receiving Site	Acres	TDRs [calculation based upon the Monroe County Urban Commercial Zoning (6units/acre)]
Seanic	10 acres	60 TDRs
Sunday Bay	1.7 acres	10 TDRs
Kavala	2 acres	12 TDRs
Twin Harbors	3.88 acres	23 TDRs
<b>Total</b>	<b>17.58 acres</b>	<b>105 TDRs</b>

AFFIDAVIT OF TRANSFERABLE DEVELOPMENT  
RIGHT OWNERSHIP

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared,  
Lynn Maps, the Chairman of FLORIDA KEYS LAND TRUST,  
INC., a Florida nonprofit corporation, who, being first duly sworn by me, a Notary Public  
within and for the County and State aforesaid, deposes and says that FLORIDA KEYS  
LAND TRUST, INC. is the owner of the following described sender site property:

02/03/11 66 32 Key Vaccas Lot 1 & Pt Govt Lot 2 & Lot 3 & Pt  
Lots 4-5 & Pt Bay Bottom W of & Adj to Lot 5 OR495-1079,  
OR498-1063/64, OR498-1058/61, OR506-952, OR725-  
385/88QC, OR728-747/50QC, OR844-1459/61, OR1033-  
2180/82CT, OR1077-437/41(FG), Property Appraiser Parcel  
#00103760-000000

Affiant further states that, according to Department of Community Affairs letter  
to owner's agent, The Craig Company, dated December 15, 2008, attached as Exhibit A  
hereto, as owner of the aforescribed property, Affiant is entitled to 16.6 transfer  
development rights under the current City of Marathon zoning and future land use  
designation of Conservation for said real property.

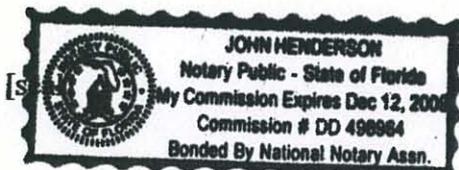
FLORIDA KEYS LAND TRUST, INC.

BY: Lynn E. Maps

Title: Chairman

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29 day of  
January, 2009, by Lynn Maps, the Chairman  
of FLORIDA KEYS LAND TRUST, INC., () who is personally known to me or  
() who has produced \_\_\_\_\_ as identification, and who did take  
an oath.



John Henderson  
Notary Public  
My Commission Expires: 12/12/2009



Exhibit A

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

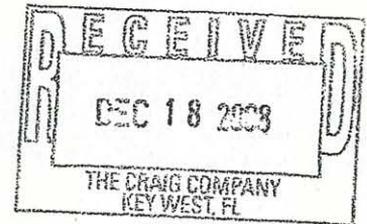
"Dedicated to making Florida a better place to call home"

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 15, 2008

Mr. Don Craig  
The Craig Company  
P.O. Box 970  
Key West, Florida 33041



Re: Florida Keys Land Trust, Inc/Crane Point Hammock

Dear Mr. Craig:

The Department of Community Affairs (Department) has reviewed the material that you have provided regarding the history of the transfer of development rights (TDRs) from the Florida Keys Land Trust, Inc/Crane Point Hammock property. The material suggests that during the period 1997 to 2005, prior to the Marathon Comprehensive Plan becoming effective, this property may have contained between 57-342 residential TDRs and that 105 TDRs were sold and transferred off the property. The development rights history submitted to the Department indicates these transfers reduced the development rights previously existing under the Monroe County regulations to 237 residential TDRs (342 TDRs - 105 TDRs = 237 TDRs) on the Crane Point property. The calculations of the number of development rights appear to be based on a Zoning District density instead of the density of the Future Land Use Designation of the Comprehensive Plan. The 2010 Monroe County Comprehensive Plan Future Land Use Map designates the Crain Point property as Institutional. The zoning map with a designation of Urban Commercial (UC) was not changed to reflect the Institutional Future Land Use designation that was adopted by Monroe County in 1997. The Institutional Future Land Use category does not have any residential density allocated to this category.

The information you provided also includes a letter, dated July 10, 2007, from the City of Marathon establishing approximately 251 TDRs on the Crain Point property. The City of Marathon letter based this calculation on the UC Monroe County zoning district. This calculation of the number of development rights was again based on the Monroe County Zoning District density instead of the density of the Marathon Comprehensive Plan that was in effect at the time the letter was issued.

Don Craig  
December 15, 2008  
Page 2

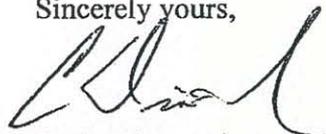
The Marathon Comprehensive Plan Future Land Use Map designates the Crain Point property as Conservation. The Conservation designation has an assigned density of one unit per 4 acres. When the City of Marathon designated this property as Conservation, no party filed an appeal challenging the Conservation land use designation. When this designation was adopted, the Crane Point property could no longer calculate its TDRs based on the Monroe County zoning district.

The analysis in the letter does not reflect the adopted land use map designation of Conservation for the Crane Point property. The City of Marathon letter was prepared after the adoption of the future land use map and does not provide any basis for vesting development rights to the Crain Point property after the Marathon Comprehensive Plan was adopted in 2005. Further, in 2007, the City updated its land development regulations and zoning maps. In this update, the Crain Point property was zoned Conservation-Native Area with an assigned density of one unit per 4 acres.

No vesting agreement was entered between the City of Marathon and Crane Point Hammock, and as a result, the change to the future land use map and zoning map reduced the development potential of the site. In an effort to assist the Florida Keys Land Trust, and using the entire acreage of the Crane Point property, the Department recognizes 16.6 TDRs under the current City of Marathon zoning and future land use designation of Conservation for the Crane Point property. Without regard to the previously transferred TDRs, this balance of 16.6 development rights remain that may be transferred. Once these rights have been extinguished, no remaining rights may be transferred. The Department recommends that the City establish documentation that reflects the transfer and extinguishment of any development rights from Crane Point Hammock.

Thank for the opportunity to comment on this item. If you have any questions, please contact Rebecca Jetton at (850) 922-1766.

Sincerely yours,



Craig Diamond  
Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
Ed Swift

Attachment: Crane Point TDR summary

**Attachment**  
Crane Point TDR summary

Year	Jurisdiction	FLUM	Zoning	Acres (approx.)	Density	TDR Potential	Notes
1988	Monroe County	Information not provided	Destination Resort (DR)	57 acres	1 unit/acre residential	Approx. 57 TDRs for residential use	Current Comp Plan assigns DR zoning under Mixed Use/ Commercial FLUM and NA zoning under Residential Conservation FLUM
			Native Area (NA)	0.9 acres of hammock	1 unit/acre residential		
				8.5 acres of mangroves	0		
1988	Monroe County	Information not provided	Urban Commercial (UC)	57 acres	6 unit/acre residential	Approx. 342 TDRs for residential use	Current Comp Plan assigns DR zoning under Mixed Use/ Commercial FLUM and NA zoning under Residential Conservation FLUM
				0.9 acres of hammock	6 unit/acre residential		
				8.5 acres of mangroves	0		
1996	Monroe County	Institutional (INS).	No corresponding zoning	57 acres	0 for residential 15 rooms/ spaces for transient	Approx. 855 TDRs for transient use	Monroe County Comp Plan and FLUM become effective.
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2007	Marathon	Conservation (C)	Native Area (C-NA)	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	LDRs & Zoning map become effective.

The information you provided indicates that the following TDR were sold and transferred offsite:

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Kavala	2 acres	12 TDRs
Twin Harbors	3.88 acres	23 TDRs
<b>Total</b>	<b>17.58 acres</b>	<b>105 TDRs</b>

**End of Additional Information For File 29044**

# Key Haven Estates

## Minor Conditional Use Application for the Transfer of Development Rights

Prepared by  
*The Craig Company*  
April 2009

# TRANSMITTAL

- VIA FAX
- VIA MAIL
- VIA HAND DELIVERY
- VIA FEDERAL EXPRESS

*The Craig Company*

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness  
Landscape Design

Mailing address: P. O. Box 970  
Key West, FL 33041-0970

Office Location: 610 White Street  
Key West, FL 33040

Phone: 305 294-1515  
Fax: 305 292-1525  
Email: donna@craigcompany.com

Date: 04.13.09

To: Townsley Schwab, Director of Planning & Environmental Resources

Cc:

From: Donna Bosold, AICP, Senior Associate

Subject: TDR Application for Key Haven Estates

## Transmitting

- Correspondence
- Prints
- Other

## Reply Immediately

- By fax
- By phone
- By letter



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: 4/13/09

Dear Applicant:

This is to acknowledge submittal of your application for TDR Key Haven  
Type of application

Key Haven Estates to the Monroe County Planning Department.  
Project / Name

Thank you.

Julie Pearson

Planning Staff

## **Table of Contents**

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Project Overview Letter

Request for a Minor Conditional Use Permit for the  
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Application History

Monroe County Code Consistency Statements

InterLocal Agreement Consistency Statements

Monroe County Board of County Commission Resolution 85-2005,  
inclusive of Stipulated Settlement Agreement for Development Order 8-95

Monroe County Board of County Commission Ordinance 021-2005

Monroe County Board of County Commission Ordinance 022-2005

Planning Commission Resolution P39-06

City of Marathon Resolution 2008-152

InterLocal Agreement between Monroe County, Florida, and The City of  
Marathon, Florida, authorizing the transfer of development rights between  
the City of Marathon and unincorporated Monroe County

Monroe County Staff Report dated 06.11.08 for Final Plat approval

Monroe County Board of County Commission Resolution 251-2008

City of Marathon Code Citations

Letter from City of Marathon, George Garrett

Letter from the Florida Department of Community Affairs, Craig Diamond

## Appendices

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- Appendix A Proof of ownership of sender and receiver sites
- Appendix B Property Record Cards for sender and receiver sites
- Appendix C Location maps of sender and receiver sites
- Appendix D Aerials of sender and receiver sites
- Appendix E Copy of Affidavit of Ownership filed with the Monroe Director of Planning & Environmental Resources
- Appendix F Copy of intent to transfer filed with the Monroe County Director of Planning & Environmental Resources
- Appendix G Copy of boundary survey of Crane Point Hammock
- Appendix H Copy of Key Haven Estates recorded plat
- Appendix I Agent authorization for sender and receiver sites
- Appendix J Radius report for sender and receiver sites

## **Project Overview Letter**

# The Craig Company

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness  
Landscape Design

March 24, 2009

Mr. Townsley Schwab  
Sr. Director  
Monroe County Planning & Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Mailing Address: P. O. Box 970  
Key West Florida 33041

Office location: 610 White St.  
Key West, Florida 33040

Phone: 305/294-1515

Fax: 305/292-1525

Email: donna@craigcompany.com

Transfer of Development Rights from Crane Point Hammock,  
City of Marathon, to Key Haven Estates, Monroe County

Dear Townsley:

We are pleased to provide you with our completed application for the transfer of fifteen (15) development rights (TDR's) from Crane Point Hammock, City of Marathon, to Key Haven Estates, Monroe County, in order to satisfy the requirements of the Settlement Agreement between Wayne Lujan and the Department of Community Affairs, dated June 18, 1997, and the subsequent Development Agreement between Monroe County and Key Haven Estates, Ltd., memorialized by BOCC Resolution 085-2005, dated February 23, 2005. In recognition of the fact that our application is outside of the typical package that you would receive for consideration of a request for TDR's – a partnership between a not-for-profit and a private entity – we met with you, Ralph Gouddy, Sr. Administrator of Environmental Resources, and Susan Grimsley, Assistant County Attorney for Growth Management, on March 3, 2009, at the Marathon office, in order to finalize agreement on the documentation necessary to provide you with a complete application for our request.

At the meeting we agreed to follow the current application outline with additions and exceptions as itemized below, in recognition of the uniqueness of a transaction governed by an Interlocal Agreement (ILA), and, that with the adoption of the Tier system, certain mechanisms governing the transfer of development rights process as outlined by Monroe County Code are rendered moot.

Submittal items agreed upon included:

- Complete application
- Fee<sup>1</sup>
- Proof of ownership of sender and receiver sites
- Current property record cards for sender and receiver sites

- Location maps of sender and receiver sites
- Copy of affidavit of ownership filed with the Director of Planning<sup>2</sup>
- Copy of affidavit to transfer filed with the Director of Planning<sup>3</sup>

It was agreed that it would be unduly onerous to require the not-for-profit sender site, Crane Point Hammock, to provide a current survey and that the unsealed survey dated 1.27.89 and revised 06.14.89 by John Petsche, Jr. PLS, encompassing the 64.4+/- acres of Crane Point Hammock, accompanied by the December 15, 2008, letter from Craig Diamond, Chief of State Planning, DCA, confirming the number of TDR's available on the site, would serve as the required boundary survey for the sender site, as well as confirmation of the available number of severable TDR's.

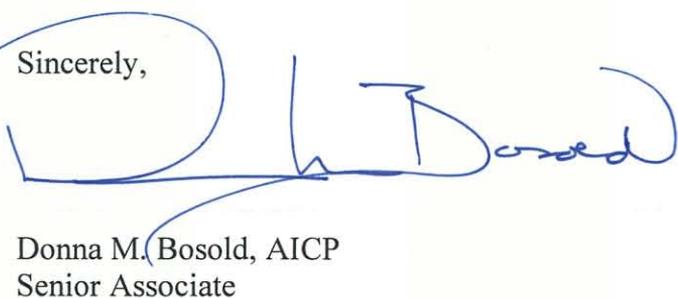
It was agreed that the final plat of Key Haven Estates as recorded by the Monroe County Clerk of Courts office would serve as the required boundary survey for the receiver site.

It was agreed that a letter of confirmation from City of Marathon Planning Director George Garrett addressing compliance with City Code requirements for TDR's and environmental sensitivity requirements would serve to verify that no Vegetative Survey or Habitat Analysis was required of the sender site.

It was agreed that the Monroe County Staff report to the BOCC, dated June 11, 2008, which recommended approval for the Key Haven Estates final plat, identified specific lots and areas of the Key Haven Estates final plat with environmental restrictions that are not a part of this application, that further identified the subject receiver lots as disturbed and scarified, and not supportive of any known, probable, or potential for protected animal species -would serve as verification that no Vegetative Survey or Habitat Analysis was required of the receiver site.

Please do not hesitate to contact us if you have any questions, or need for additional information.

Sincerely,



Donna M. Bosold, AICP  
Senior Associate  
The Craig Company

Cc: Edwin Swift III  
Wayne Lujan  
Lynn Mapes

- 
- <sup>1</sup> Application fee, noticing and labels for **both** sender and receiver sites, within 300', per request of Monroe County
  - <sup>2</sup> Original was submitted to Monroe County more than thirty days prior to application, per Code
  - <sup>3</sup> Original was submitted to Monroe County more than thirty days prior to application, per Code

**Request for Minor Conditional Use Permit  
for the Transfer of Development Rights**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Minor Conditional Use Permit for the Transfer of Development Rights:**

Monroe County Code §9.5-265

The owner of a parcel of land who transfers density allocated to his or her property shall prepare an affidavit of ownership and an affidavit of intent to transfer. The affidavits shall be filed with the Director of Planning at least 30 days prior to the submission of an application for development approval.

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

Conditional Use, Transfer of Development Rights Application Fee: \$1,239.00

*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: 4 / 10 / 2009  
Month Day Year

**Applicant / Agent:**

The Craig Company / Donald L. Craig, AICP  
Name

P.O. Box 970, Key West, FL 33041-0970  
Mailing Address (Street, City, State, Zip Code)

305.294.1515  
Daytime Phone

donna@craigcompany.com  
Email Address

**Sender Site Property Owner:**

Florida Keys Land + Sea Trust, Inc.  
Name

P.O. Box 500536, Marathon, FL 33050  
Mailing Address (Street, City, State, Zip Code)

305.743.3900  
Daytime Phone

APPLICATION

**Sender Site Legal Description:**

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

See attached - Summarized as Lot 1 and part of Government Lot 2  
Block Lot Subdivision and Lot 3, Key and part of Lots 4 and 5  
00103760-000000-11-66-321121312 and Part Bay Bottom West and  
Real Estate (RE) Number Alternate Key Number Adjacent to Lot 5,  
Key Vaca

**Receiver Site Property Owner:**

Key Haven Estates, LLC  
Name

201 Front Street, Key West, FL 33040  
Mailing Address (Street, City, State, Zip Code)

305.294.4142  
Daytime Phone

**Receiver Site Legal Description:**

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

Lots 1-26 and 34-43 Key Haven Estates Stock Island  
Block Lot Subdivision Key  
See attached  
Real Estate (RE) Number Alternate Key Number

Sender Site Land Use District Designation: Conservation-Native (CNA)

Receiver Site Land Use District Designation: Suburban Residential (SR)

Sender Site Existing Land Use: Not-for-profit Natural History Museum  
and accessory uses

Receiver Site Existing Land Use: Platted, vacant residential lots

Amount of Development Rights allocated to Sender Site (in units): At least 16.6 Recognized  
by State of Florida Dept. of Community Affairs

Amount of Development Rights to be transferred to Receiver Site (in units): 15

Have any development rights been previously transferred to or from either the sender or receiver sites?  
Yes  No  If yes, please provide all development orders authorizing transfer.

See attached materials

Has a previous application been submitted for this site within the past two years? Yes  No

Final Plat as approved by BOCC Resolution 251-2001

APPLICATION

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 application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership of sender and receiver sites (i.e. Warranty Deeds);
- Current Property Record Cards from the Monroe County Property Appraiser for sender and receiver sites;
- Location maps of sender and receiver sites;
- Copy of affidavit of ownership filed with Director of Planning;
- Copy of affidavit of intent to transfer filed with the Director of Planning;
- Signed and Sealed Boundary Survey of sender and receiver sites, prepared by a Florida registered surveyor – six (6) 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); *Unsealed boundary survey of sender; Plat of receiver*
- Vegetative Study (or HEI if required) of sender and receiver sites; *Not required*
- Typed name and address mailing labels of all property owners within a 300 foot radius of the sender site. 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

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 sender site and receiver site properties)
- Any Letters of Understanding pertaining to the proposed transfer

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

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

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: 4-6-09

Sworn before me this 6<sup>th</sup> day of April 2009



KATHLEEN R. WILLIAMS  
Commission DD 658497  
Expires March 14, 2011  
Bonded Thru Troy Fain Insurance 888-385-7819

Kathleen R. Williams  
Notary Public

My Commission Expires

March 14, 2011

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.

Florida Keys Land and Sea Trust, Inc  
Legal Description

"EXHIBIT A"

(To Agreement Regarding Resale of Crane Point)

PARCEL I

Government Lot 1, Section 3, Township 66 South, Range 32 East, situate, lying and being in Monroe County, Florida.

PARCEL II

Government Lots 3, 4 and 5 in Section 2 and Government Lot 2, in Section 11, Township 66 South, Range 32 East, lying North of the Overseas Highway.

PARCEL III

A parcel of submerged bottom land immediately adjacent to and abutting Government Lot 5, Section 2, Township 66 South, Range 32 East, Monroe County, Florida, more particularly described as follows:

Commencing at the corner of Section 2, 3, 10 and 11, Township 66 South, Range 32 East, Tallahassee Meridian, Key Vaca, Monroe County, Florida; thence North along the Section line between said Sections 2 and 3, being also the West line of Government Lot 5 of said Section 2, 180 feet, more or less, to the Mean High Water line of the Bay of Florida, the POINT OF BEGINNING; thence North along said section line projected, 540 feet, more or less; thence North 89 degrees 49' East, 210 feet, more or less, to the Mean High Water Line of the Bay of Florida and the shoreline of said Government Lot 5; thence meandering the shoreline of said Government Lot 5 in a Southerly and Westerly direction to the Point of Beginning.

PARCEL IV

A tract of land in a part of Government Lot 2, Section 11, Township 66 South, Range 32 East, at Marathon, Key Vaca, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the centerline of Old State Road No. 4-A and the West Line of Section 11, bear North 74 degrees, 32 minutes and 20 seconds East, along the centerline of Old State Road No. 4-A, 1224.83 feet; thence bear North 15 degrees, 27 minutes and 40 seconds West, 33 feet to the Northwesternly right-of-way line of Old State Road No. 4-A, said point being the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 15 degrees, 27 minutes and 40 seconds West, 117.28 feet; thence bear North 74 degrees, 32 minutes and 20 seconds East and parallel with Old State Road No. 4-A, 225 feet; thence bear South 15 degrees, 27 minutes and 40 seconds East, 117.28 feet to the Northwesternly right-of-way line of Old State Road No. 4-A; thence bear South 74 degrees, 32 minutes and 20 seconds West, along the Northwesternly right-of-way line of Old State Road No. 4-A, 225 feet, back to POINT OF BEGINNING.

"EXHIBIT A"

PARCEL V

That certain Island lying North of Key Vaca and West of Government Lot No. 1, Northwest of Government Lot No. 2 and North of Government Lot No. 3 of Section 2, Township 66 South, Range 32 East, said Island being known as RACHAEL'S KEY, and being in Section 2, Township 66 South, Range 32 East, situate, lying and being in Monroe County, Florida.

EXCEPT

Begin at a point of intersection of the East line of Government Lot 2, Section 11, Township 66 South, Range 32 East and the North line of the right-of-way line of the Overseas Highway; thence run in a Southwesterly direction along said right-of-way a distance of 822 feet to a point; thence North to waters of Florida Bay; thence East along the shore of Florida Bay to a point where the said shore line intersects the East line of Government Lot 2; thence South along said East line to the Point of Beginning.

EXCEPT

CRANE HAMMOCK SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 51, of the Public Records of Monroe County, Florida.

EXCEPT

Commencing at the intersection of the Easterly boundary line of CRANE HAMMOCK SUBDIVISION and the Northerly boundary line of an un-named Street, the POINT OF BEGINNING; thence North 51 degrees 50' 20" East along the Northerly boundary line of said un-named Street, extended, 25.00 feet; thence North 38 degrees 09' 40" West 169.37 feet, to the Southeasterly bank of a channel; thence South 35 degrees 49' 28" West along said channel bank, 82.65 feet, to the Northerly boundary of Lot 5, Block H, Crane Hammock Subdivision recorded in Plat Book 3, Page 51; thence South 78 degrees 16' 04" East along this Northerly boundary 84.51 feet; thence South 38 degrees 09' 40" East along the Easterly boundary of said Lot 5, which is also the Easterly boundary of said CRANE HAMMOCK SUBDIVISION, 81.93 feet, to the Point of Beginning.

Key Haven Estates, LLC  
Legal Descriptions

Key Haven Estates, LLC

<b>Lot Number</b>	<b>Real Estate Number</b>	<b>Alternate Key</b>
1	00141132-000100	9093798
2	00141132-000200	9093799
3	00141132-000300	9093800
4	00141132-000400	9093801
5	00141132-000500	9093802
6	00141132-000600	9093803
7	00141132-000700	9093804
8	00141132-000800	9093805
9	00141132-000900	9093806
10	00141132-001000	9093807
11	00141132-001100	9093808
12	00141132-001200	9093809
13	00141132-001300	9093810
14	00141132-001400	9093811
15	00141132-001500	9093812
16	00141132-001600	9093813
17	00141132-001700	9093814
18	00141132-001800	9093816
19	00141132-001900	9093817
20	00141132-002000	9093818
21	00141132-002100	9093819
22	00141132-002200	9093820
23	00141132-002300	9093821
24	00141132-002400	9093822
25	00141132-002500	9093823
26	00141132-002600	9093824
34	00141132-003400	9093832
35	00141132-003500	9093833
36	00141132-003600	9093834
37	00141132-003700	9093835
38	00141132-003800	9093836
39	00141132-003900	9093837
40	00141132-004000	9093838
41	00141132-004100	9093839
42	00141132-004200	9093840
43	00141132-004300	9093841

## **Application History**

## **Application History**

What is known today as Key Haven Estates has an extensive history of negotiated property use settlements dating back to 1985. The requirement to apply for the transfer development rights is governed solely by the Monroe County Board of County Commissioners Resolution 085-2005 (Development Agreement) dated February 10, 2005, inclusive of the Stipulated Settlement Agreement between Wayne Lujan and the Florida Department of Community Affairs, dated May 8, 1997.

The Development Agreement serves as the recorded compliance framework for Key Haven Estates, Ltd., and stipulates the requirement for the purchase and of not more than fifteen (15) transferable development rights to be applied to the properties zoned Suburban Residential (SR). Future Land Use Map and zoning changes also required as a part of the Development Agreement have been approved and adopted, as has the replatting of the properties into what is now known as Key Haven Estates. The SR zoned parcels that will receive the transferred development rights are described as Lots 1-26, and Lots 34-43, Key Haven Estates.

On September 23, 2008, the Marathon City Council signed into effect a resolution approving an interlocal agreement with Monroe County to transfer development rights across jurisdictional boundaries, specifically authorizing the transfer of fifteen (15) development rights to be applied to the Key Haven Estates properties.

On October 15, 2008, the Monroe County Board of County Commissioners signed in to effect the Interlocal Agreement between Monroe County and the City of Marathon, which permitted the transfer of recognized density from the Florida Keys Land & Sea Trust property known as "Crane Point Hammock", to unincorporated Monroe County, in order to facilitate even development potential within the regional planning area and in support of a public - private conservation partnership.

# **Monroe County Code Consistency Statements**

## **Monroe County Code Criteria for Transferable Development Rights**

### **Section 130-160**

**(a) General.** All residential development rights allocated or established in sections 130-157, 130-158 and 130-159 shall be transferable in whole or in part from one parcel of land to any other, including the transfer of residential rights to hotel rooms, provided that:

**(1) The development of the receiver site is approved as part of a conditional use permit;**

#### Relevant History

The site development and population densities have been approved by the Development Agreement (Resolution 85-2005 – Attached) between Monroe County Board of County Commissioners (BOCC) and Key Haven Estates, Ltd. (KHE), dated February 23, 2005, inclusive of the Stipulated Settlement Agreement between the Florida Department of Community Affairs (DCA) and Mr. Wayne Lujan dated June 18, 1997, for Monroe County Development Order No. 8-95. (Attached) The development agreement and settlement agreement processes are inclusive of conditional use approval.

Section II, C., 1., Statutory and Code Requirements of the Development Agreement specifically identifies the permitted population density as “forty-three (43) single family estate lots.”

Section II, E., 2., h, Statutory and Code Requirements of the Development Agreement requires the “...purchase of 15.0 Transferable Development Rights required for the development of Enchanted Island and lots on the mainland portion of the property.” Section IV, B., of the Development Agreement further states that “KHE shall be required to purchase and apply to the lands to be developed not more than 15.0 transferable development rights for the development of the ten (ten) single family lots on the parcel known as Enchanted Island and the three (3) lots created from lands currently zoned SR.”

BOCC Ordinance 021-2005 dated September 5, 2005, amended the land use district zoning map from Sub Urban Commercial (SC) to Sub Urban Residential (SR) for the parcel known as the “triangle parcel” and from Mixed Use / Commercial (MC) to Improved Subdivision (IS) for lots 6, 7, and 8 of Key Haven’s Ninth Addition in compliance with Section II, E., 2., c, Statutory Requirements of the Development Agreement. (Attached)

BOCC Ordinance 022-2005 dated September 5, 2005, amended the Future Land Use Map (FLUM) from Mixed Use Commercial (MC) to Residential Low (RL) for the parcel known as the “triangle parcel” and from MC to Residential Medium (RM) for lots 6, 7, and 8 of Key Haven’s Ninth Addition. (Attached)

The Monroe County Planning Commission approved Resolution P39-06 on September 13, 2006, granting approval for the preliminary plat for the subdivision of land into forty-three (43) residential lots and two commercial tracts to be known as Key Haven Estates – a replat of Key Haven 4th Addition Lots 19-23; 9th Addition Lots 3-8, and 11-24; Enchanted Island Lots 39-44, 63-72, and 77-83. Final Plat approval was granted by BOCC Resolution 218-2008, on August 20, 2008, in compliance with Section II, E., 2., e, Statutory Requirements of the Development Agreement. (Attached)

The replatting and land use district map amendments created forty-three (43) residential parcels zoned SR, and IS, respectively. The thirty-six (36) SR parcels are further identified as Lots 1-26, and Lots 34-43, Key Haven Estates; total approximately 14.516 acres in size, and are the subject of this minor conditional use application for transferable development rights.

Key Haven Estates was further identified by City of Marathon Resolution 2008-152 (Attached) as the receiver site for fifteen transferable development rights to be severed from Crane Point Hammock subject to the guidelines identified by the Interlocal Agreement (ILA) between Monroe County and the City of Marathon (Attached)

**(2) The development of the receiver site does not exceed the maximum net densities set out in sections 130-157 and 130-162;**

Section II, E., 2., h, Statutory and Code Requirements of the Development Agreement requires the “...purchase of 15.0 Transferable Development Rights required for the development of Enchanted Island and lots on the mainland portion of the property.” Section IV, B., of the Development Agreement further states that “KHE shall be required to purchase and apply to the lands to be developed not more than 15.0 transferable development rights for the development of the ten (ten) single family lots on the parcel known as Enchanted Island and the three (3) lots created from lands currently zoned SR.”

The Development Agreement reduced density on the former Enchanted Isle portion of the plat from sixteen (16) units, as approved by the Stipulated Settlement Agreement to ten (10) units (Lots 34-43), shifting the remaining six (6) units to the mainland portion of the plat, to be combined with parcels that were to be replatted subsequent to the FLUM and zoning changes approved by BOCC Ordinances 021-2005 and 022-2005. The combined parcels, when re-zoned to SR, became Lots 1-26.

The Development Agreement recognized that the subject parcels lack contiguity, but that “...the County will treat them as a single parcel for purposes of this Agreement and development approvals in order that density may be allocated across the property as one entity.”; therefore, for purposes of this application, the parcels have been aggregated.

The replatting, FLUM, and land use district map amendments required as a part of the Development Agreement and Stipulated Settlement Agreement created forty-three (43) residential parcels zoned SR, and IS, respectively. The thirty-six (36) SR parcels are further identified as Lots 1-26, and Lots 34-43, Key Haven Estates. Lots 1-26 are located

on the mainland portion of Key Haven Estates and total approximately 492,263 square feet or 11.3 acres. Lots 34-43 are located on the former Enchanted Isle portion of the plat, and total approximately 140,021 square feet, or 3.21 acres. For the purposes of this application, density consideration was not contemplated for either Tract 2, the conservation area, or Tract 3, the access area, as delineated on the final plat.

The thirty-six (36) lots total 632,284 square feet +/- . The lots are not uniform in area, and have been aggregated as directed by the Development Agreement for purposes of calculating assigned density. Average lot size then, becomes 17,563 square feet. Assignment of .42 TDR's to each of the thirty-six (36) lots meets the requirement of the Development Agreement for purchase and application of fifteen (15) TDR's.

The site development and density limitations have been dictated and approved by the Development Agreement, inclusive of the Stipulated Settlement Agreement, Section I., D., which states: "To limit the number of residential units to be developed on the property as portrayed generally on Exhibit C (as attached to the original application) 43 single family homes. "

**(3) If the receiver site is located in an IS or IS-M district, no more than one dwelling unit shall be developed on a platted lot;**

Not applicable – for purposes of this transfer, only the lots currently zoned Suburban Residential (SR) are under consideration – additionally, all densities are governed by the Development Agreement and the Stipulated Settlement Agreement.

**(4) If the receiver site is located in an IS-D district, no more than two dwelling units shall be developed on a platted lot;**

Not applicable

**(5) The development of the receiver site complies with each and every requirement of this chapter;**

The applicant was requested by Monroe County Planning and Environmental Resources Staff to include the Staff report to the BOCC dated June 18, 2008, which provided Code compliance analysis for the final plat of Key Haven Estates with a recommendation of approval to the BOCC (Attached). Compliance with each and every requirement of the chapter is memorialized by the uncontested BOCC Resolution 251-2008. (Attached)

**(6) Prior to issuance of a building permit authorizing the development of a dwelling unit, all or a part of which is derived from a transferred development right, a deed of transfer shall be recorded in the chain of title of the transferor parcel containing a covenant prohibiting the further use of the transferor parcel for residential purposes other than as excess open space or yard appurtenant to a residential use**

**that is located on a parcel of land that meets the density requirements of the comprehensive plan and this chapter;**

Crane Point Hammock recognizes that a condition requiring a deed of transfer to be recorded in the chain of title of the transferor parcel may be placed on the Development Order approving the transfer from Crane Point Hammock to Monroe County. The condition may require a covenant prohibiting the further use of the transferor parcel for residential purposes other than as excess open space or yard appurtenant to a residential use that is located on a parcel of land that meets the density requirements prior to the issuance of any building permits authorizing the development of a dwelling unit.

**(7) The allocated density of the receiver site is greater than or equal to the allocated density of the parcel from which the TDR is severed and the sensitivity of the receiver site, as shown in section 118-7(1), is less than or equal to the sensitivity of the parcel from which the TDR is severed.**

The receiver site, located in Monroe County, is zoned SR. According to Section 130-157 of the Code, the allocated density for SR is .50 per acre, or one dwelling unit per two acres. Prior to 1996, the allocated density for SR was one dwelling unit per acre. The allocated density of the receiver site is greater than that of the sender site.

Sensitivity criteria as outlined in Section 118-7(1) of the Code, which clusters development to the least sensitive portions of the subject parcels, has been addressed by Monroe County Staff through the Development Agreement and Final Plat processes, including the exclusion of Tract 2 as a conservation area, and was found overall to be Tier III, scarified land with some disturbed areas that are protected by the Development Agreement and Stipulated Settlement Agreement.

The sender site, located in the City of Marathon, is recognized by the Florida Department of Community Affairs (DCA) as being zoned Conservation Native Area (C-NA). According to Table 103.15.2 of the Marathon City Code (Attachment), the allocated density for C-NA is .25 per acre, or one dwelling unit per four acres. The sensitivity of the site is recognized as Class I Habitat, as confirmed by the letter from George Garrett, Planning Director for the City of Marathon. (Attached)

The sensitivity of the receiver site is therefore less than that of the sender site.

Note: With the adoption of the ROGO permit allocation system, and subsequently, the Tier system, the remnants of transferable development rights criteria contained within the 2010 Comprehensive Plan have no relevance to this application with the exception of demonstrated compliance with Policy 101.4.21, adopting the density and intensity standards for the future land use categories.



## **Interlocal Agreement Consistency Statements**

## **Interlocal Agreement Criteria between Monroe County Florida, and the City of Marathon, Florida**

### **Relevant History**

On September 23, 2008, the Marathon City Council, having recognized the existence of 251.64 transferable development rights at Crane Point Hammock, a not-for-profit entity, approved Resolution 2008-152, permitting the transfer of fifteen (15) development rights to Key Haven Estates, located in unincorporated Monroe County, through an Interlocal Agreement (ILA). The ILA between the City of Marathon and the Monroe County Board of County Commissioners was signed into effect on October 1, 2008, and approved for sufficiency and legal form on October 15, 2008.

Prior to this application for conditional use approval for transfer, an opinion of support was requested of the Florida Department of Community Affairs (DCA). (Attached) The letter from the DCA Chief of State Planning, Craig Diamond, provides an opinion outside of any current or known vested rights action and identifies the zoning and FLUM on the Crane Point Hammock site as C-NA and Conservation(C), respectively, with 16.6 transferable development right entitlements remaining.

### **Section 1 of the ILA dictates the parameters of the transfer as follows:**

“Transfer: The parties agrees to permit the transfer, in one or more transactions, of up to fifty (50) transferable development rights (TDRs) from The Florida Keys Land & Sea Trust/Crane Point to the unincorporated area of Monroe County, if the transfer adheres to the following conditions:

1. The Planning Department for the City, subject to the approval of the City Council, provides a written account of development rights to be transferred, detailing at a minimum:
  - a. any conditions on transfer to the unincorporated area of Monroe County;  
and
  - b. an accurate accounting of the total development rights available to the sender site, the amount proposed for transfer, the amount remaining following the successful transfer, and the identity, ownership and conditions of the receiver site in unincorporated Monroe County.
2. The sender party shall adhere to all of the requirements governing the transfer of development rights found in the Monroe 2010 County Comprehensive Plan and Land Development Regulations including but not limited to:
  - a. environmental sensitivity requirements
  - b. density requirements
  - c. procedural requirements requiring a minor conditional use approval to complete the transfer from the sender site(s) to the receiver site(s)
3. The parties agree that none of the proceeds of the sale or transfer of the TDRs shall be used to purchase the U.S. 1 right-of-way fronting Crane Point Hammock.

Section 1.1.a. and b. were satisfied by the issuance of Marathon City Council Resolution 2008-152, authorizing the transfer of fifteen development rights from Florida Keys Land & Sea Trust / Crane Point to Old Town Key West Development Ltd., for allocation to Key Haven Estates located on Stock Island, in the unincorporated area of Monroe County.

Section 1.2.a and b. have been met according to the environmental sensitivity requirements established by City Code section 107.19 A.1. which states:

“The sender site density may be transferred, in whole or in part, only from areas identified as Class I habitat type, pursuant to Table 106.16.1 and as identified on the City of Marathon Habitat and Species maps, subject to groundtruthing by the City Biologist.”

Groundtruthing identification for the sender site as Class I habitat type has been provided by City Planning Director George Garrett, by letter. (Attachment)

FLUM and zoning maps for the City of Marathon identify the Crane Point Hammock property as Conservation (C) and Native Area (C-NA), respectively.

Table 103.15.2 of the Marathon City Code allocates .25 development rights per acre, or one unit per four acres, for market rate housing in the C-NA land use district, based on Habitat Analysis, as determined by the Director. The sender site, Crane Point Hammock, is comprised of approximately 64.4 +/- acres. The letter of review requested from the DCA subsequent to the ILA and City of Marathon Resolution transactions, provides an opinion outside of any current or known vested rights action, and allows for an accounting of 16.6 transferable development right entitlements remaining for sale by Crane Point Hammock.

At 64.4 +/- acres, Crane Point Hammock as the sender site meets the automatic high quality hammock classification and is exempted from habitat analysis according to City Code sections 106.17 A.1. and 2. which state:

“A. Automatic High Quality Hammock Classification:

Hammocks that meet the following criteria shall be automatically classified as high quality hammock without the need for a habitat analysis:

1. Category 1: Tropical hardwood hammocks of 12 1/2 acres or more in size.
2. Category 2: Tropical hardwood hammocks owned by federal, state or local governments or by private organization that are managed or were purchased for the primary purpose of conservation. “

Section 1.3. of the ILA has no planning relevance.

**BOCC Resolution 85-2005**

RESOLUTION 085- 2005

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN KEY HAVEN ESTATES LTD., (KHE) AND MONROE COUNTY TO BUILD 43 SINGLE FAMILY HOMES AND ACCESSORY USES INCLUDING DOCKAGE AND 10,000 S.F. OF COMMERCIAL FLOOR AREA AT KEY HAVEN SUBDIVISION AND ON THE ENCHANTED ISLAND, MONROE COUNTY, FLORIDA.

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**WHEREAS**, the affected properties are described as "Parcel B" (unplatted), bounded by Key Haven Terrace, Key Haven Boulevard, and the boat basin/dredged bay bottom; and "Parcel C", (unplatted), is located south of "Parcel B" and connected to it by a strip of land. It is bounded by "Parcel B" to the north, boat basin/dredged bay bottom to the east, Key Haven Boulevard to the west, and right of way of U.S. Hwy 1 to the south; and the "Triangle Parcel" (unplatted), bounded by Key Haven Road, Allmanda Drive, Key Haven Boulevard, and U.S. Hwy 1 right of way; and lots 3 through 8 in the Ninth Addition; and lots 11 through 24 in the Ninth Addition; and lots 17 through 23 in the Fourth Addition; and the "Enchanted Island", (unplatted), located east of Raccoon Key and separated from it by a dredged boat basin, all located in sections 25 and 26, Township 67 South, Range 25 East, Key Haven, Florida, at approximate Mile Marker 6. The Real Estate Numbers are 00116981.000000, 00123100.000000, 00123120.000000, 00123140.000000, 00123150.000000, 00123170.000000, 00123200.000000, 00123210.000000, 00123220.000000, 00123230.000000, 00123250.000100, 00135850.000000, 00135860.000000, 00135870.000000, 00135880.000000, 00135890.000000, 00135900.000000, 0135910.000000, 00139310.000000, 00139320.000000, 00139330.000000, 00139340.000000, 00139350.000000, 00139360.000000, 00139390.000000, 00139400.000000, 00139410.000000, 00139420.000000, 00139430.000000, 00139440.000000, 00139450.000000, 00139460.000000, 00139470.000000, 00139480.000000, 00139490.000000, 00139500.000000, 00135510.000000 and 139520.000000; and

**WHEREAS**, on June 07, 2004, the applicant filed an application for the proposed Development Agreement (Agreement) pursuant to Sections 163.3220 – 3243, F.S. and Sections 9.5-101 and 102 of Monroe County Code (MCC); and

**WHEREAS**, pursuant to MCC Section 101, "development agreement is intended to vest the existing ordinances and regulation, but not to allow a development to waive or deviate from the regulations in effect on the date that the agreement is executed"; and

**WHEREAS**, on December 6, 2004, the Monroe County Development Review Committee reviewed the proposed Agreement and recommends approval of the portions that are in compliance with the Monroe County Year 2010 Comprehensive Plan (Comp Plan) and the County Code and denial of those portions that are not in compliance.

**WHEREAS**, Staff further recommended that the Agreement be revised to address the outstanding issues outlined in the Staff Report; and

**WHEREAS**, on February 9, 2005, during the review process, the Monroe County Planning Commission, after due notice and public participation in the hearing process, reviewed

the Agreement and recommended approval to the Board of County Commissioners of the Agreement with the Staff proposed changes; and

**WHEREAS**, the Monroe County Board of County Commissioners (Board) is the local government body having jurisdiction over the review and approval of the Agreement, in accordance with section 163.3220 - 3243, F.S; and

**WHEREAS**, the public notice requirements of Monroe County for consideration of the Agreement have been met; and

**WHEREAS**, the public was afforded an opportunity to participate in the public hearing and all parties were afforded the opportunity to present evidence and argument on all issues; and

**WHEREAS**, at a special hearing dated February 23, 2005, the Board reviewed the above referenced documents, the related recommendations of the Planning Commission, as well as all related testimony and evidence submitted by the parties and members of the general public; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, MONROE COUNTY, FLORIDA, THAT THE REFERENCED DEVELOPMENT AGREEMENT ATTACHED HERETO AND INCORPORATED BY REFERENCE IS HERBY APPROVED.**

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a special meeting held on the 23 of February, 2005.

Mayor Dixie Spear	<u>Yes</u>
Mayor Pro Tem Charles "Sonny" McCoy	<u>Yes</u>
Commissioner George Nugent	<u>Yes</u>
Commissioner David P. Rice	<u>Yes</u>
Commissioner E. Nelson	<u>Yes</u>

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY Dixie M. Spear

Mayor Spear



ATTEST: DANNY L. KOLHAGE, CLERK

Danny L. Kolhage  
Deputy Clerk

MONROE COUNTY ATTORNEY APPROVED AS TO FORM	
Date:	<u>K.L.W. 2-11-05</u>

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (Agreement) is binding on the “effective date” as set forth herein between Monroe County, a political subdivision of the State of Florida (County) and Key Haven Estates, Ltd., a Florida Limited Partnership (KHE).

### WITNESSETH

WHEREAS, KHE is the owner of real property known as portions of Key Haven Subdivision and Raccoon Key, Monroe County, Florida, located at the entrance to Key Haven immediately adjacent to U.S. Highway 1 at Key Haven Road, and containing portions of the following streets: Key Haven Road, Alamanda Drive and Key Haven Boulevard; and also being comprised of an island known as “Enchanted Island” connected to U.S. Highway 1 by an improved private road, and being further described as attached hereto in Exhibit A (as attached to the original application) – Survey of the KHE Property (Property or KHE Property); and

WHEREAS, all the Property subject to this Agreement is located in the Florida Keys Area of Critical Concern as defined by Chapter 380.0552, Florida Statutes; and

WHEREAS, the Florida Local Government Development Agreement Act, Sections 163.3220 – 163.3243, Florida Statutes, authorizes local jurisdictions, inclusive of Monroe County, to enter into agreements with landowners to effectuate the provisions and purposes of the Florida Environmental Land and Water Management Act, which created the Florida Keys Area of Critical State Concern and the 2010 Comprehensive Plan for Monroe County; and

WHEREAS, the Enchanted Island portion of the Property was the subject of a Settlement Agreement between the Florida Department of Community Affairs (FDCA) dated May 8, 1997, Exhibit B (as attached to the original application), and was also the subject of a major conditional use approval by Monroe County, Resolution No. 8-95 (included in Exhibit B (as attached to the original application)); and

WHEREAS, the following is a statement of the history and circumstances and status of existing uses, land-use applications, and development approvals that apply to the Property:

1. The subject Property is a single-family subdivision with adjacent commercially zoned property.
2. The Property has existed in this capacity for over thirty (30) years, with local and State approvals for the subdivision, various re-subdivisions and building permits for single-family, road construction, utilities and commercial development.
3. The Property consists of parcels with the following land use district designations (zoning):
  - IS – Improved Subdivision
  - SR – Suburban Residential
  - SC - Suburban Commercial
4. Development of sixteen (16) townhomes has been approved for Enchanted Island, which is a part of the Property (see Exhibit B as attached to the original application).

5. In the early 1990's the County and FDCA have approved building permits for the expansion and upgrade of the sewage treatment plant serving Key Haven to tertiary standards, but without nutrient stripping.
6. The IS and SR portions of the Property remain eligible for the Allocation of Rate of Growth Ordinance (ROGO) permits for single-family homes; and

WHEREAS, the County denied a proposal in 1992 for the utilization of the commercially zoned areas that make up a portion of the Property, citing the need to protect the adjacent single-family subdivisions; and

WHEREAS, the predominant development type in Key Haven is single-family homes on various sized lots; and

WHEREAS, the Key Haven Subdivision is a prime location for lower density housing for individuals and families whose place of work is Key West or Stock Island; and

WHEREAS, KHE and the County agree that the creation of new commercial floor area as could be allowed with the existing zoning of portions of the property would further exacerbate the shortage of employee and affordable housing; and

WHEREAS, KHE and the County agree that the preferred development type in Key Haven is the single-family home; and

WHEREAS, both the Property and its subdivided lots were in existence at the time of the County's analysis and census of existing dwelling units, July 1990, whose results formed a major basis of the Residential Rate of Growth Ordinance (ROGO) ordinance cited above; and

WHEREAS, although the parcels that make up the property subject to this Agreement are not all contiguous, the County will treat them as a single parcel for purposes of this Agreement and development approvals in order that density may be allocated across the property as one entity.

WHEREAS, property commonly known as the 6<sup>th</sup> addition owned by KHE, with the exception of lots 14, 15 and 16, is valuable wetlands habitat that should be protected through a conservation easement or acquisition by a public agency; and

WHEREAS, according to the 2004 Monroe Public Facilities Capacity Analysis, there is excess traffic capacity for US Highway 1 serving Stock Island and Key Haven; and

WHEREAS, the County finds that entering into this Agreement furthers the Purposes, Goals, Objectives, and Policies of the Year 2010 Comprehensive Plan and the Principles for Guiding Development of the Florida Keys Area of Critical State Concern designation; and

WHEREAS, the upgrading of the Key Haven sewage treatment plant will bring at least 450 existing residences on line to the upgraded system and create at least 600 nutrient reduction credits most of which may be allocated to the County; and

WHEREAS, the immediate Key Haven community has expressed the desire to have the property developed in a manner other than additional commercial uses, which will draw customers from outside the neighborhood, and create the need for additional affordable housing, thus adding to the already large deficit of such housing; and

WHEREAS, the completion of the proposed single family subdivision will create an estimated \$50-75 million in net new taxable property value; and

WHEREAS, the County and KHE agree and recognize that most of the residential density and lot sizes proposed in the site plan are derived from existing platted lots currently zoned Improved Subdivision (IS) and previously approved development on Enchanted Island; and

NOW, THEREFORE, the parties do hereby agree as follows:

**I. PURPOSE OF AGREEMENT**

The purpose of this Agreement is multi-fold:

- A. To provide a rational method for the completion of the existing Key Haven Subdivision.
- B. To avoid costly litigation between the parties with regard to KHE's ability to develop the lots within the 6th Addition and adjacent un-subdivided property.
- C. To eliminate an inappropriate commercial land use district designation on the Property that is more suited to residential use.
- D. To limit the number of residential units to be developed on the Property as portrayed generally on Exhibit C (as attached to the original application) 43 single-family homes.
- E. To recognize and protect the private property rights of KHE, and balance those rights with the County's responsibility to protect valuable natural resources and to comprehensively plan and execute the rational development of communities such as Key Haven.

## II. STATUTORY AND CODE REQUIREMENTS

The parties recognize the binding effect of Sections 163.3220 – 163.3243, Florida Statutes as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:

### A. Legal Description and Ownership

The properties that are subject to this Agreement are described in Exhibit A (as attached to the original application) - Survey of the KHE Property.

### B. Duration of Agreement

This Agreement shall remain in effect for ten (10) years from its effective date as defined herein. It is the intention of the County and KHE to promote rational and timely development of the Property to maximize best land use management practices consistent with the landowner's rights and commitments described herein.

### C. Permitted Uses

1. The development uses permitted on the Property, including the generalized lot layout, the population densities and building intensities as set forth on Exhibit C (as attached to the original application), KHE Key Haven Development Plan, specifically, forty-three (43) single-family estate lots and 10,000 square feet of professional and service commercial floor area which will be subject to the Monroe County Non Residential Rate of Growth Ordinance, NROGO at the time of application for building permits for such commercial uses.
2. Accessory uses, including but not limited to sewage treatment plant, landscaping, and accessory storage for each unit.

3. Dockage for the residential lots will be to be limited to 1 dock space per residential unit not to exceed 43 in total. Docks shall not be used for any commercial purpose and are accessory to each dwelling unit.
4. Roads and utilities to serve the development.

For the duration of this Agreement, the parties agree that any and all of the approved development shall adhere to, conform to, and be controlled by this Agreement, Exhibit C (as attached to the original application) , the Land Development Regulations, and the Year 2010 Comprehensive Plan governing the development of the land effective when the County and KHE execute this Agreement as authorized by Section 163.3220, Florida Statutes. Should the County adopt any new Comprehensive Plan Policy, Land Development Regulation or any other regulation which would serve to better achieve the purposes of this agreement or be more advantageous to the developer to implement the planned redevelopment, to the extent that such new regulations or policies do not materially conflict with the provisions of this agreement, then KHE make utilize such regulations and policies to implement the development .In the event that all or a portion of the existing or authorized development subject to this Agreement should be destroyed by a storm, fire, or other common disaster, KHE, their grantees, successors, or assigns shall have the right to rebuild or repair so long as such work is in compliance with this Agreement.

**D. Public Facilities**

1. The Florida Keys Aqueduct Authority provides domestic potable water to the Property.

2. Electric service to the Property is provided by Keys Energy Services .
3. Solid waste service is provided to the Property by a solid waste collection system franchised by Monroe County.
4. KHE shall provide wastewater and sewage collection and disposal via the existing onsite package sewage treatment plant approved by the Florida Department of Environmental Protection (DEP) at the time of building permit application.
5. KHE shall construct, own and maintain all new roads, drainage utilities, landscaping, signage and docks in the development.

**E. Local Development Permits**

The following is a list of all development permits approved or needed to be approved for the development of the Property as specified and requested in this Agreement:

1. Approved Development Permits
  - a. This Agreement.
2. Further Development Permits Required
  - a. The approved final site plan, landscape plan, drainage plan, and building elevations and floor plans as encompassed by and referred to in the Monroe County Planning Commission Resolution for the subdivision and development set forth on Exhibit C (as attached to the original application) for the redevelopment of the Property, as contained in a major conditional use application.
  - b. Amendment of the future land use category of the Triangle Parcel from Mixed Use Commercial (MC) to Residential Low (RL) and of lots 6, 7,

- and 8 of the Ninth Addition from Mixed Use Commercial (MC) to Residential Medium (RM).
- c. Rezoning of the Triangle Parcel from Suburban Commercial (SC) to Suburban Residential (SR) and of Lots 6, 7, and 8 of the Ninth Addition from Suburban Commercial (SC) to Improved Subdivision (IS).
  - d. An Approved Major Conditional Use Development Order for redevelopment of the Property with utilities, dockage and roads.
  - e. An Approved re-subdivision of the Property by means of an amended plat.
  - f. Building and related construction permits for all main and accessory structures, land clearing, and landscaping, as appropriate.
  - g. State, South Florida Water Management District, and Monroe County permits for storm-water runoff and dredge and fill, if required.
  - h. Purchase of 15.0 Transferable Development Rights required for development of Enchanted Island and lots on the mainland portion of the property.
  - i. Abandonment of Key Haven Boulevard from US 1 up to its intersection with Key Haven Terrace.

**F. Finding of Consistency**

By entering into this Agreement, the County finds that the development permitted or proposed herein is consistent with and furthers the Monroe County Year 2010 Comprehensive Plan and all applicable Land Development Regulations.

**G. Breach, Amendment, Enforcement, and Termination**

Exclusive of any others except those imposed by law, the following additional conditions, terms, restrictions, or other requirements are also determined by the parties to be necessary for the execution and enforcement of this Agreement:

1. Breach of Agreement and Cure Provisions

- a. Upon KHE's material breach of the terms and conditions of this Agreement, Monroe County shall serve written notice on and shall provide KHE the opportunity, within ninety (90) days, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. The County shall allow KHE an opportunity to cure the breach or to negotiate an amendment to this Agreement within a reasonable time, not to exceed one hundred eighty (180) days after KHE's response or proposal absent exigent circumstances.
- b. The following events, unless caused by fire, storms, floods, or other acts of God or events beyond the control of KHE are to be considered a material breach of this Agreement: (1) the failure to maintain the open space provisions of this Agreement as generally shown in Exhibit C (as attached to the original application); (2) the failure to maintain conditions placed on permits or approvals contained in or issued as a direct result of this Agreement; (3) the failure to comply with applicable permitting requirements of Monroe County after notice and opportunity within ninety (90) days to commence to comply with such permitting requirements or, if applicable, to commence compliance with such requirements and have them completed within a reasonable time frame,

not to exceed one hundred eighty (180) days, as mutually agreed by the parties if compliance requires more than sixty (60) days.

- c. If Monroe County, through its Director of Planning, finds that KHE or a successor is in material breach of this Agreement, and after notice is given as provided herein to respond to or cure said breach KHE fails, within a reasonable time, to respond, cure, or secure an amendment resolving the breach, the County may utilize appropriate code enforcement remedies to cure any breach.

## 2. Amendment, Termination, or Revocation

The parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination, extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein. Amendments to this Agreement shall subject KHE to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233 (2) Florida Statutes are met. It is further agreed that no modifications, extensions, amendments, or alterations of the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by the parties to this Agreement.

## 3. Hearing Requirements

- a. Before amending, terminating, or revoking this Agreement, Monroe County shall conduct at least two (2) public hearings.

b. Notice of intent to amend, terminate, or revoke this Agreement shall be advertised at least seven (7) days before the public hearing in a newspaper of general circulation and readership in Monroe County. The day, time, and place of any further public hearing shall be announced at the first public hearing and the date thereof shall be advertised at least seven (7) days before such public hearing. The notices shall specify the location of the property subject to this Agreement, the development uses proposed on the property, the proposed population densities, and the proposed building intensities and height, and shall specify a place where a copy of the proposed amendment, termination or revocation, and supporting information can be obtained.

4. State and Federal Law

If State or Federal laws enacted after the effective date of this Agreement preclude any party's compliance with the terms of this Agreement, this Agreement shall be modified as is necessary to comply with the relevant State or Federal laws; however, this Agreement shall not be construed to waive or supersede any contention under law that KHE has acquired vested rights under prior law.

5. Enforcement

a. Monroe County, KHE, their successors or assigns, or any aggrieved or any adversely affected person as defined in Section 163.3215(2) Florida Statutes may file an action for injunctive relief in the Circuit Court of

Monroe County to enforce the terms of this Agreement or to challenge compliance with the provisions of Section 163.3243, Florida Statutes.

- b. Nothing contained herein shall limit any other powers, rights, or remedies that any party has, or may have in the future, to enforce the terms of this Agreement.

### **III. Compliance with Other Laws**

The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve KHE of the necessity of complying with the laws governing said permitting requirements, conditions, terms or restrictions.

### **IV. Additional Provisions**

#### **A. Future Land Use Map Zoning Designation and Timing of Conditional Use Applications**

The County shall allow KHE to submit an application for conditional use and re-subdivision approval of the Property contemporaneously with the County's initiation of the change of Future Land Use Map for the KHE Property. The County shall request the State of Florida Department of Community Affairs (DCA) to expedite or "fast track" the request to amend the Future Land Use Map, as allowed by applicable State Statute. Approval of conditional use applications and subdivisions shall be contingent upon approval of Future Land Use Map changes. Should the FLUM and appropriate zoning designation change not be approved by the County and State of Florida, this Agreement shall become null and void.

**B. Transferable Development Rights**

KHE shall be required to purchase and apply to the lands to be developed not more than 15.0 transferable development rights for the development of the ten (10) single-family lots on the parcel known as Enchanted Island, the six (6) single family allocations transferred from Enchanted Island and the three (3) lots created from lands currently zoned to SR.

**C. Dedication of Environmentally Sensitive Lands**

KHE shall dedicate to the County or other conservation public agency or private land conservation group the entirety of the undeveloped 6<sup>th</sup> Addition with the exception of lots 14,15 and 16 which are not owned by KHE as an open space preserve with the condition that it remain in its natural state with no recreational use allowed. The County agrees to allow KHE to use the lands as mitigation for any permits required by the County and/or state of federal agencies for the filling of wetlands or impacts associated with the completion of all elements of the development authorized by this Agreement. KHE shall dedicate said lands upon issuance of the first residential building permit.

**D. Affordable Housing Requirements**

The County agree that KHE may meet the requirements of Section 9.5-266(b) of the Land development Regulations, "Provision of Affordable Housing" by linking as allowed by Section 9.5-266(c) to an approved affordable housing project of 18 units to be built on Maloney Avenue on Stock Island, and that his linkage shall completely satisfy the requirements of the affordable housing obligation.

**E. Tier System Designation**

KHE and the County agree that the entirety of the lands proposed for development allowed by this Agreement are properly within the designation of Tier 3 "Infill".

**F. Wetland Setbacks**

The ability to achieve a proposed thirty (30) foot setback shall be based upon the final plat for the subdivision and any South Florida Water Management District and Florida Department of Environmental Protection permits for filling lands adjacent to such wetlands. The shoreline setback on Enchanted Island shall be twenty-five (25) feet as specified in Exhibit B (as attached to the original application).

**G. Termination of Legal Proceedings Against County**

Upon the signing of this Agreement by all parties and its subsequent recordation with the Monroe County Clerk of Court, KHE shall terminate, withdraw, and cease all claims and actions in law against Monroe County and DCA filed in local or circuit court or court of appeals related to zoning, site development, or code enforcement on the KHE Property.

**H. Recording**

Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all parties.

Recording fees shall be paid by KHE.

**I. Entire Agreement**

This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or

understandings concerning the subject matter of this Agreement that are not contained in or incorporated into this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

**J. Severability**

If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder shall not be invalidated thereby and shall be given full force and effect.

**K. Jurisdiction and Governing Law**

The parties hereto agree that any and all suits or actions at law shall be brought in Monroe County, Florida, and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida.

**L. Conflicting Resolutions**

All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

**M. Successors and Assigns**

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

**N. Notices**

All notices, demands, requests, or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal

Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service. Notice shall be deemed effective upon receipt.

For purposes of notice, demand, request, or replies:

The address of Monroe County shall be:

Mr. Thomas Willi  
County Administrator  
1100 Simonton Street  
Key West, Florida 33040

The address of the KHE shall be:

Mr. Wayne Lujan  
1104 Truman Avenue  
Key West, Florida 33040

**O. Effective Date**

The effective date of this Agreement shall be thirty (30) days after the duly signed and recorded Agreement is approved by the Florida Department of Community Affairs pursuant to Chapter 163, Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year below written.

Signed, sealed, and delivered in the presence of:

Witness: Key Haven Estates, LTD.

(FLORIDA)

Betty Lujan  
Print Name  
ELIZABETH KOHLMEYER  
Elizabeth Kohlmeier  
Signature

By: Betty Lujan  
Betty Lujan General Partner

Dated: 3/31/05

Cecelia Pinder  
Print Name

Cecelia Pinder  
Signature

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me on this 31st day of MARCH, 2005, by BETTY LUJAN and \_\_\_\_\_ . They ~~are~~ <sup>SHE IS</sup> personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.

Theresa R. Scarbrough  
Notary Public

THERESE R. SCARBROUGH  
Printed name

My commission expires: 10/18/06

My commission number: DB129318



APPROVAL OF MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

On the 23<sup>rd</sup> day of February, 2005 Monroe County Board of  
County Commissioners approved this Development Agreement by Resolution No. 085-2005

ATTEST:

MONROE COUNTY, FLORIDA

DANNY KOLHAGE

Isabel C. De Santis  
COUNTY CLERK  
*Deputy Clerk*

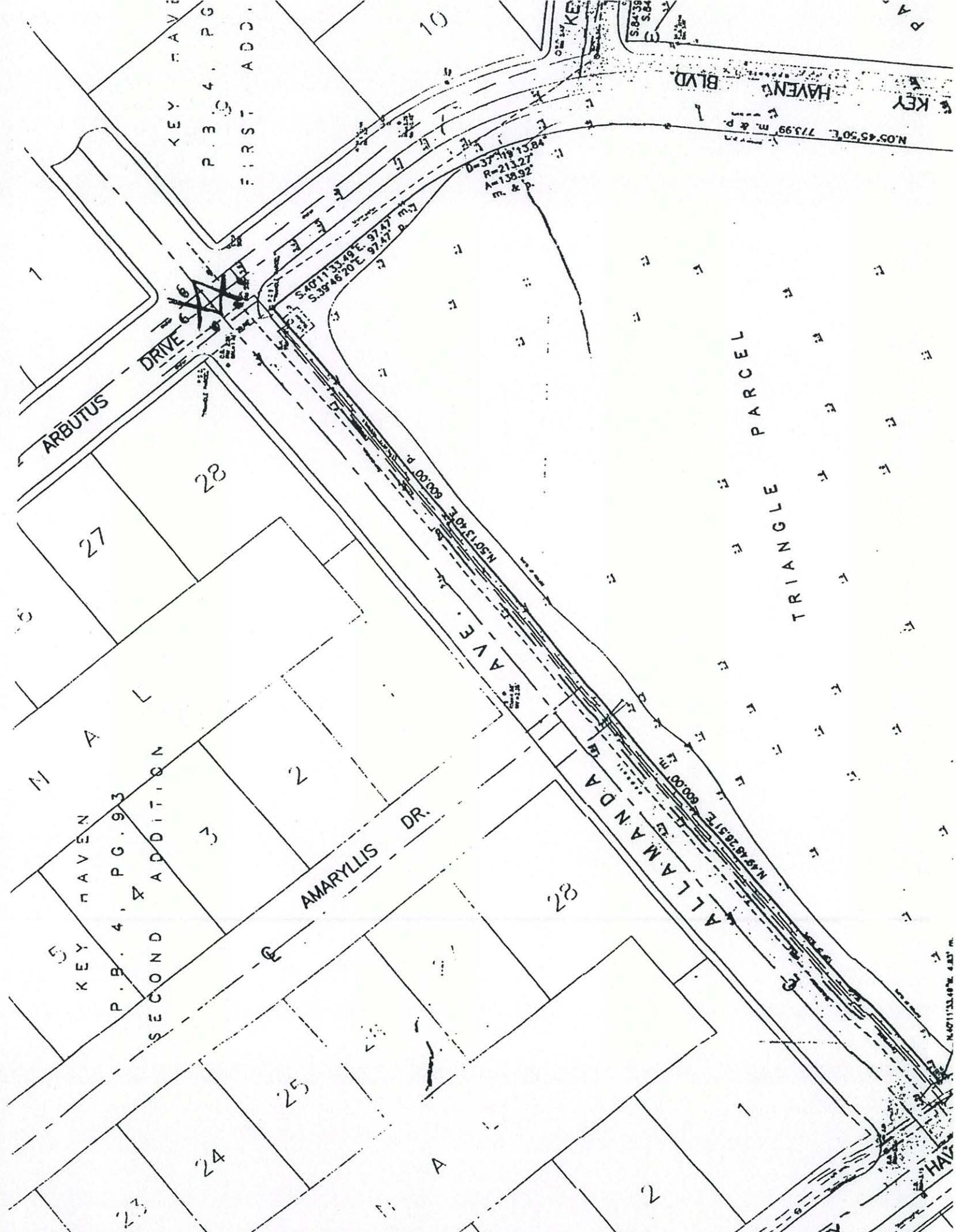
Dixie M. Spehar  
By: MAYOR Dixie Spehar



Doc# 1508583  
Bk# 2102 Pg# 1733

Doc# 1508583  
Bk# 2102 Pg# 1734

## EXHIBIT A (PER DEVELOPMENT AGREEMENT)



KEY HAVEN  
P.B. 4, PG.  
FIRST ADD.

KEY HAVEN  
P.B. 4, PG. 93  
SECOND ADDITION

KEY  
HAVEN  
BLVD.  
N.05°45'50"E. 773.99 m. & p.

D=374.19  
R=213.27  
A=158.92  
m. & p.

S.40°11'33.19"E. 97.47 m.  
S.38°46'20"E. 97.47 p.

N.50°13'40"E. 600.00 p.

N.84°48'25.17"E. 600.00 m.

N.40°11'33.19"E. 4.83 m.

TRIANGLE  
PARCEL

ARBUTUS  
DRIVE

AMARYLLIS  
DR.

ALLAMANDA  
AVE.

HAVEN

28

27

3

2

28

25

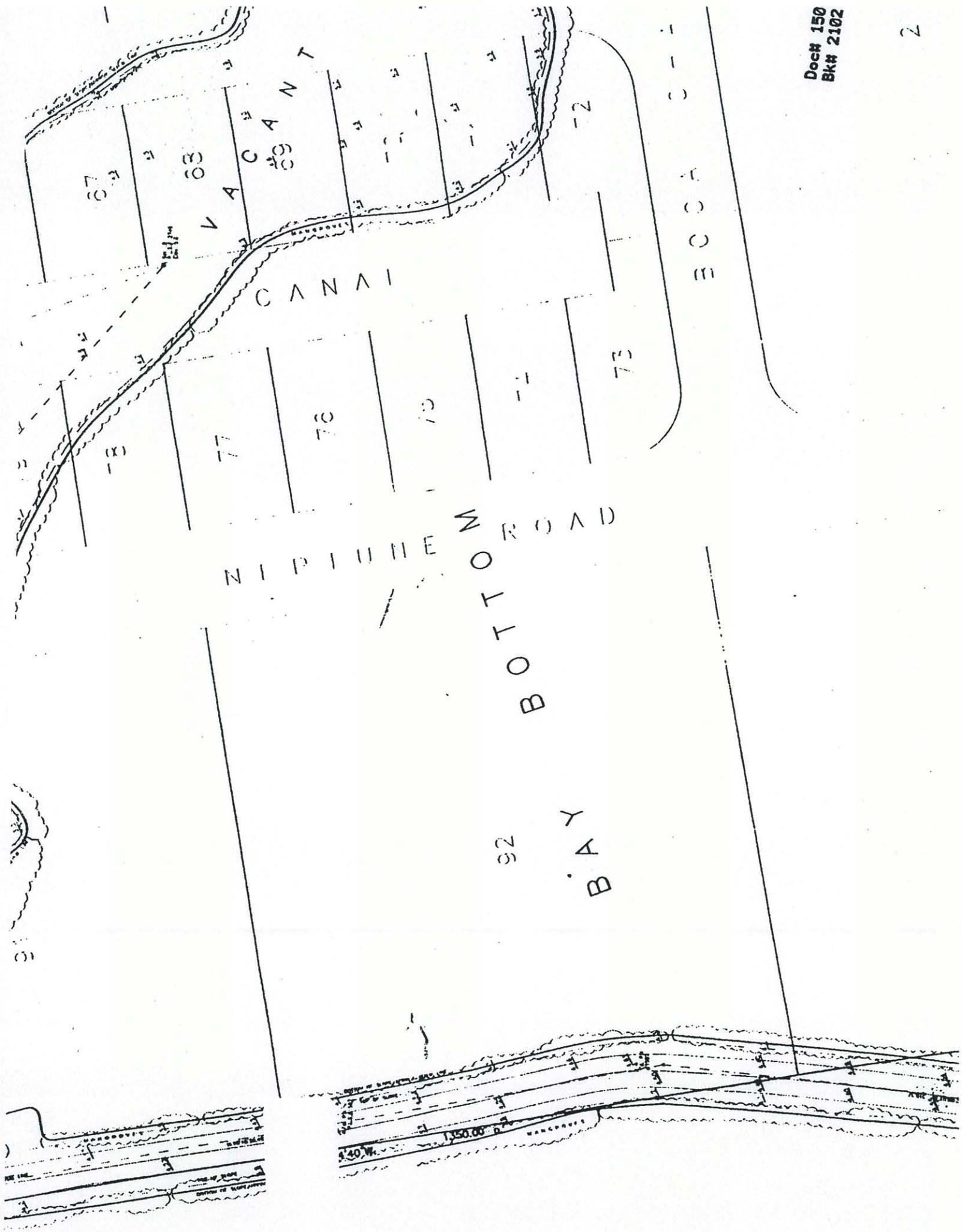
24

23

2

10

P. 4



Doc# 150  
BKH 2102

1100.00' P.

N.81°15'20"E.

1350.00' P.

N.08°44'40"W.



50

57

58

A 53

55

51

52

51

53

58

51

50

55

51

ROAD

NIPUN

CANAL

FL

R

D

A

B

RAYVIEW

VACANT

SECTION 20 - 1/4 SECTION 21



KEY BOT

PARCE

PARCEL

N.05°20'36.51"E. 611.06' m. N.05°45'

KEY HAVEN BOULEVARD

N.05°45'30"E. 150.00' m.  
N.05°45'30"E. 150.00' m.  
N.05°45'30"E. 150.00' m.  
N.05°45'30"E. 150.00' m.

S.80°51'48.51"W. 186.10' m.  
S.81°17'00"W. 192.00' m.

N.05°45'30"E. 773.99' m. & P.

TRIANGLE PARCEL

S.80°51'48.51"W. 129.21' m.  
S.81°17'00"W. 129.21' m.

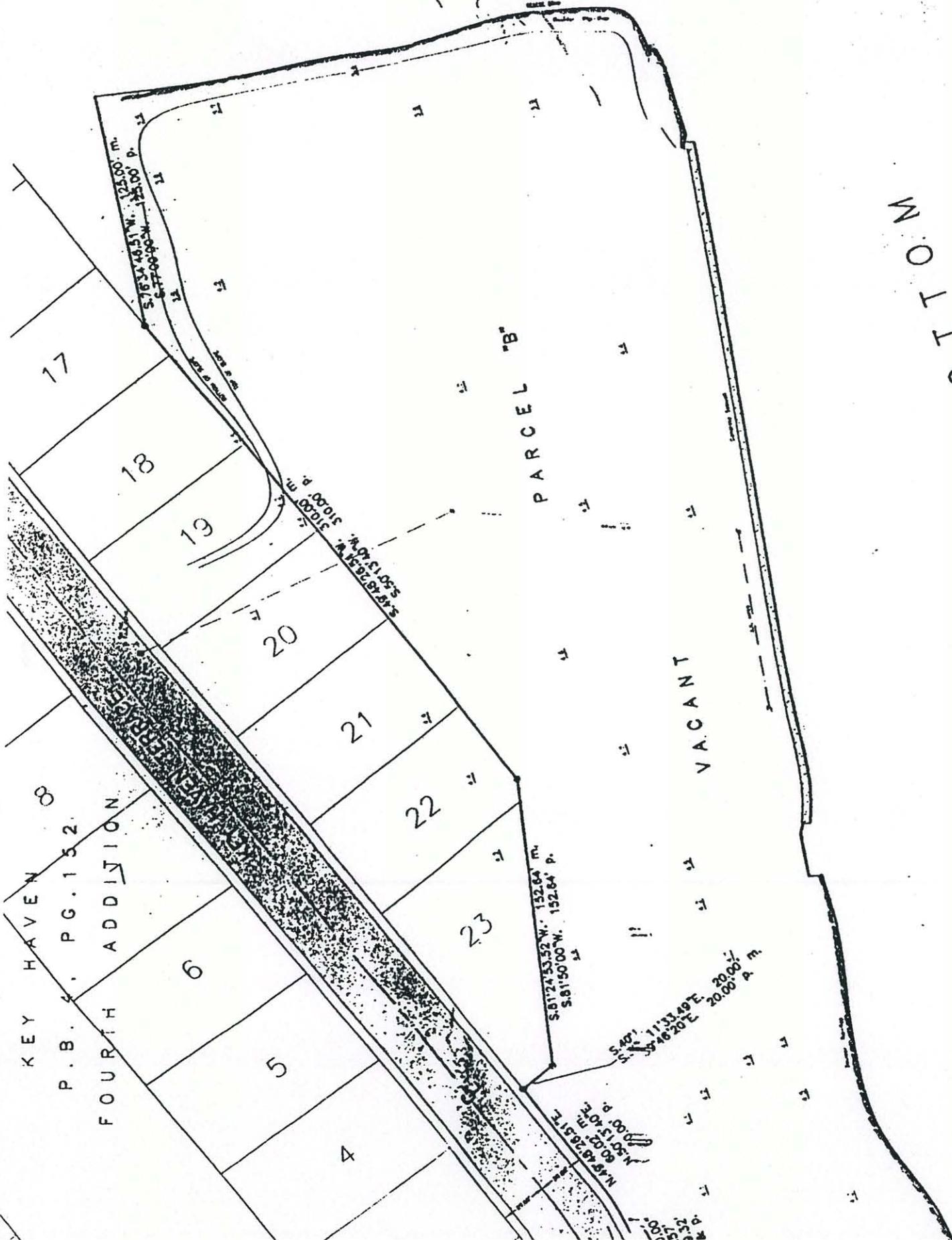
KEY HAVEN ROAD

N.28°48'20"E. 731.00' P.

N.30°11'33.49"W. 731.43' m.

KEY HAVEN - MIRTH ADDITION  
P.B. 5, Page 13

KEY HAVEN 8  
P.B. 4, PG. 152  
FOURTH ADDITION



S. 76° 33' 46.51" W. 123.00' P.  
S. 77° 00' 00" W. 125.00' P.

S. 50° 13' 24" W. 310.00' P.  
S. 49° 13' 24" W. 310.00' P.

S. 81° 24' 33.52" W. 152.64' P.  
S. 81° 50' 00" W. 152.84' P.

S. 49° 11' 33.49" E. 20.00' P.  
S. 48° 20' E. 20.00' P.

N. 48° 16' 51" E. 60.00' P.  
N. 50° 3' 40" E. 60.00' P.



Doc# 1508583  
Bk# 2102 Pg# 1749

## EXHIBIT B (PER DEVELOPMENT AGREEMENT)

Doc# 1508583  
Bk# 2102 Pg# 1750



FILE # 1 0 1 2 9 9 7  
BK# 1 4 6 5 PG# 1 3 8 2

AGREEMENT

RCD Jul 09 1997 09:32AM  
DANNY L KOLHAGE, CLERK

Wayne Lujan

This agreement is entered into by and between Wayne Lujan, Owner and General Contractor, or "Owner" or "Lujan"; and the FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS ("the Department" or "DCA").

WITNESSETH:

WHEREAS, Wayne Lujan is the owner of real property known as "Enchanted Island" located at section 25, Township 67, Range 25E, at Mile Marker 6; East of Key Haven, in unincorporated Monroe County, Florida, more particularly described in the Monroe County Major Conditional Use Development Order no. 8-95 and site plans, attached as Composite Attachment "A"; and

WHEREAS, the Department is the State land planning agency with the duty and responsibility of administering and enforcing the provisions of Chapter 380, Florida Statutes, the Florida Environmental Land and Water Management Act of 1972 ("The Act"), and the rules and regulations promulgated thereunder, which include statutory and rule provision relating to development within the Florida Keys Area of Critical State Concern; and

WHEREAS, pursuant to Section 380.032(3), Florida Statutes, the Department is authorized to enter into agreements with any landowner, developer, or governmental agency as may be necessary to effectuate the provisions and purposes of The Act or any rules promulgated thereunder; and



WHEREAS, on 8 September 1995, The Department ~~appealed~~ Monroe County's granting of the Major Conditional Use approval as Development Order no. 8-95; and

WHEREAS, the Department of Community Affairs filed an appeal of the Monroe County Development Order No. 8-95 alleging that the order is inconsistent with Monroe County Comprehensive Plan Policies and Land Development Regulations governing shoreline setbacks, surface water management, and wastewater management and further opines that the Development Order is inconsistent with the 1988 stipulated settlement agreement entered into by the previous owners of the subject property and the Department and runs with the land; and

WHEREAS, on 27 September 1995, The Department's Growth Management Administrator, Mr. Michael McDaniel, informed Lujan's counsel, Mr. William Spottswood, of a basis for settlement whose central purpose was the resolution of the shoreline setback, and that other contested items of the Department's appeal could be resolved once the shoreline setback was resolved.

WHEREAS, Lujan has completed a "Shoreline Buffer Plan" by Lewis Environmental, February 1997, which illustrates methods of landscaping and planting to aid in the restoration of the functional integrity and purpose of a natural shoreline, said plan being Attachment "B"; and

WHEREAS, it is the intent and desire of the parties to avoid a rejection of the "Major Conditional Use" approval on the subject property by the Department and the litigation likely to result from such a rejection, and to limit and guide the development which may occur or continue on the property as provided in this agreement; and

WHEREAS, the Department finds that this agreement is in the best interests of the State of Florida and is necessary to effectuate the provisions and purposes of Chapter 380, Florida Statutes.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. The above recitals are incorporated herein and form a material part of this agreement.

2. DEVELOPMENT AUTHORIZED. The following development is authorized on the subject property:

1. Construction of 16 (sixteen) single family dwelling units in 8 (eight) duplex attached structures, as per attached site plan by Gonzalez Architects dated 19 March 1997, which is "Attachment "C" to this agreement.
2. Driveway/cul-de-sac to serve the units.
3. Utilities to serve the homes, including connection to the sewage treatment plant located on Key Haven, by any lawful and practicable means.
4. Drainage improvements for the entire site.
5. A recreational building and accessory building.
6. A swimming pool, including pool decks.
7. Four piers with four boat slips per pier.
8. Walkways, landscaping and entry gate.

3. CONDITIONS OF DEVELOPMENT

1. All structures shall be set back 25 (twenty five) feet from the shoreline, with the exception of one pod of two dwelling units, and the road serving these two units only, which will have a 20 (twenty) foot set back due to the width of the island at that point. All other structures shall have a 25 (twenty five) foot setback.

Doc# 1508583  
BK# 2102 Pg# 1752



2. Shoreline vegetative buffers on the island adjacent to the house shall be constructed as per the recommendations and plan prepared by Lewis Environmental Services Inc., Attachment "C".
3. All re-vegetation requirements of the Major Conditional Use approval , and the Stipulation and Settlement Agreement with the Department of Community Affairs in resolution of an appeal of a previous development order (building permit) issued to Lujan (no. 881 0000196) issued by Monroe County on 4 February 1986 shall be accomplished concomitantly with the vegetation planted according to the shoreline buffer plan, Attachment "C". In addition Lujan shall submit a landscape plan for the causeway to the island concomitant with the application for first building permit for a structure, and shall conform to County requirements for minimum amount of native species.
4. Final Stormwater Management Plans required for the entire development shall be approved by the Monroe County Engineer and the South Florida Water Management District prior to the issuance of a building permit. Such plans shall be amended to incorporate the buffer requirements of Attachment "C".
5. Lujan shall plant ~~25~~ Bay Cedar trees on the upland area of the island. The planting shall be 20 inch potted nursery stock. Lujan shall insure, by a maintenance program approved by the Monroe County Biologist, a 90% survival rate of the plantings for a period of three years. Lujan shall re-plant at the same size as necessary to accomplish the 90% 3 year survival rate.

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BK# 2102 Pg# 1753

6. Lujan shall, if development of the island should not begin within two years from the date of this agreement, plant an acceptable ground cover on the island.
7. All structures shall be connected to the sewage treatment plant located on Key Haven. Lujan shall obtain approval to connect to the plant and have the collection system in place prior to the issuance of the first building permit for any residential structure of the project.
8. The construction of all the dwelling units shall be subject to Monroe County's Residential Rate of Growth Ordinance (ROGO) so long as that ordinance remains in effect. The schedule for the completion of the home authorized by the development order and this agreement shall be ten years in order to reflect the anticipated absorption rate of the homes provided by the market and to reflect the project's ability to compete in the ROGO process.
9. The construction of the sixteen units shall be subject to acquisition of 11.5 (eleven and one half) TDR's (Transferable Development Rights) from sites which meet the environmental sensitivity criteria of section 9.5-265 of the Monroe County Land Development Regulations and the Monroe County Year 2010 Comprehensive Plan.
10. Lujan and the subsequent homeowners shall be responsible for the maintenance of the four culverts under the access road as shown on the site plan.
11. A conservation easement shall be granted by Lujan for placement over the shoreline buffer vegetation areas in a form acceptable to the County.
12. The shoreline buffer areas adjacent to the homes on the island, as specified in item 3-2 above, shall be protected from erosion and unnecessary access

by a structure of concrete curb or logs or other methods with a narrow footpath access to the shoreline.

13. No Monroe County Certificate of Occupancy for any building shall be issued until the shoreline buffer required by condition number 2 has been installed, and approved by Monroe County.
4. DISMISSAL OF APPEAL Upon recordation of this agreement, Lujan shall furnish proof of recordation to the Department. Within 10 days after proof of recordation is received by certified mail, the Department will voluntarily dismiss Appeal No. APP-95-023.
5. SCOPE OF AUTHORITY. This Agreement affects the rights and obligations of the parties under the provision of Chapter 380, Florida Statutes, relating to Areas of Critical State Concern. It is not intended to influence or determine the authority or decisions of any other state or local government or agency in issuance of any other permits or approvals that might be required by state law or local ordinance for any development authorized by this Agreement.
6. DUPLICATE ORIGINALS. This Agreement may be executed in any number of originals, all of which evidence one agreement, and only one of which needs to be produced for any purpose.
7. BINDING EFFECT; RECORDATION OF AGREEMENT. This Agreement shall be binding of the parties, their heirs, successors and assigns. Within ten (10) days after the effective date of this agreement, the Owner shall record this Agreement in the Public Records of Monroe County, Florida and shall promptly provide proof of recordation to Monroe County and the Department, including the official records book and page where the Agreement is recorded. Proof of recordation shall be furnished by hand delivery or US Certified Mail postage prepaid to Monroe County directing same to Timothy McGarry, Planning Director, Monroe County Growth Management Division, Marathon Regional



Service Center, 2796 Overseas Highway, Marathon, FL 33050, and to the Department by directing same to Michael McDaniel, Growth Management Administrator, Region II, Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100.

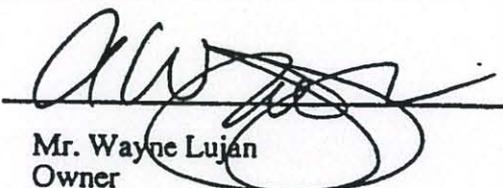
8. ENFORCEMENT. This agreement may be enforced by either signatory party, and by Monroe County, as provided in Chapter 380, Florida Statutes, or as otherwise allowed by law.
9. ENTIRETY OF AGREEMENT/AMENDMENT. This Agreement constitutes the entire agreement between Lujan and the Department. This Agreement may be modified or amended only by a separate written agreement signed by Lujan, and the Department.
- 10 RELEASE, COSTS AND ATTORNEY FEES Each party hereto releases the other from any and all claims or demands arising out of the subject appeal. Each party shall bear its own costs and attorney's fees incurred in connection with this proceeding.
11. EFFECTIVE DATE OF AGREEMENT. The effective date of this Agreement is the date the last party signs this Agreement.

IN WITNESS WHEREOF, the parties, by their duly authorized undersigned representatives, have executed this Agreement on the dates and year below written.

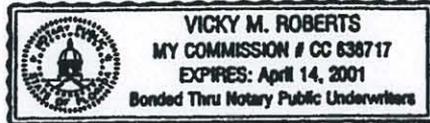
5/8/97  
Date

STATE OF FLORIDA  
COUNTY OF MONROE

Mr. Wayne Lujan

By:   
Mr. Wayne Lujan  
Owner

This instrument was acknowledged before me this 8<sup>th</sup> day of May 1997 by Mr. Wayne Lujan, as owner, who is personally known to me and who did not take an oath.



Notary Public

Vicky M. Roberts  
Name (typed, printed or stamped)

\_\_\_\_\_  
Commission Number

DEPARTMENT OF COMMUNITY AFFAIRS  
An Agency of the State of Florida

6/18/97  
Date

By: Charles Pattison

Charles Pattison  
Director, Division of Resource  
Planning and Management

STATE OF FLORIDA  
COUNTY OF LEON

This instrument was acknowledged before me this 18<sup>th</sup> day of June, 1997, by Charles Pattison, as Director, Division of Resource Planning and Management, Department of Community Affairs, who is personally known to me and who did not take an oath.

Notary Public

Lavoise Whittington  
Name (typed, printed or stamped)

# CC 308615  
Commission Number

My commission expires: 8/12/97

Doc# 1508583  
Bk# 2102 Pg# 1757 Ⓟ



Lujan/DCA  
May 1997

FILE #1012997  
BK#1465 PG#1390

# ATTACHMENT "A"

Doc# 1508583  
Bk# 2102 Pg# 1758



FILE # 1012.7  
BK# 1465 PG# 1391



DANNY J. ...  
CLK CIR ...  
MONROE COUNTY, FLA.

95 JUN 18 A9:26

FILED FOR RECORD

REC 136

901244

MONROE COUNTY, FLORIDA  
MAJOR CONDITIONAL USE DEVELOPMENT ORDER  
#8-95

A DEVELOPMENT ORDER GRANTING THE REQUEST OF WAYNE LUJAN FOR A MAJOR CONDITIONAL USE TO CONSTRUCT A SIXTEEN UNIT RESIDENTIAL DEVELOPMENT INCLUDING A RECREATIONAL BUILDING, SWIMMING POOL, FOUR PIERS WITH FOUR BOAT SLIPS PER PIER, SEWAGE TREATMENT PLANT, AND ASSOCIATED UTILITIES ON PROPERTY DESCRIBED AS SECTION 25, TOWNSHIP 67 SOUTH, RANGE 25 EAST, TALLAHASSEE MERIDIAN, MONROE COUNTY, FLORIDA, LOCATED AT MILE MARKER 6, WITH THE LAND USE DESIGNATION OF SUBURBAN RESIDENTIAL (SR), AND REAL ESTATE NUMBER 00141135.

DEPARTMENT OF  
COMMUNITY AFFAIRS  
ACSC PERM OFFICE

WHEREAS, Wayne Lujan is the owner of real property located in Section 25, Township 67 South, Range 25 East, Tallahassee Meridian, Monroe County, Florida, Mile Marker 6; and

WHEREAS, the above property is located in the Suburban Residential (SR) Land Use District where attached residential dwellings exceeding four in number are permitted as major conditional uses pursuant to Section 9.5-236, Monroe County Land Development Regulations; and

WHEREAS, Mr. Lujan applied for major conditional use approval to construct sixteen dwelling units in eight duplexes and accessory structures comprised of a recreational building, a swimming pool, four piers with four boat slips per pier, a sewage treatment plan and utilities; and

WHEREAS, the Monroe County Planning Commission, during a regular meeting held on July 7, 1994, conducted a public hearing on the request filed by Mr. Lujan; and

WHEREAS, the Planning Commission was presented with information via the following:

1. The major conditional use application filed by Jose Gonzalez, agent for Mr. Lujan, including the site Plan by Gonzalez Architects, dated 02/11/94 and revised 3/31/94;

Initials *slj*



FILE # 1 0 1 2 9 9 7  
BK# 1 4 6 5 PG# 1 3 9 2

OFF REC 1362 PMS0414

site utilities plan by Gonzalez Architects dated 02/11/94, revised 3/31/94; floor Plans & elevations by Gonzalez Architects dated 02/11/94; Stormwater Management Plan by Gonzalez Architects dated 2/11/94, revised 3/31/94;

- 2. Memorandum to Monroe County Planning Department from Gonzalez Architects dated January 31, 1994. This multi-page memorandum describes the proposed construction of the project;
- 3. Settlement Agreement between applicant, DCA, and Monroe County dated 22 August, 1988; and
- 4. Staff report by Steve Ferris, Development Review Coordinator, and Dianna Stevenson, County Biologist, dated June 30, 1995; and

WHEREAS, the Planning Commission made the following finding of fact:

901244

- 1. The proposed project is in general compliance with the Monroe County Code; however, additional detail is required to determine compliance with Secs. 9.5-293, 9.5-65, and 9.5-326;
- 2. The proposed project is not in compliance with the requirements of the settlement agreement between Monroe County, the applicant, and the DCA dated 22 August 1988;
- 3. To comply with the density provisions of Sec. 9.5-262 of the Monroe County Code, the transfer of 11.5 transferable development rights (TDR's) must be completed pursuant to Sec. 9.5-265;
- 4. Pursuant to Sec. 9.5-262 of the Monroe County Code, the allocated density of the property permits the construction of four (4) dwelling units on site;
- 5. The proposed construction of sixteen (16) dwelling units on site is subject to the County's dwelling unit allocation ordinance, as per Sec. 9.5-121(d) of the Monroe County Code;
- 6. A plat vacation is necessary before the proposed development can proceed. Vacation of the plat is appropriate based on the facts that the no development has occurred pursuant to the plat and no existing or proposed public purposes are reliant on the plat;
- 7. Conditions are necessary to address FDOT permitting requirements, settlement agreement requirements, and compliance with Sec. 9.5-293 of the Monroe County Code.



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BK# 1465 PG# 1393

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901244

- B. Conditions requiring the submittal and review of more detailed stormwater management and wastewater treatment system plans are necessary to address compliance with Sec. 9.5-65 of the Monroe County Code, "Standards Applicable to all Conditional Uses," and Sec. 9.5-295, "General Requirements for Site Improvements." Completion of the installation of utilities and infrastructure prior to the completion of other development on site, is necessary to address the same Monroe County Code requirements; and

WHEREAS, based on the finding of fact, the Monroe County Planning Commission gave preliminary development approval to the major conditional request and issued Resolution No. P40-94 with conditions to the project and with the requirement that the applicant return before the Planning Commission for final approval of the project once the conditions were met; and

WHEREAS, on May 25, 1995, the Planning Commission met in a public hearing and reviewed the following revisions to the application submitted by Mr. Lujan:

1. Development Plans dated 2/11/94, last revision date of 3/31/95, including Sheets St-1, site plan with revised dock location and culverts, SU-1, utility plan with revised light pole details and culverts, SD-1, drainage plan, SL-1, landscape plan and A-1, floor plans and elevations; and
2. Letter from Ingrid Leuchtenmueller, District Permit Engineer, Florida Department of Transportation, to Monica D'Ambra dated 2/17/95; and
3. Letter from Jose Gonzalez, agent, to Antonia Gerli, including construction management plan, dated April 28, 1995; and
4. Letter from Connie Grabois, Monroe County Recycling Coordinator, to Monica D'Ambra, dated April 27, 1995; and
5. Staff Report prepared by Antonia Gerli, Development Review Coordinator and Dianna Stevenson, County Biologist, dated May 3, 1995; and

WHEREAS, the Planning Commission made the following Findings of Fact, based upon the evidence presented:

1. The applicant has submitted a complete planting plan and maintenance program which is in compliance with all of landscape standards set forth in Monroe County Code, Sections 9.5-364, and 9.5-367. This plan has been approved by the Monroe County biologist; and



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2. All existing culvert locations along the access road have been shown on the plans; and
3. The applicant has submitted a letter from the Florida Department of Transportation (FDOT) stating that no new access permits are necessary; and
4. The phrase "Full Compliance" in Condition number seven (7) of Resolution P40-94 as specified shall be interpreted with the more specific language of each condition being controlling; and
5. Based on the site plan, the recycling plan is not in compliance per the Director of Recycling; and
6. The stormwater management plan has not yet been approved by Monroe County and a South Florida Water Management District (SFWMD) permit has not been submitted to Monroe County; and
7. A final wastewater treatment plan including Department of Environmental Protection (DEP) approval of the wastewater system, adequate nutrient removal, a wastewater reuse subsurface irrigation system, and final system design for wastewater collection certified by a professional engineer registered in the State of Florida has not been submitted to Monroe County; and
8. The County Engineer has not approved the utilities plan, firewalls or the road improvements; and
9. The construction of four (4) dwelling units is permitted under the allocated density provisions Section 9.5-262 of the Monroe County Code. The transfer of at least eleven and one-half (11.5) development rights (TDR's) to the site is necessary to complete the sixteen dwelling units and is subject to minor conditional use approval pursuant to Section 9.5-265(1) of the Monroe County Code.
10. Monroe County has in effect a dwelling unit allocation ordinance which limits the amount of residential development available in the County; and
11. The vacation of the plat of Enchanted Isle was approved by the Board of County Commissioners on April 18, 1995.

WHEREAS, the Planning Commission found that the preceding finding of fact supported their decision to grant final approval to the request filed by Wayne Lujan for a major conditional use; and



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WHEREAS, the Planning Commission granted final Major Conditional Use Approval with conditions in Planning Commission Resolution #P24-95;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING DIRECTOR OF MONROE COUNTY, FLORIDA, as follows:

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That the Development Order for major conditional use approval for Wayne Lujan to construct eight duplexes consisting of sixteen residential units, together with accessory structures of a recreation building, a swimming pool, four piers with sixteen boat slips for the exclusive use of the home owners or renters, an accessory building and a sewage treatment plant and utilities located in Section 25, Township 67 South, Range 25 East, Tallahassee Meridian, Monroe County, Florida, Mile Marker 6 between Key Haven and Boca Chica and having Real Estate Number 00141135 is hereby issued pursuant to Planning Commission resolutions #P40-94 and #P24-95 which granted APPROVAL with the following conditions:

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1. The applicant shall delete the recycling bins shown on the site plan and replace them with a statement to the effect that curbside recycling will be provided.
2. A stormwater management plan for this project shall be approved by Monroe County or Monroe County's stormwater management engineering consultant, prior to the submittal of an application for a building permit for any part of the project. Full compliance with the Monroe County's stormwater management ordinance, and appropriate SFWMD permit, shall be obtained prior to the issuance of any building permit for any part of the project.
3. A final wastewater treatment plan shall be approved by Monroe County Planning and Environmental Resources staff prior to issuance of any building permit for any part of the project, including DEP approval of the wastewater system, adequate nutrient removal, a wastewater reuse subsurface irrigation system, and final system design for wastewater collection certified by a professional engineer registered in the State of Florida.
4. All certificates of occupancy and/or approval of final construction by the County Engineer, for the installation of utilities, firewalls, road improvements, bufferyards, wastewater collection system, and stormwater management, shall be obtained prior to the issuance of certificates of occupancy for any dwelling unit(s).
5. The final approval of all dwelling units on site is subject to the County's dwelling unit allocation ordinance.



Date: JUNE 12, 1995

Lorenzo Agemo  
Lorenzo Agemo  
Director of Planning

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared LORENZO AGHEMO, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>th</sup> day of June, 1995

OFFICIAL NOTARY SEAL  
LORI P. HOOVER  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC77336  
MY COMMISSION EXP. MAR. 29, 1997

Lori P. Hoover  
NOTARY PUBLIC, STATE OF FLORIDA

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NOTICE

Section 9.5-72. (a) of Monroe County Code states that a conditional use permit shall not be transferred to a successive owner without notification to the Development Review Coordinator within five (5) days of the transfer.

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Under the authority of Section 9.5-72(a) of the Monroe County Land Development Regulations, this development order shall become null and void, with no further notice required by the County, unless a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the Monroe County Building Official within six (6) months of the expiration of the Department of Community Affairs appeal period or the date when the Department of Community Affairs waives its appeal and all required certificates of occupancy are procured within three (3) years of the date this development order is approved by the Planning Director.

901244

If this development order is appealed under the Monroe County code or by the Department of Community Affairs, the above time limits shall be tolled until the appeals are resolved.

This instrument shall not take effect for thirty (30) calendar days following the date of memorialization thereof, and during that time permit shall be subject to appeal as provided in Section 9.5-523(d) of the Monroe County land development regulations. An appeal shall stay the effectiveness of this instrument until resolved.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty five (45) days following the rendition to the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

Doc# 1508583  
BK# 2102 Pg# 1765



Recorded by Official Records  
in Monroe County, Florida  
Reviewed & Verified  
DANNY L. ZOLKADZ  
Clerk Circuit Court

Initials lolz

FILE #1012997  
BK#1465 PG#1398

# ATTACHMENT 'B'

Doc# 1508583  
Bk# 2102 Pg# 1766



FILE #1012997  
BK#1465 PG#1399

**ENCHANTED ISLAND SHORELINE  
BUFFER PLAN**

prepared by

**Lewis Environmental Services, Inc.  
P.O. Box 420334  
Summerland Key, Florida 33042**

**February 10, 1997**

Doc# 1508583  
Bk# 2102 Pg# 1767



## ENCHANTED ISLAND SHORELINE BUFFER PLAN

### Background and Purpose of Buffer

As part of construction of the Enchanted Isle development, a vegetated shoreline buffer will be installed within the shoreline setback area around the entire island to serve as a buffer area between the development and the existing shoreline mangrove fringe and adjacent shallow water habitat. The shoreline buffer is designed to provide the following benefits:

- wildlife habitat,
- shoreline stabilization,
- vegetated area to receive and filter excess stormwater runoff,
- vegetated area to receive and hold excess tidal inundation,
- aesthetic benefits for island residents, and,
- low maintenance landscape to conserve energy.

### Existing Site Description

Enchanted Island is an existing island connected to U.S.1 by a causeway. The uplands on the interior of the island and the causeway were built up with crushed limerock. The island is surrounded by a mangrove fringe. The resulting shoreline consists of sloped crushed limerock vegetated with native and exotic plants grading down to an intertidal mangrove community and then to adjacent shallow submerged lands. Figure 1 shows views of the shoreline from the interior of the island and Figure 2 shows the typical configuration of the shoreline slope and the consistency of the fill material. Where erosion is pronounced as at the location in Figure 2, fine material is carried away by tides and rain events, leaving a fairly rocky substrate.

The shoreline mangrove fringe includes all three species of mangroves: red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), and white mangrove (*Laguncularia racemosa*). Just landward of the fringe (Figure 3), salt tolerant trees and shrubs include green buttonwood (*Conocarpus erectus*), bay cedar (*Suriana maritima*) and the exotics Brazilian pepper (*Schinus terebinthifolius*) and Australian pine (*Casuarina equisetifolia*).

### Description of Buffer Plan

#### Layout Design

The shoreline buffer plan will encompass the entire island where the mangrove fringe presently exists. The proposed development (dwelling units, roadway and swimming pool) will be set back twenty-five feet from the landward edge of the mangrove fringe and the buffer will be installed within this setback area. On the south and east sides of the island, the buffer will form one continuous band of planting. On the north side of the island, the buffer will also form a continuous band but will be expanded within the areas between the dwelling units (See Figure 4).

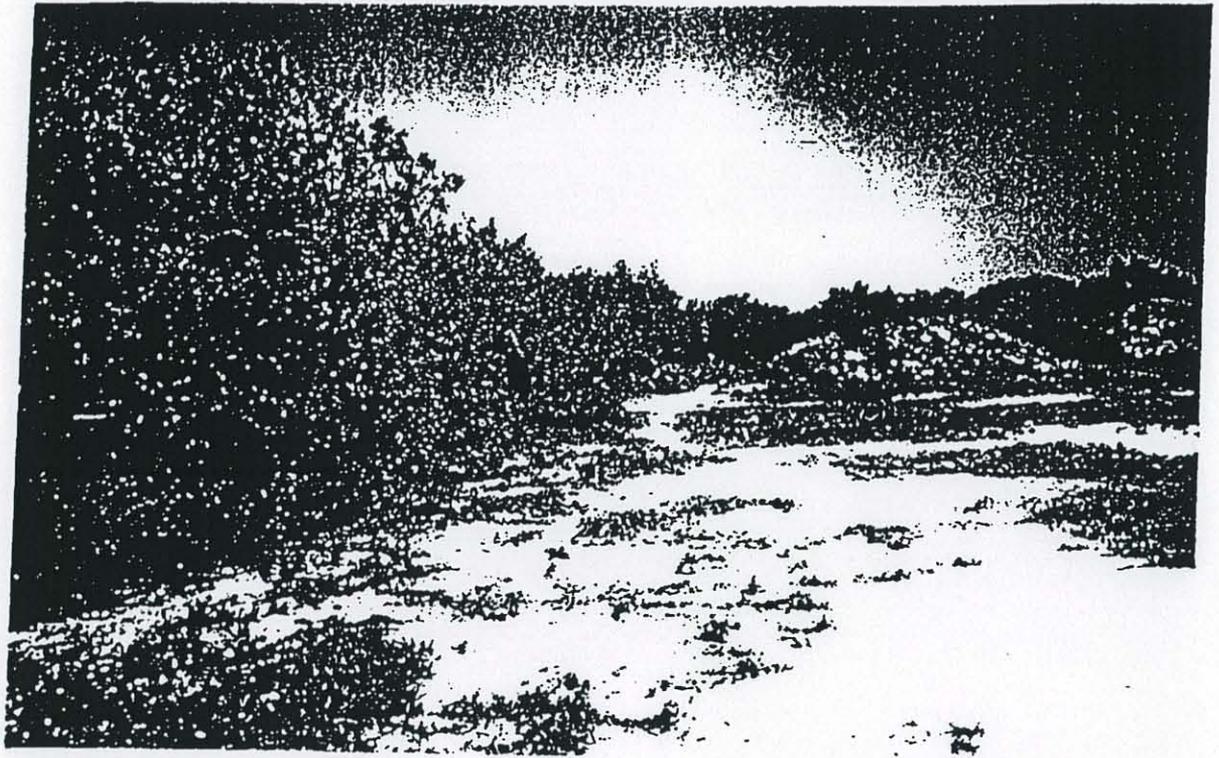
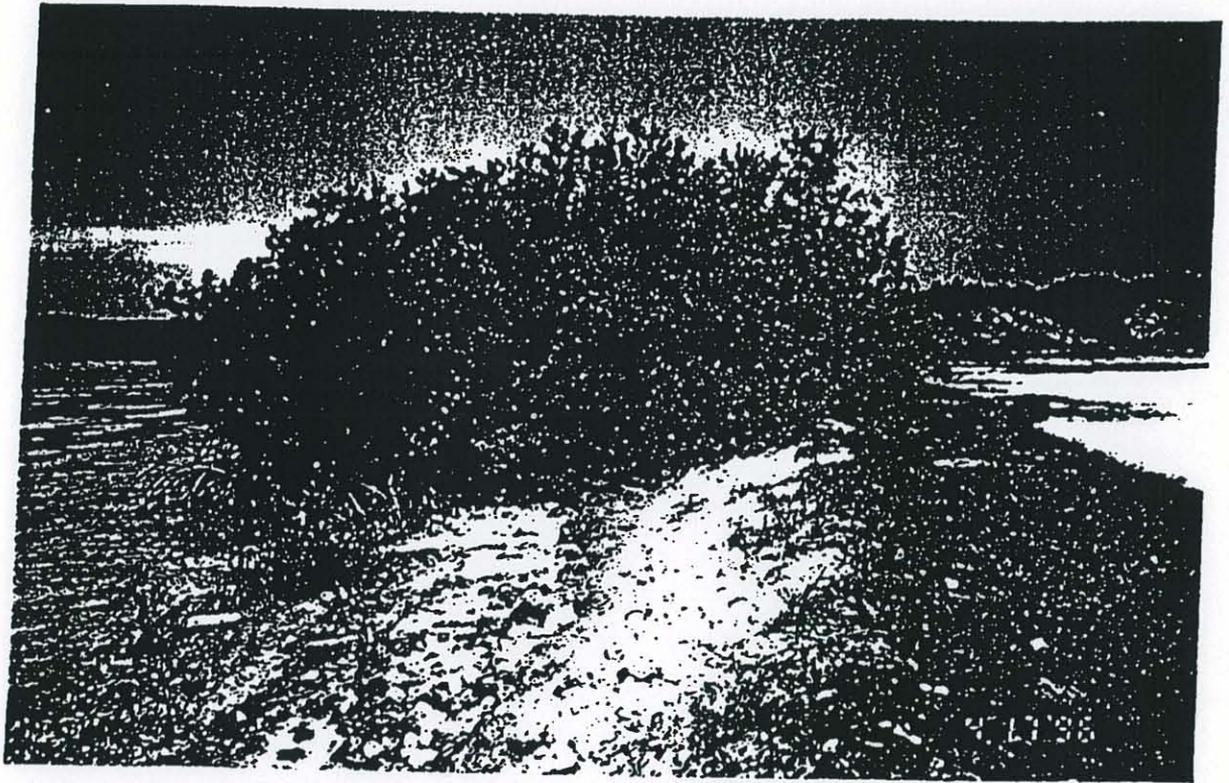


Figure 1. View of the interior area of Enchanted Isle, looking east along the north shoreline (top photograph) and the south shoreline (bottom photograph)



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Figure 2. Typical profile showing sloping limerock fill and mangrove/green buttonwood fringe along the edge of the Enchanted Isle shoreline.

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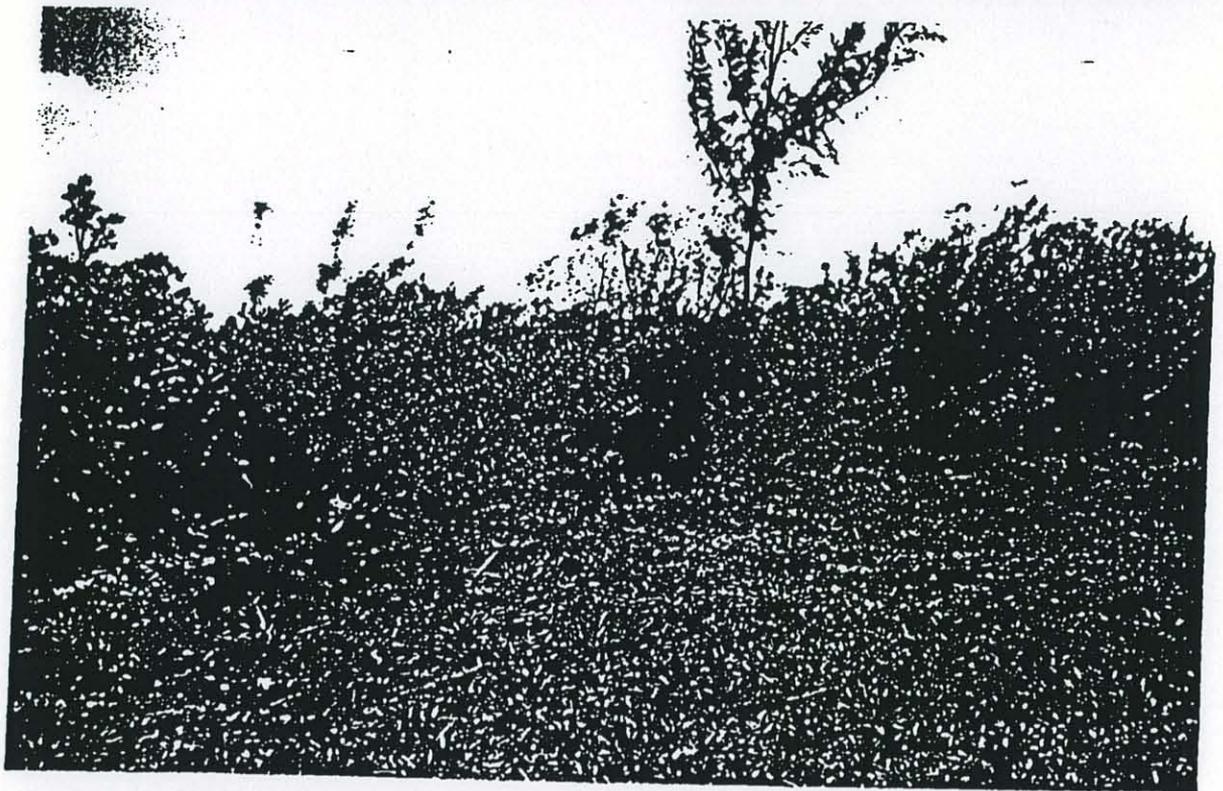
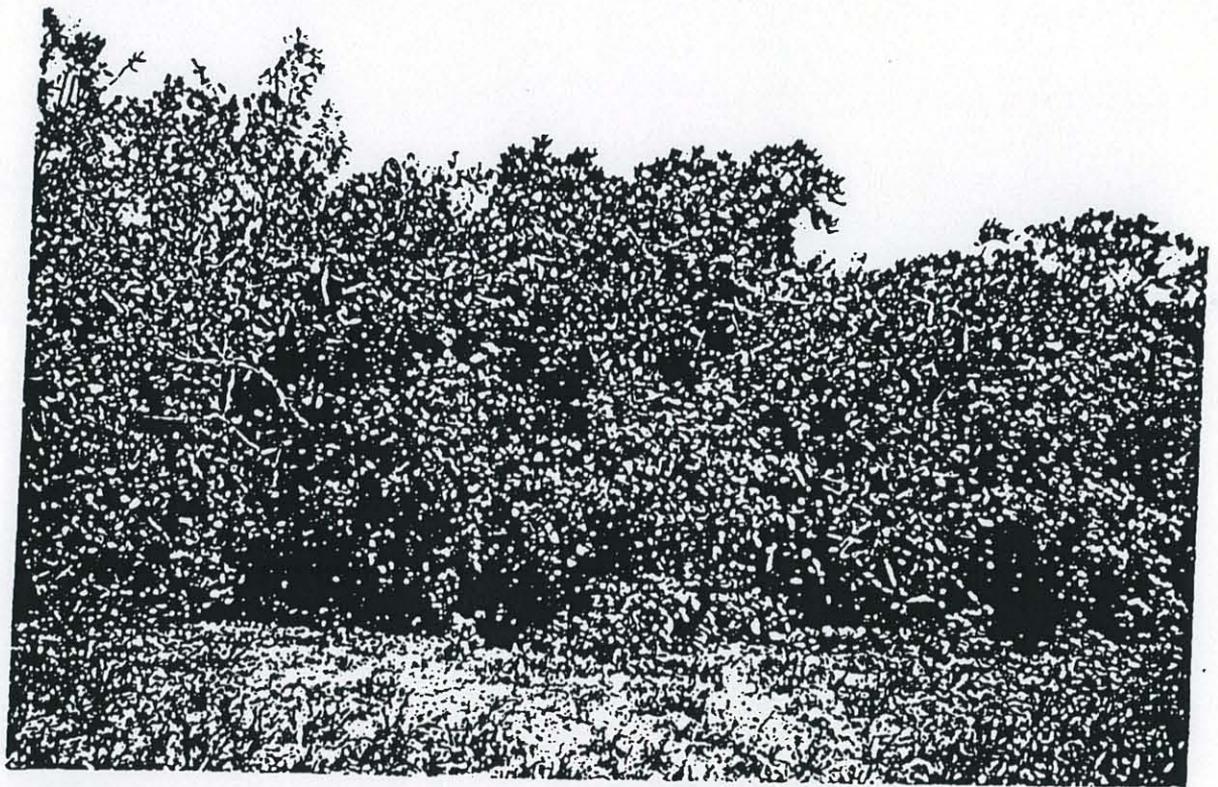
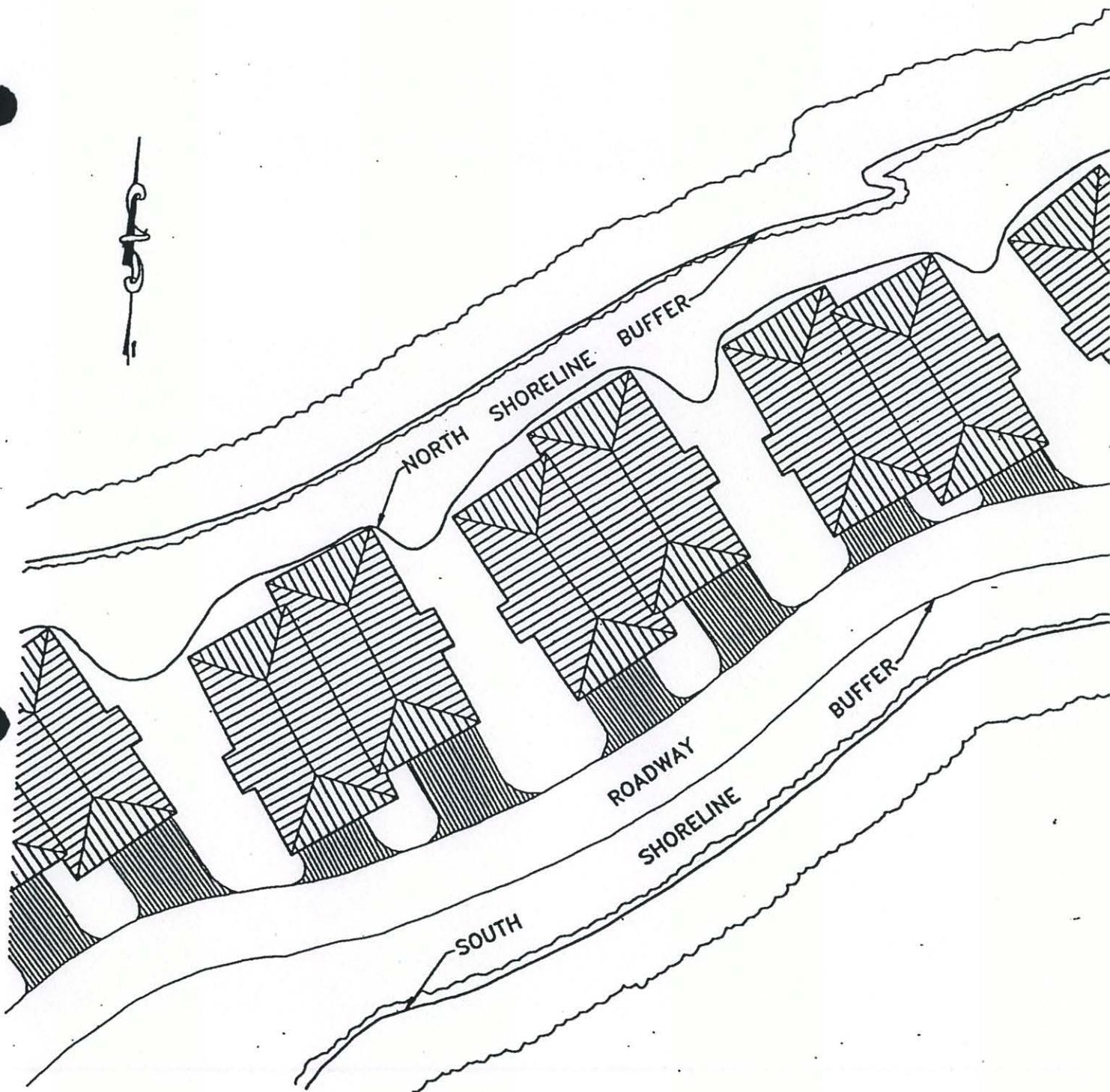


Figure 3. Views of the shoreline vegetation fringe photographed from the interior of Enchanted Isle showing typical vegetation composition including green buttonwood, red mangrove, and Brazilian pepper (top photograph) and green buttonwood, red mangrove, bay cedar, and Australian pine (bottom photograph).

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 BKN 2102 Pgh 1772



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 BK#1 4 6 5 PG#1 4 0 4

Figure 4. Typical configuration of roadway (south side) and dwelling unit (north side) shoreline buffer plans for Enchanted Island.

### Exotics Removal

Enchanted Island presently contains two major exotic pest plant species: Brazilian pepper (*S. terebinthifolius*) and Australian pine (*C. equisetifolia*). Most of the trees are located along the disturbed fill edges of the island and causeway (Figure 3). All individuals of these species will be entirely removed from the island and causeway. Removal of all trees is preferable to herbicide treatment alone in this case mainly for aesthetic reasons. In buffer zone areas slated for planting, the entire tree, including the stump, will be removed when necessary. Otherwise, the trees will be cut to within one foot of existing grade and the stump will be treated with Garlon 4 herbicide applied to the root collar and adjacent trunk base within one day of cutting. All cuttings will be mulched either on site or at the County landfill. Every effort will be made to remove Brazilian pepper prior to maturity of seeds (usually occurs in late fall/early winter). Once removal is complete, a regular maintenance plan for exotics control will be followed (see Maintenance section below).

### Grading Plan

As mentioned, the substrate on most of the island and the causeway consists of crushed limerock fill. Some modification and stabilization of the substrate will be required prior to installation of plantings. Treatment of the substrate will be slightly different on the two sides of the island. Figure 5 shows the typical grading plan for the south (roadway) side of the island. Due to the relatively short distance between the road and the mangrove fringe, the roadway buffer plan on this side of the island will essentially consist of a sloping grade from the edge of the road curb to the existing mangrove wetland elevation. The proposed planting scheme will then be adapted to the resulting elevations rather than trying to achieve optimum elevations for certain target species (see Planting Scheme below). Depending on condition of the underlying substrate, once excavated, limerock screenings may be substituted, especially near the bottom of the slope, if the substrate is too rocky to plant.

On the north side of the island, the buffer will be graded and stabilized to target a high marsh type community as nearly as possible while retaining the existing green buttonwood fringe elevation. Figure 6 shows the typical grading plan in buffer areas adjacent to the dwelling units. Limerock will be removed or graded from the buttonwood/mangrove fringe to the landward edge of the buffer until a slope of less than 10 degrees (optimum 5 degrees -7 degrees) is achieved. It is not known at this time what the final ground elevation of the construction area will be. If the shoreline buffer cannot be graded into the development area while maintaining a slope of 10 degrees or less, the fill bordering the development area will be stabilized with riprap boulders. The small boulders (less than two feet in diameter) will be set at the landward edge of the buffer at a slope no steeper than 45 degrees. The substrate within the buffer will be replaced with limerock screenings if it is found to be too rocky upon excavation. Excavation and substrate modification of the buffer in this area will be performed with the goal of achieving optimum slopes and elevations for planting of salt marsh vegetation as described in the Planting Scheme. All existing bay cedars and selected green buttonwoods within the buffer area will be left in place and excavated around with a gentle slope. This will serve the purpose of retaining existing trees and will add to the habitat diversity of the buffer.



## Plant Species Key

BA = sea oxeye daisy	II = dune elder
BC = saffron plum	JK = joewood
CE = green buttonwood	MB = wild dilly
DS = seashore saltgrass	PP = Jamaican dogwood
EF = spanish stopper	SM = bay cedar
FL = yellowtop	SP = saltmeadow cordgrass
GD = blolly	SS = sea purslane
HD = dune sunflower	SV = seashore dropseed

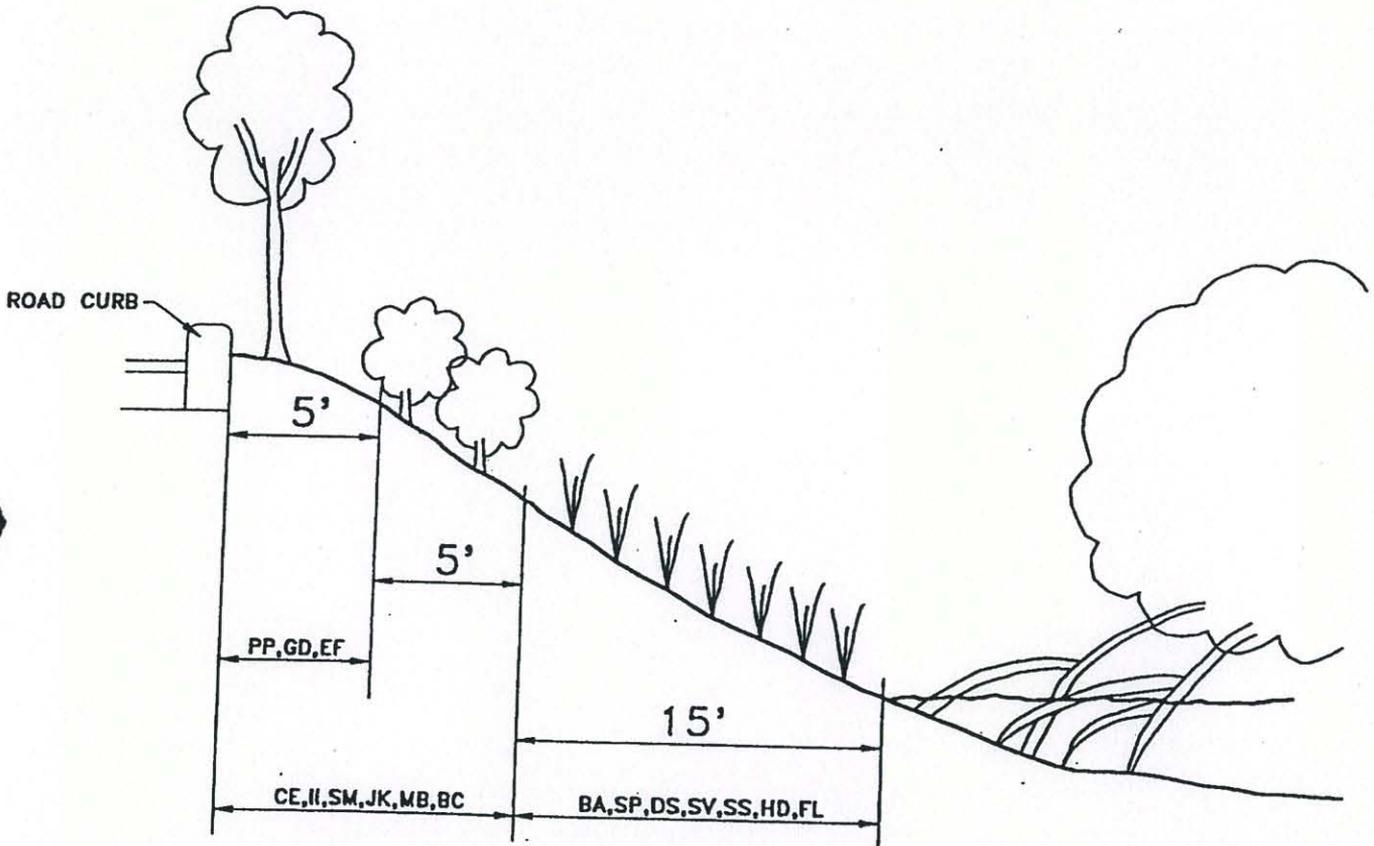
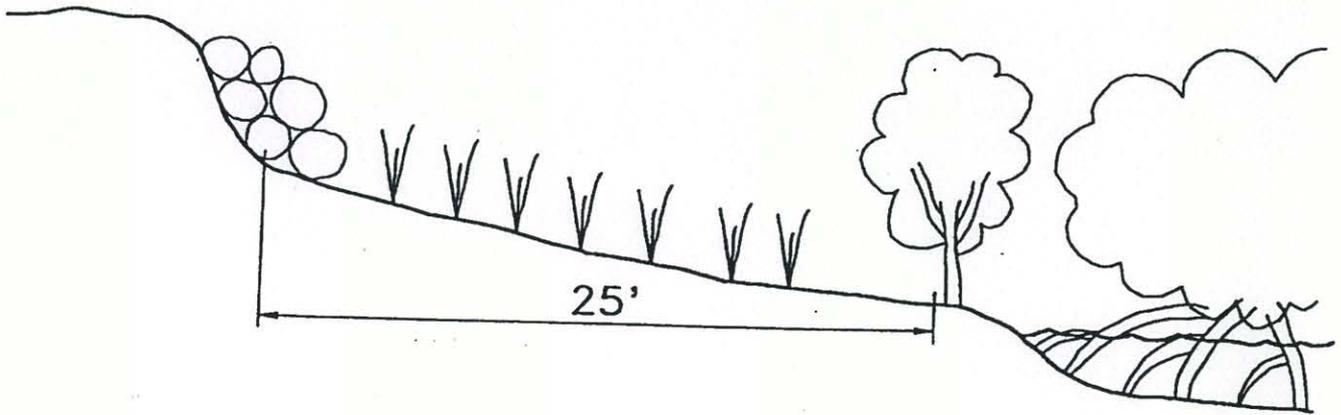


Figure 5. Typical grading and planting plan for roadway (south side) shoreline buffer at Enchanted Island.



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Figure 6. Typical grading and planting plan for dwelling unit (north side) shoreline buffer at Enchanted Island (see text for plant list).

### Planting Scheme

The roadway buffer on the south side of the island will be planted with salt tolerant shrubs and grasses according to the scheme shown in Figure 5. Trees and shrubs will include at least three of the following species, depending on availability:

Green buttonwood, *Conocarpus erectus*  
Dune elder, *Iva imbricata*  
Bay cedar, *Suriana maritima*  
Joewood, *Jacquinia keyensis*  
Wild dilly, *Manilkara bahamense*  
Saffron plum, *Bumelia celastrina*

In addition one of the following tree species may be added at the top of the slope:

Jamaican dogwood, *Piscidia piscipula*  
Blolly, *Guapira discolor*  
Spanish stopper, *Eugenia foetida*

Herbaceous plants will include:

Sea oxeye daisy, *Borrichia arborescens*, and at least two other species from the following list:  
Sea purslane, *Sesuvium portulacastrum*  
Seashore saltgrass, *Distichlis spicata*  
Seashore dropseed, *Sporobolus virginica*  
Saltmeadow cordgrass, *Spartina patens*  
Dune sunflower, *Helianthus debilis*  
Yellowtop, *Flaveria linearis*

The dwelling unit buffer on the north side of the island will be planted with high marsh herbs and grasses according to the scheme shown in Figure 6, including:

Sea oxeye daisy, *Borrichia frutescens*, and at least two other species from the following list:  
Sea oxeye daisy, *Borrichia arborescens*  
Sea purslane, *Sesuvium portulacastrum*  
Seashore saltgrass, *Distichlis spicata*  
Seashore dropseed, *Sporobolus virginica*  
Saltmeadow cordgrass, *Spartina patens*  
Dune sunflower, *Helianthus debilis*  
Yellowtop, *Flaveria linearis*

The sloping areas between dwelling units (landward of the twenty-five foot setback) will remain at current grade and will be planted with at least two woody and three herbaceous species selected from the plant lists on this page.

All plant material will be nursery grown and acclimated to salty soil where possible. Trees and shrubs will be at one to three gallon sized material, while herbaceous plants will either come in plugs for clumped emergent material, or in runners of seedlings. Trees and shrubs will be staggered on maximum ten foot centers and herbaceous material will be staggered on five foot centers, or as set by the nurseryman in runners. The entire shoreline buffer area is approximately 41,500 square feet in size (1660 feet by 25 feet). Approximately 2/3 of the buffer is located along the south and east sides of the island. Half of this area will be planted with trees and shrubs, resulting in a maximum of 150 plants. The remainder of the buffer will be planted with herbaceous material, resulting in a maximum of 1,400 plants. The herbaceous material, especially species like sea oxeye daisy, is expected to expand and fill in the buffer area once it becomes established. The shrub area will be mulched to discourage exotics or undesirable herbaceous species. A few sea oxeye daisy may be planted in the shrub area and will be encouraged wherever it expands.

#### **Plant Installation Method**

As mentioned above, the substrate within either or both buffer areas may require some modification prior to planting. The shrub species listed, along with both species of sea oxeye daisy and yellowtop are expected to be able to survive in fairly rocky soils. The remainder of the herbaceous species listed probably require finer soils. Therefore, substrate modification may be necessary in more waterward zones where these plants will be installed (see Figures 5 and 6). In these areas, rocky soils will be removed as much as possible and replaced with limerock screenings.

For trees and shrubs, holes will be prepared at twice the width and 1.5 times the size of the root ball of the plant. Approximately one inch of black dirt will be placed on the bottom of the hole and a small amount of fertilizer may be added if deemed necessary. Once the plant is installed, it may be guyed or staked to stabilize it until establishment, if deemed necessary. Each plant will be watered to a good soaking immediately upon installation. Herbaceous plants provided in plugs will be installed in a fashion similar to shrub installation. Herbaceous plants provided in runners will be installed in shallow trenches, but will be staggered so as to avoid a "row crop" appearance.

#### **Buffer Construction Schedule**

Scrapedown and grading of the buffer will take place prior to and during construction of the development. Some stabilization with silt screens may be necessary to prevent erosion until construction of the development is finished. Limerock screenings may be imported either during or after construction of the development, as deemed appropriate by the contractor. Screenings should be placed and graded as near as possible to planting time to prevent any loss to erosion or other factors. Once exterior construction of the development is substantially completed (where it will no longer possibly interfere with plant installation), plants will be ordered and the planting area will be graded and prepared. Plants will then be installed and the maintenance schedule will be initiated.



## Maintenance Plan

### Watering Schedule

Once the plants are installed they will be watered immediately and then once every other day for the first week (one good soaking without waterlogging). The plants will be watered once a week thereafter for the following five weeks, and about once a month after that. Seasonal timing of the planting (wet or dry season) will play a greatly influence the watering schedule.

### Exotics Control Schedule

A follow-up visit will be conducted within 30 days of exotic removal and treatment to ensure that all plants have been completely killed. Retreatment will be applied as necessary at that time. Thereafter, exotic maintenance events will occur annually. Any invasive exotics found on the site will be pulled up by hand, if possible, or treated with Garlon 4 herbicide.

### Damage Control

Physical damage to newly installed plants is expected from two possible sources: erosion due to heavy tides or rains, and human or pet intrusion. Erosion from heavy rains are expected to most affect the steeper sloping side of the buffer (south side). Mulching of the shrub area may help lower the rate of erosion from rain. As for tides, it is felt that the existing mangrove fringe can sufficiently buffer all but the heaviest storm or wind driven tides. It is hoped that herbaceous plants will spread quickly and eventually reduce whatever risks of erosion exist. The site will be monitored for any visible signs of heavy erosion and if any problems are identified, further stabilization of the buffer may be deemed necessary at that time.

Human intrusion is not expected to be a problem in the south and east (roadway) buffer areas, but this will be monitored. Sources of intrusion into the north side buffer will vary according to how much the residents will wish to gain access to the shoreline or mangrove fringe. Since the buffer will closely border the dwelling units, the expected drop in elevation may discourage this. If it becomes a problem, it may be desirable to install a lattice wall or other structure to discourage access directly from the ground slab under each unit. Otherwise, rather than incur the expense of continuing to replace damaged plants, a narrow footpath could be provided through the buffer to provide access to the mangrove fringe.

### Monitoring and Success Criteria

Success of the shoreline buffer planting will be defined as an 80% survival rate for planted individuals over a one-year period from the date of installation along with maintenance of the entire property in an exotic-free condition. Once the planting is installed, the site will be photographed. The site will be revisited at the end of three months to determine the general condition of the installed plant material. If survival is generally good, the site will be revisited again at six months and at the end of the first year. Replacement of any dead installed plants to meet the 80% survival requirements will be performed at the end of one year from installation. If

after three months, the survival of installed material is poor, the site will be re-evaluated to determine what measures need to be taken to successfully establish plants. Given the nature of the existing plant material in the area, it is expected that plant survival will be fairly good at least for most of the species and that natural expansion and recruitment will occur, especially once the substrate is modified. The site will be photographed during each monitoring visit (at three, six and twelve months from installation).

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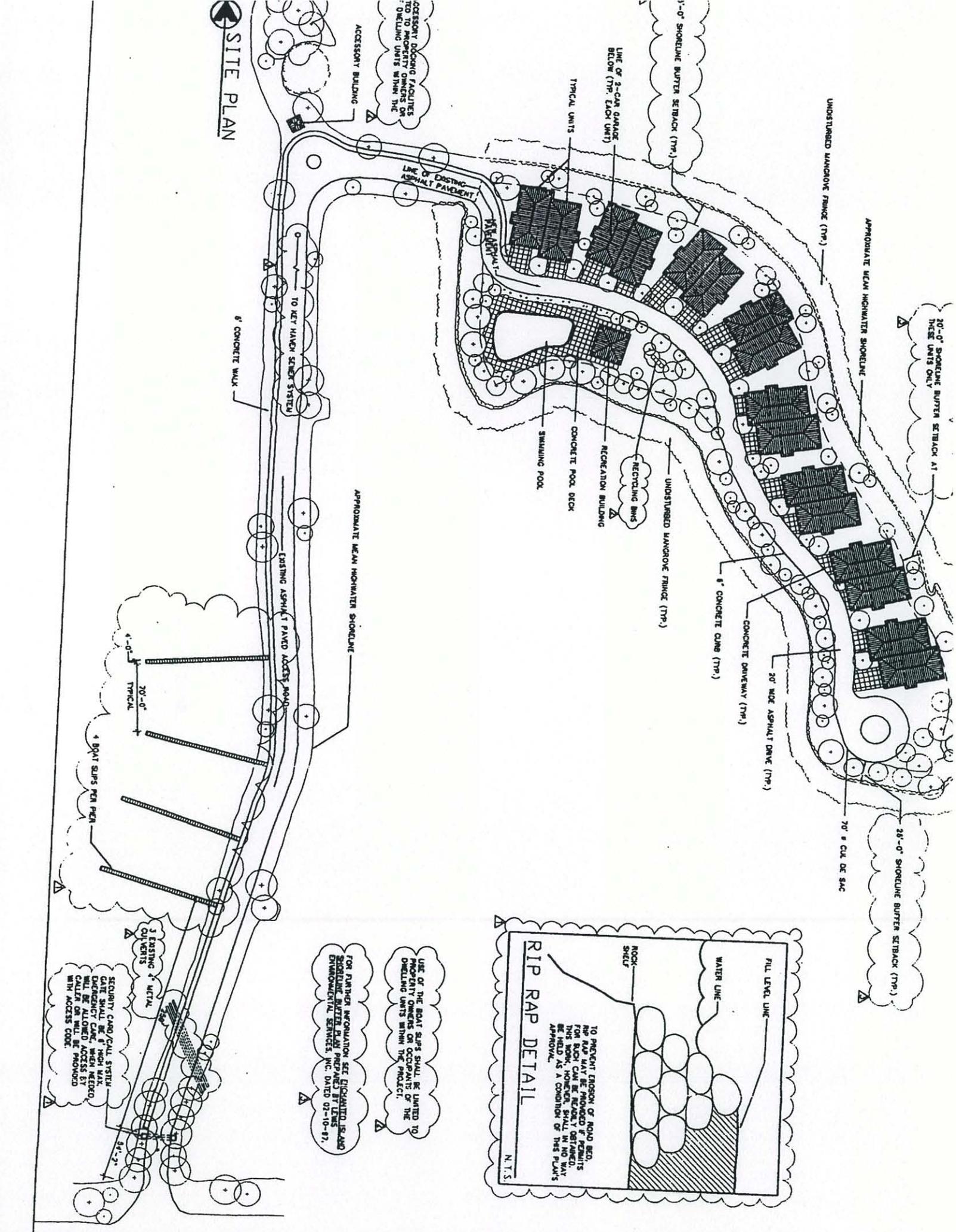
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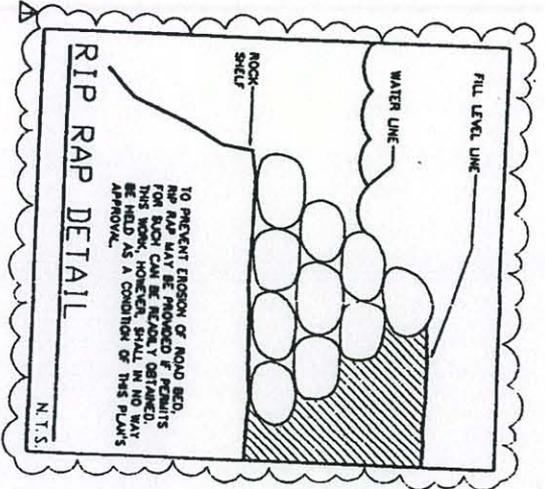


# ATTACHMENT "C"

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**SITE PLAN**



USE OF THE BOAT SLIPS SHALL BE LIMITED TO PROPERTY OWNERS OR OCCUPANTS OF THE DWELLING UNITS WITHIN THE PROJECT.

FOR FURTHER INFORMATION SEE RECYCLED ISLAND SHORELINE BUFFER PLAN PREPARED BY ENVIRONMENTAL SERVICES, INC. DATED 02-10-87.

SECURITY CARD CALL SYSTEM SHALL BE 6' HIGH. IT WILL BE ALLOWED ACCESS BY CALLER OR WILL BE PROVIDED WITH ACCESS CODE.

3 EXISTING METAL GUYNETS

4 BOAT SLIPS PER PIER

70'-0" TYPICAL

4'-0" TYPICAL

EXISTING ASPHALT PAVED ACCESS ROAD

TO KEY HAVEN SEWER SYSTEM

8' CONCRETE WALK

APPROXIMATE MEAN HIGHWATER SHORELINE

UNDISTURBED MANGROVE FRINGE (TYP.)

8' CONCRETE CURB (TYP.)

CONCRETE DRIVEWAY (TYP.)

30' WIDE ASPHALT DRIVE (TYP.)

70' # CUL DE SAC

28'-0" SHORELINE BUFFER SETBACK (TYP.)

30'-0" SHORELINE BUFFER SETBACK AT THESE UNITS ONLY

APPROXIMATE MEAN HIGHWATER SHORELINE

UNDISTURBED MANGROVE FRINGE (TYP.)

1-0' SHORELINE BUFFER SETBACK (TYP.)

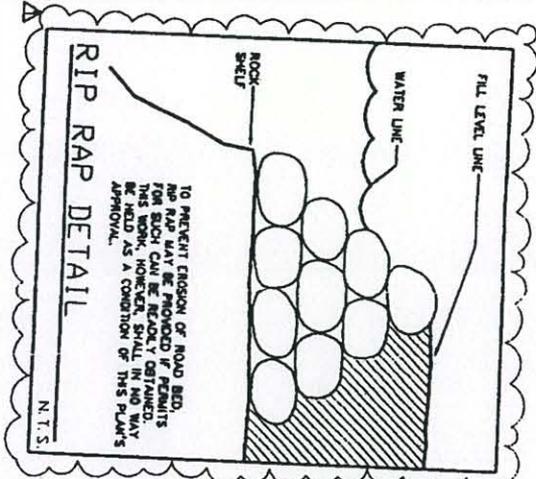
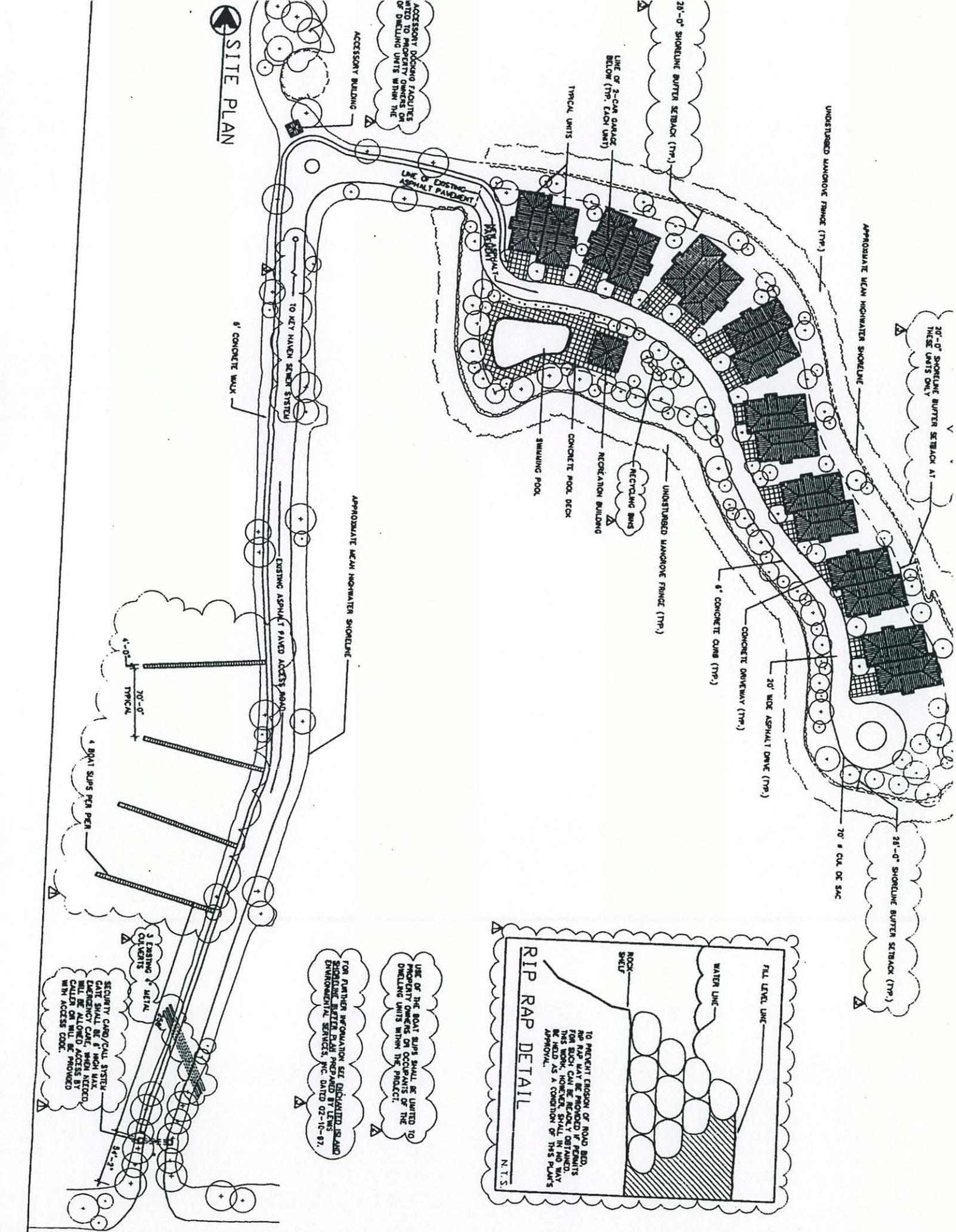
LINE OF 3-CAR GARAGE BELOW (TYP. EACH UNIT)

TYPICAL UNITS

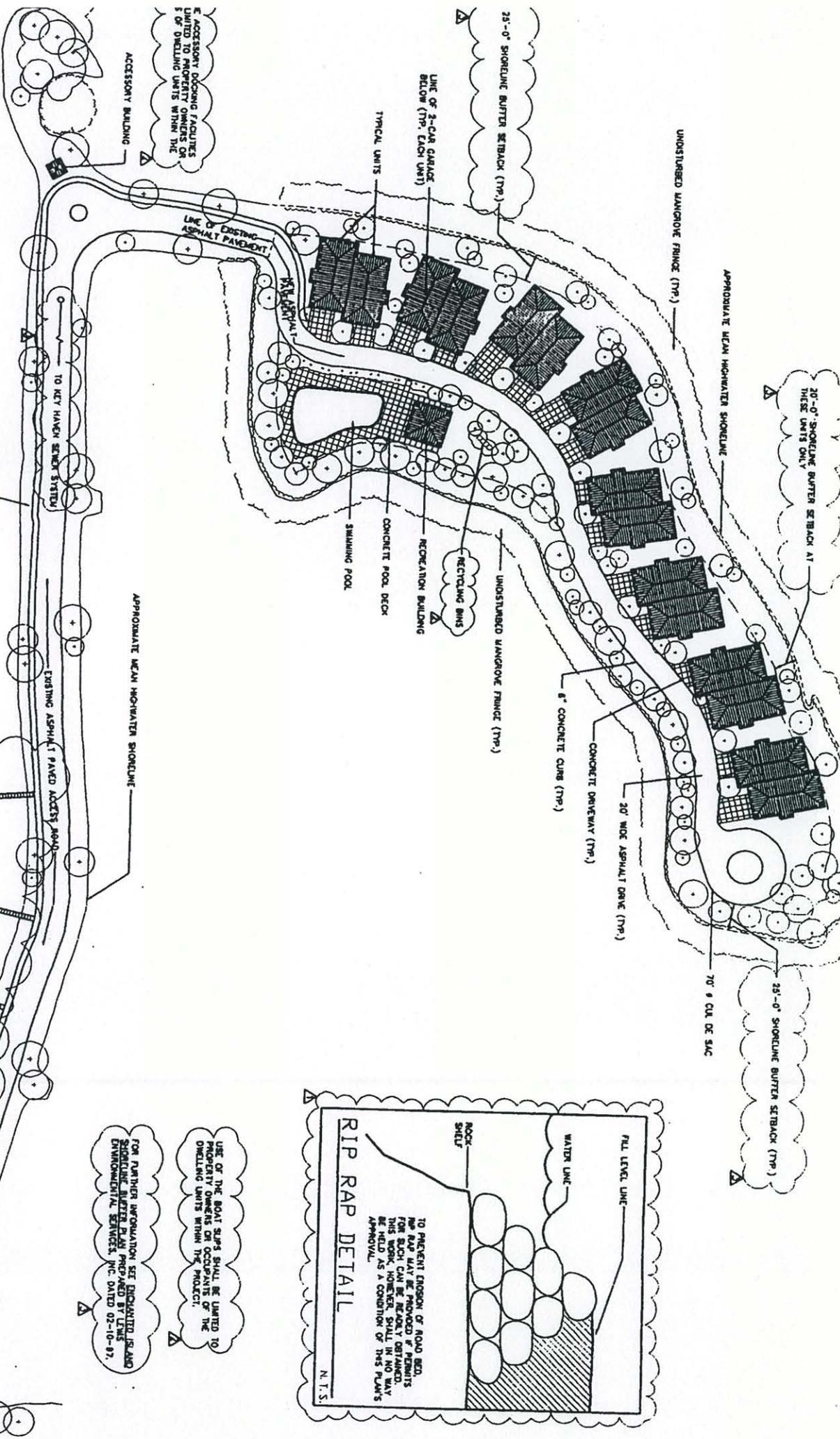
LINE OF EXISTING ASPHALT PAVEMENT

ACCESSORY BUILDING

ACCESSORY DOCKING FACILITIES TO PROPERTY OWNERS DWELLING UNITS WITHIN THE...



N  
SITE PLAN



E. ACCESSORY DOCKING FACILITIES LIMITED TO PROPERTY OWNERS OR 5' OF DWELLING UNITS WITHIN THE ACCESSORY BUILDING

25'-0" SHOULDER BUFFER SETBACK (TYP.)  
LINE OF 3-CAR GARAGE BELOW (TYP. EACH UNIT)  
TYPICAL UNITS

20'-0" SHOULDER BUFFER SETBACK AT THESE UNITS ONLY

APPROXIMATE MEAN HIGHWATER SHOULDERLINE

UNDISTURBED MANGROVE FRINGE (TYP.)

70' 6" CURB OF SLAB

25'-0" SHOULDER BUFFER SETBACK (TYP.)

APPROXIMATE MEAN HIGHWATER SHOULDERLINE

8' CONCRETE WALK

EXISTING ASPHALT PAVED ACCESS ROAD

4'-0" TYPICAL

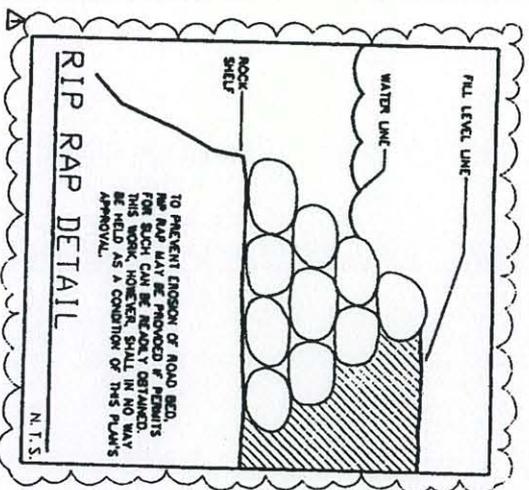
4 BOAT SLIPS PER PERM

3 EXISTING METAL COLUMNS

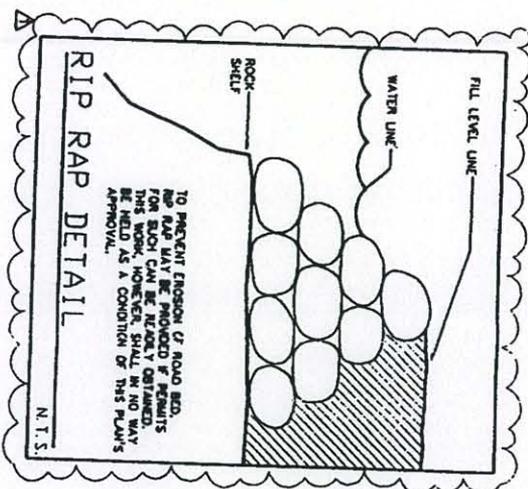
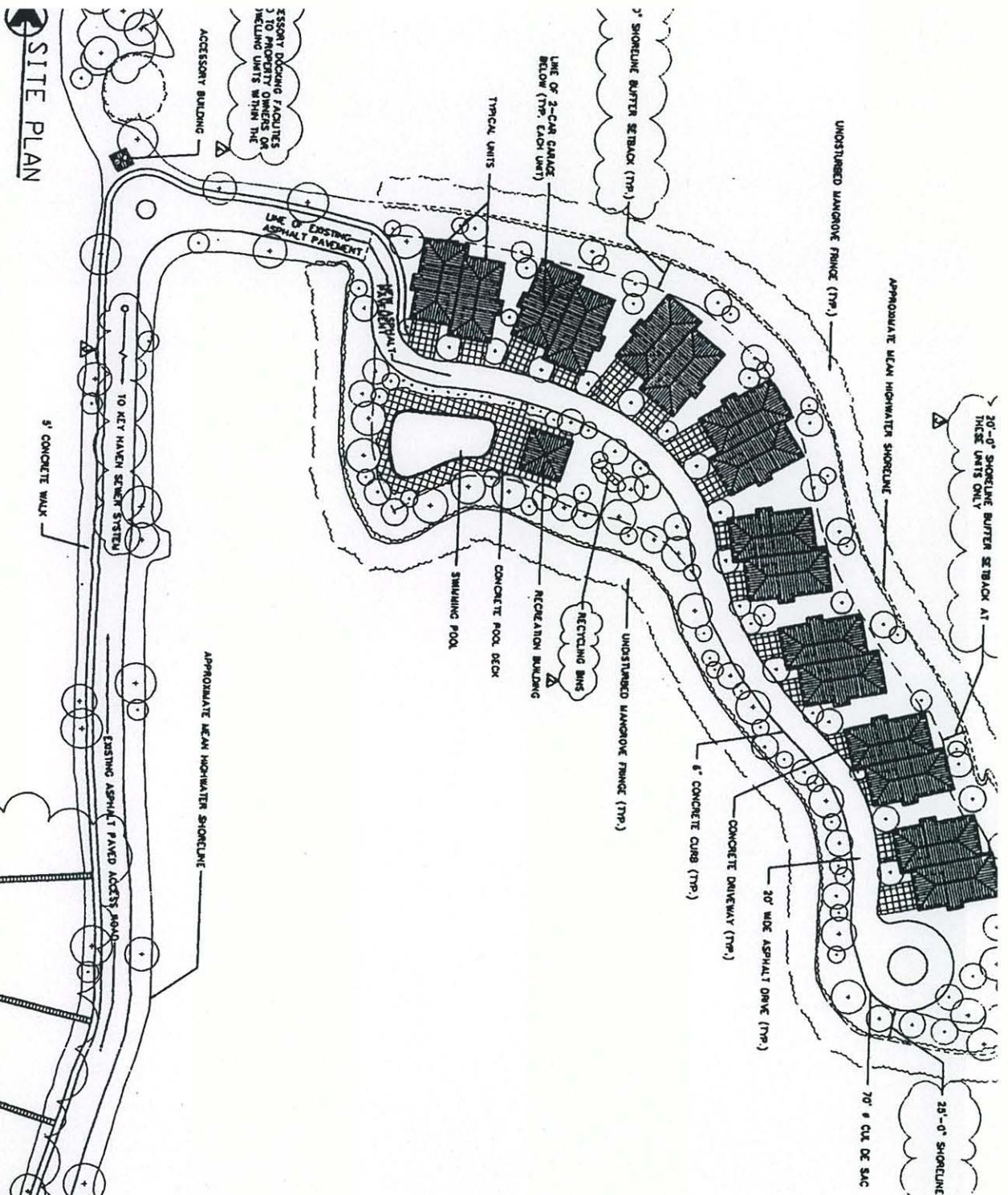
SECURITY CAGE/GATE SYSTEM SHALL BE INSTALLED. EMERGENCY ACCESS WILL BE ALLOWED ACCESS BY CALLER OR WILL BE PROVIDED WITH ACCESS CODE.

FOR FURTHER INFORMATION SEE ENCAPSULATED ISLAND SHOULDERLINE BUFFER PLAN PROVIDED BY LEWIS ENVIRONMENTAL SERVICES, INC. DATED 02-10-97.

USE OF THE BOAT SLIPS SHALL BE LIMITED TO PROPERTY OWNERS OR OCCUPANTS OF THE DWELLING UNITS WITHIN THE PROJECT.



TO PREVENT EROSION OF ROAD BED, RIP RAP SHALL BE PLACED IN PERMITS FOR SUCH CAN BE PROVIDED BY PERMITS. THIS WORK, HOWEVER, SHALL BE HELD AS A CONDITION OF THIS PLAN'S APPROVAL.



USE OF THE BOAT SLIPS SHALL BE LIMITED TO PROXIMITY OWNERS OR OCCUPANTS OF THE DWELLING UNITS WITHIN THE PROJECT.

FOR FURTHER INFORMATION SEE ENCLICATED ISLAND EROSION BUFFER PLAN PREPARED BY LEWIS ENVIRONMENTAL SERVICES, INC. DATED 02-10-87.

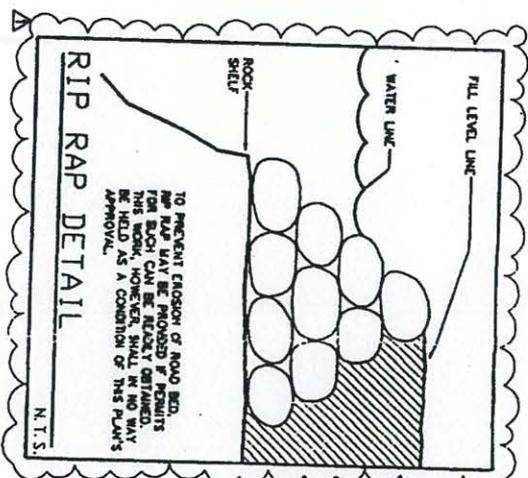
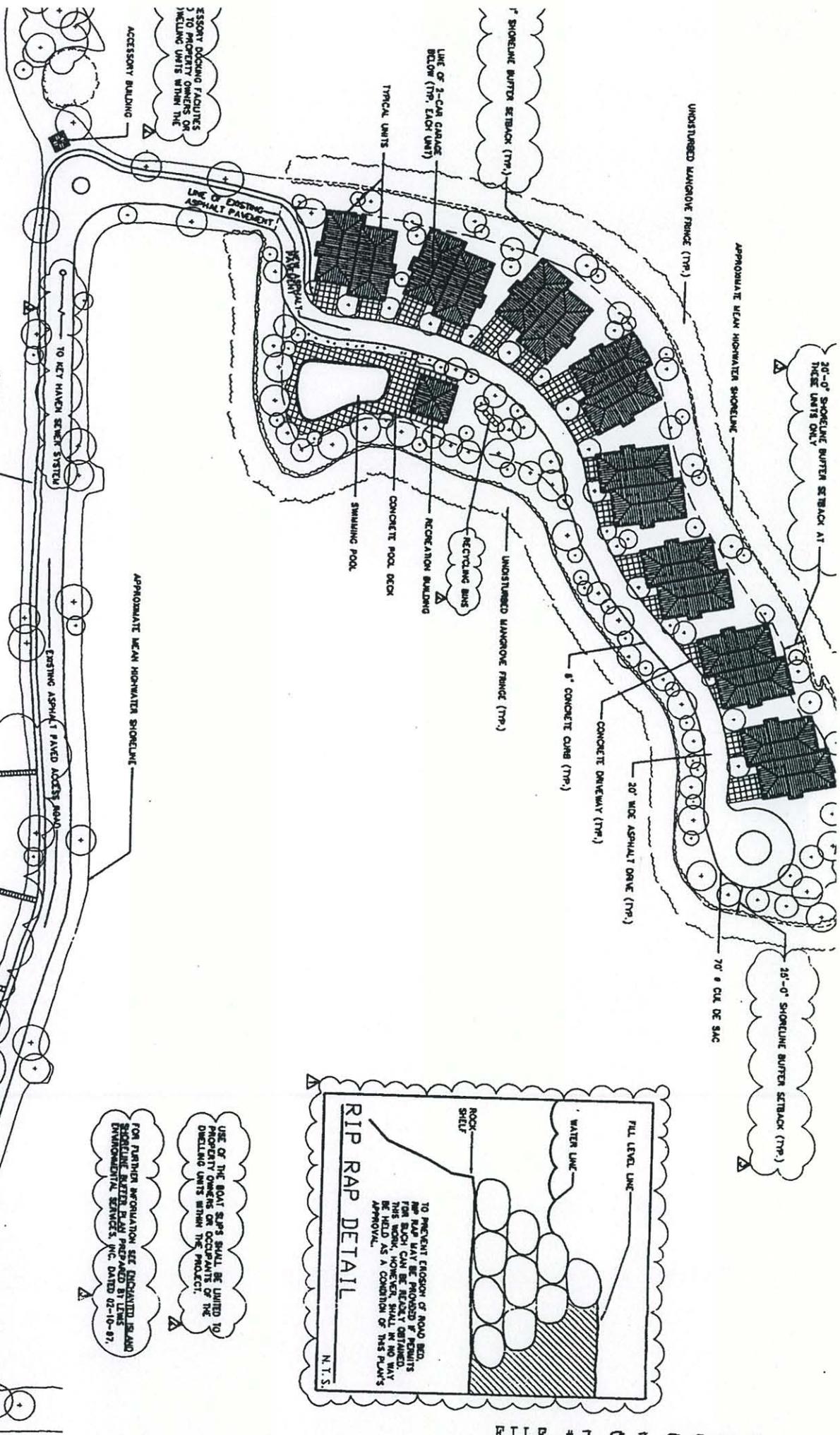
SECURITY CARD/CALL SYSTEM GATE SHALL BE 6' HIGH MAX. EMERGENCY CALL WHEN NEEDED SHALL BE ALLOWED ACCESS BY MIN ACCESS CODE.

1 LEADING & UTILITY CULVERTS

4 BOAT SLIPS PER PER

70'-0" TYPICAL

# SITE PLAN



USE OF THE BOAT SLIPS SHALL BE LIMITED TO PROPERTY OWNERS OR OCCUPANTS OF THE DWELLING UNITS WITHIN THE PROJECT.

FOR FURTHER INFORMATION SEE ENCLOSED BEARD SHORELINE WATER PLAN PREPARED BY LITHE ENVIRONMENTAL SERVICES, INC. DATED 02-10-87.

SECURITY CARD/CALL SYSTEM - GATE SHALL BE 8' HIGH MAX. ALL BE ALLOWED ACCESS BY CALL OR WILL BE PROVIDED WITH ACCESS CODE.

1 LEADING 3 METAL CLAYDITE

Doc# 1508583  
Bk# 2102 Pg# 1786

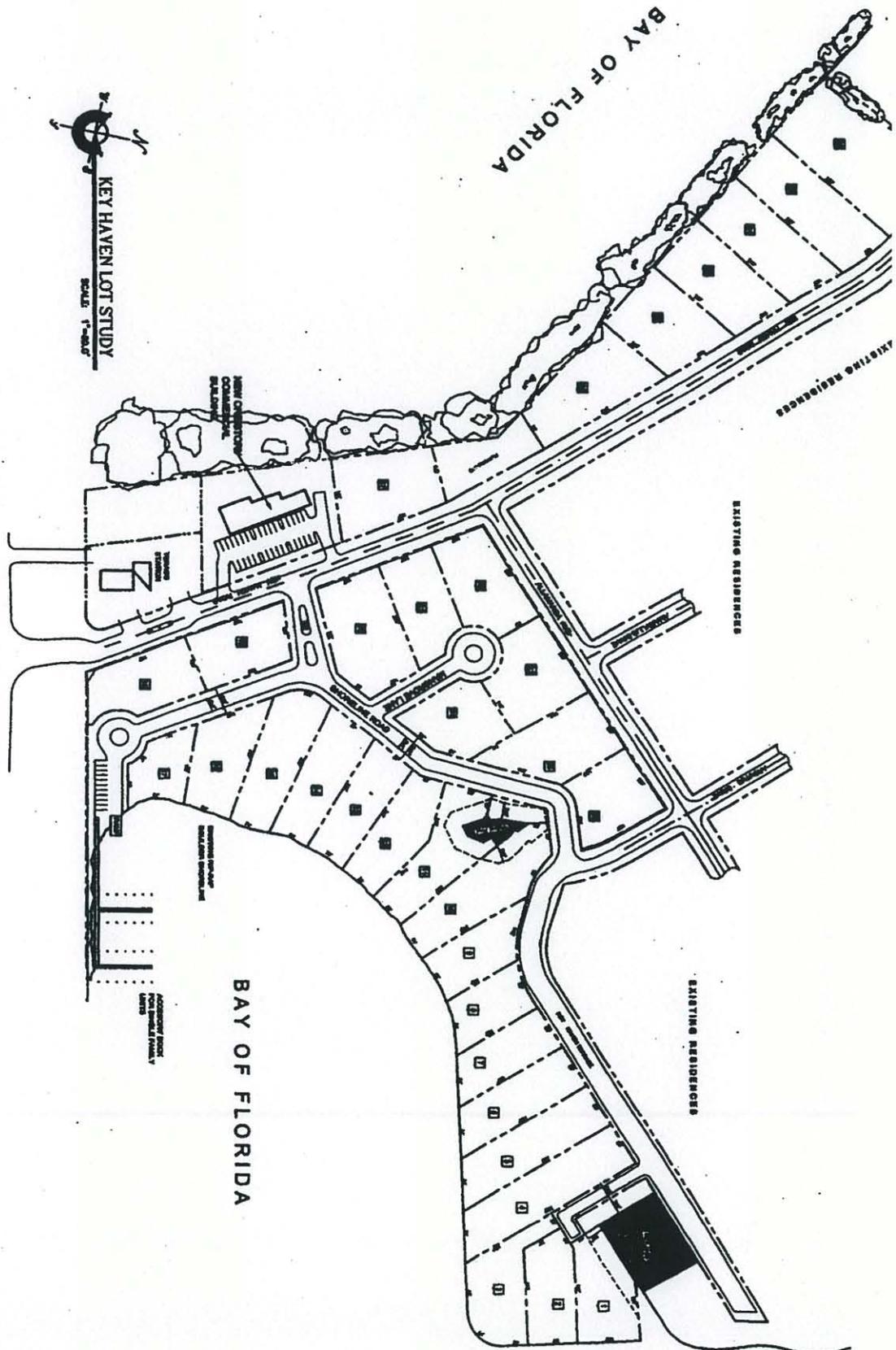


## EXHIBIT C (PER DEVELOPMENT AGREEMENT)

Doc# 1508583  
 Bk# 2102 P# 1786 A

KEY HAVEN ESTATES  
 KEY WEST, FLORIDA

U.S. HIGHWAY NO. 1 (400' RW)



DATE: 10-14-2004  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 PROJECT: [Redacted]  
 SHEET: [Redacted]  
 KEY HAVEN ESTATES  
 KEY WEST, FLORIDA  
 THE DESIGN COMPANY  
 14100 SW 15th St.  
 Miami, FL 33187  
 TEL: 305-893-8800  
 FAX: 305-893-8801  
 WWW: www.thedesigncompany.com



**BOCC Ordinance 021-2005**

**ORDINANCE NO. 021 -2005**

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING THE REQUEST BY THE LUJAN LIMITED PARTNERSHIP TO AMEND THE LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO SUBURBAN RESIDENTIAL (SR) FOR THE PARCEL KNOWN AS THE "TRIANGLE PARCEL", AND FROM MIXED USE COMMERCIAL (MC) TO IMPROVED SUBDIVISION (IS) FOR LOTS 6, 7, AND 8 OF THE KEY HAVEN'S NINTH ADDITION AND FURTHER DESCRIBED AS SECTIONS 25, TOWNSHIP 67 SOUTH, AND RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CONFLICTS REPEALED; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS.

---

**WHEREAS**, the Monroe County Board of County Commissioners, during a special meeting held on February 23, 2005 conducted a review and consideration of the request filed by the Lujan Limited Partnership to amend the Land Use District Map from Suburban Commercial (SC) to Suburban Residential (SR) for the parcel known as the "Triangle Parcel", and from Mixed Use Commercial (MC) to Improved Subdivision (IS) for lots 6, 7, and 8 of the Key Haven's Ninth Addition and further described as sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida. The Real Estate Numbers are: 00123170.000000, 00123220.000000, 00139360.000000, 00139350.000000, And 00139340.000000; and

**WHEREAS**, at its August 19, 2004 meeting in Marathon, the Development Review Committee reviewed the application and recommended approval of this Land Use District Map Amendment as outlined in the DRC Resolution No. D29-04; and

**WHEREAS**, based on the recommendation of the Development Review Committee, staff recommended approval of the application to the Planning Commission; and

**WHEREAS**, the Planning Commission held a public hearing in Marathon on February 9, 2005. Based on the facts presented at the meeting, the Planning Commission recommended approval of the request as outlined in the Planning Commission Resolution No. P69-04; and

**WHEREAS**, after further review of the application and consideration of facts, staff recommended approval to the Board of County Commissioners as indicated in the Staff Report dated February 10, 2005; and

**WHEREAS**, the Board of County Commissioners further reviewed the application and made the following **Findings of Facts**:

1. Section 9.5-511(d)(5) b. of the Monroe County Code (MCC) allows the Board of County Commissioners to consider adopting an ordinance to enact map changes under six listed conditions.
2. This map amendment recognizes a need for comprehensiveness in planning (Section 9.5-511(d) (5) b. (v) of the MCC). The application was initiated by the applicant in order to change the subject property's land use designation to a land use district that corresponds with the residential character of Key Haven Subdivision.

3. The pre-1986 zoning of the subject properties was BU-1 (Light Business District) and RU-1 (Single Family Residential District).
4. During the 1986 Comprehensive Plan process, the land use (zoning) district of the subject properties were changed to IS and SR but later, the "Triangle Parcel" and lots 1 through 8 in the Ninth Addition were changed to SC.
5. Based on MCC section 9.5-206, the purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district should be established at locations convenient and accessible to residential areas without use of U.S. 1.
6. The Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan (Comp Plan) shows that most of Key Haven has a FLUM designation of Residential Medium (RM). Additionally, it is assigned a zoning designation of (IS), consistent with the FLUM.
7. Section 9.5-511 of the MCC prohibits any map amendments that would negatively influence community character.
8. Policy 101.4.3 of the Comp Plan states that development within this (Residential Medium) land use category shall be limited to one residential dwelling unit for each such platted lot or parcel, which existed at the time of plan adoption and Section 9.5-213 of MCC states, "This district is not intended to be used for new land use districts of this classification within the county."
9. None of the lands which are the subject of this application except lots 6, 7, and 8, are platted.
10. Pursuant to MCC section 9.5-207, the purpose of the Suburban Residential zoning district is to establish areas of low-to medium-density residential uses characterized principally by single-family detached dwellings.
11. Objective 101.11 of the Comp Plan states that Monroe County shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development.
12. The 2004 Public Facilities Capacity Assessment Report and the listed programs on storm water and wastewater indicates that there are no significant concerns regarding impacts on public facilities.
13. Goal 102 of the Comp Plan states that Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands.
14. Policy 101.4.3 of the Comp Plan states that the principal purpose of Residential Medium land use category is to recognize those portions of subdivisions that were lawfully established and improved prior to the adoption of this plan and to define improved subdivisions as those lots served by a dedicated and accepted existing roadway, have an approved potable water supply, and have sufficient uplands to accommodate the residential uses. Development within this land use category shall be limited to one residential dwelling unit for each such platted lot or parcel which existed at the time of plan adoption.
15. Based on the community character, Future Land Use Map designation of Residential Low (RL) and zoning district of Suburban Residential (SR) are preferred alternatives to the existing MC/SC land use designation for the Triangle Parcel; and

**WHEREAS**, the Board of County Commissioners held the second of two public hearings on the proposed map amendment on September 22, 2005; and

**WHEREAS**, the Board of County Commissioners made the following **Conclusions of Law**:

1. Based on the zoning and land use history, during the 1986 Comprehensive Plan process, staff supported and approved a land use change for lots 3 through 10 of the Ninth Addition to IS. Therefore, based on the historic evidence, a map amendment to change the land use district of lots 6, 7, and 8 to IS from the existing SC is consistent with Policy 101.4.3 of the Year 2010 Comp Plan and the Land Development Regulations.
2. For the Triangle Parcel, the map amendment to SR meets the requirements outlined in MCC sections 9.5-511(d)(5)b(v) and 9.5-215 and will not negatively impact or alter the character of the subject property or the neighborhood and is supported by the staff.
3. The map amendments from SC to SR for the Triangle Parcel and IS for lots 6, 7, and 8 of the Ninth addition support Objective 101.11 of the Comp Plan based on the findings of the 2005 Public Facilities Capacity Assessment Report and the listed programs on stormwater and wastewater. With the exception of fire safety infrastructure as outlined in the letter from the Assistant Fire Marshal dated May 03, 2004, there are no significant concerns regarding impacts on public facilities.

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

Section 1. The Board specifically adopts the findings of fact and conclusions of law stated above.

Section 2. The previously described property AKA "Triangle Parcel", which is currently designated Suburban Commercial (SC) shall be designated Suburban Residential (SR) and lots 6, 7, and 8, that are currently designated (SC) shall be designated Improved Subdivision (IS); which is hereby incorporated by reference and attached as "Exhibit 2".

Section 3. The Land Use District Map of the Monroe County shall be amended as delineated in Section 2 above.

Section 4. If any section, subsection, sentence, clause, item, change or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 5. All ordinances or parts of ordinance in conflict with this ordinance are hereby repealed to the extent of said conflict. The repeal of an ordinance herein shall not repeal the repealing clause of such ordinance or revive any ordinance which has been repealed thereby.

Section 6. This ordinance shall be transmitted by the Planning Department to the Department of Community Affairs pursuant to Chapter 380, Florida Statutes.

Section 7. 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 Administration Commission Approving the ordinance.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a special meeting held on the 22ND day of SEPTEMBER, A.D., 2005.

Mayor Dixie M. Spehar	<u>YES</u>
Mayor Pro Tem Charles "Sonny" McCoy	<u>YES</u>
Commissioner George Neugent	<u>YES</u>
Commissioner P. David Rice	<u>YES</u>
Commissioner Murray E. Nelson	<u>YES</u>

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY

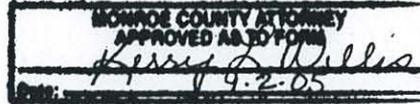
*Dixie M. Spehar*

Mayor Spehar



ATTEST: DANNY L. KOLHAGE, CLERK

*Isabel C. DeSantis*  
DEPUTY CLERK



FILED FOR RECORD  
2005 OCT 17 AM 9:39  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

**“Exhibit 2”**



EXHIBIT 2



**Proposed Land Use District Map Amendment: Aerial**

Key: Key Haven

Mile Marker: 5.5

Proposal: Change Land Use District from Suburban Commercial (SC) to Improved Subdivision (IS) and Suburban Commercial (SC) to Suburban Residential (SR).

Property Description: RE 123170, 123220, 139360, 139350, 139340

Map Amendment: M24066

Land Use District Map #: 575 and 576

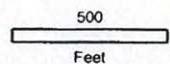
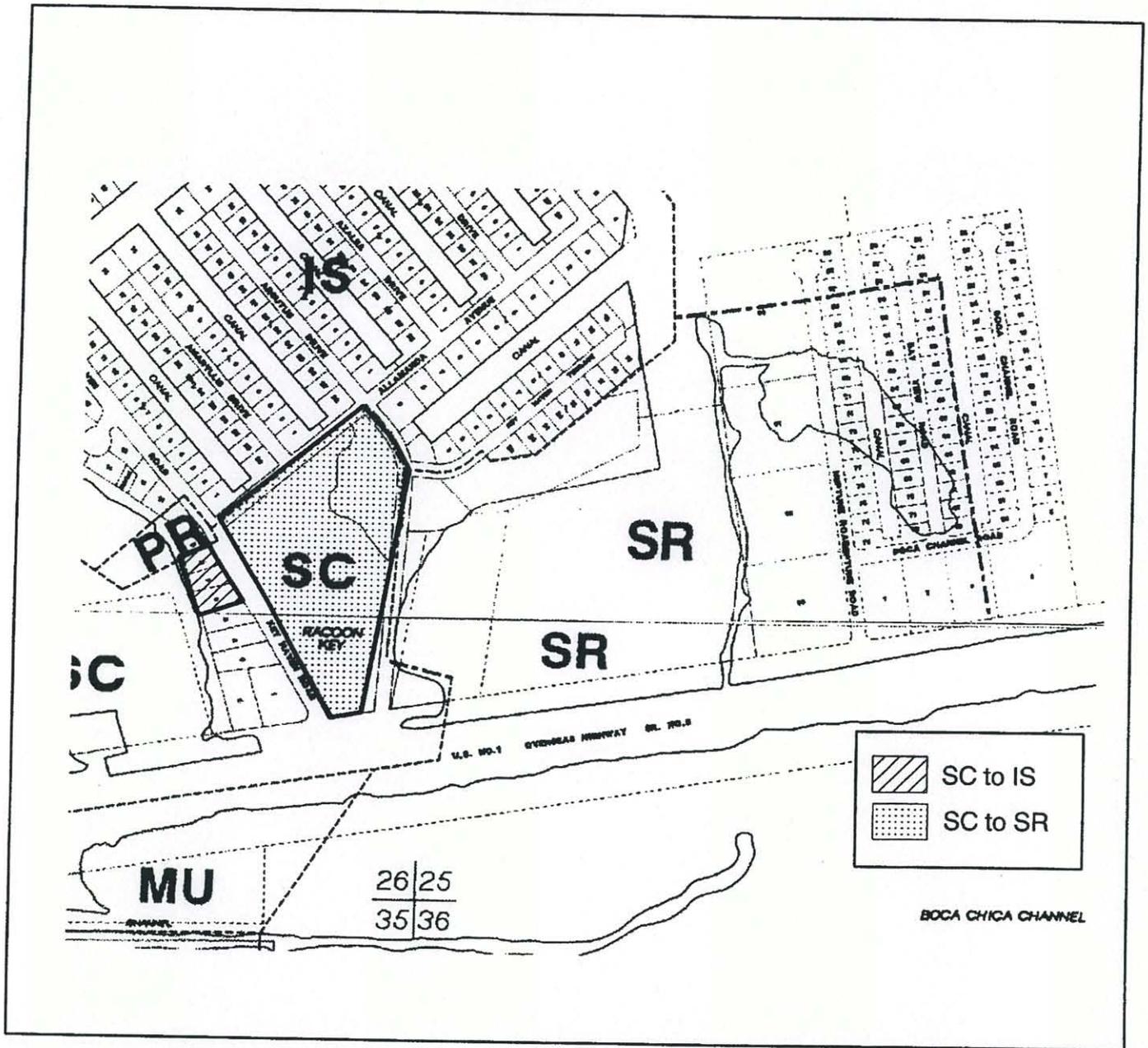


EXHIBIT 2



The Monroe County Land Use District Map is proposed to be amended as indicated above and briefly described as:

Key: Key Haven

Mile Marker: 5.5

Proposal: Change Land Use District from Suburban Commercial (SC) to Improved Subdivision (IS) and Suburban Commercial (SC) to Suburban Residential (SR).

Property Description: RE 123170, 123220, 139360, 139350, 139340

Map Amendment: M24066

Land Use District Map #: 575 and 576



CLERK OF THE CIRCUIT COURT  
MONROE COUNTY

BRANCH OFFICE  
MARATHON SUB COURTHOUSE  
3117 OVERSEAS HIGHWAY  
MARATHON, FLORIDA 33050  
TEL. (305) 289-6027  
FAX (305) 289-1745

MONROE COUNTY COURTHOUSE  
500 WHITEHEAD STREET, SUITE 101  
KEY WEST, FLORIDA 33040  
TEL. (305) 292-3550  
FAX (305) 295-3663

BRANCH OFFICE  
PLANTATION KEY  
GOVERNMENT CENTER  
88820 OVERSEAS HIGHWAY  
PLANTATION KEY, FLORIDA 33070  
TEL. (305) 852-7145  
FAX (305) 852-7146

October 17, 2005

Mrs. Liz Cloud, Program Administrator  
Administrative Code and Weekly  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Via Certified Mail 7002 2030 0001 2668 9495

Dear Mrs. Cloud,

Enclosed please find certified copies of the following Ordinances:

**Ordinance No. 021-2005** approving the request by the Lujan Limited Partnership to amend the Future Land Use District Map (FLUM) from Mixed Use/Commercial (MC) to Residential Low (RL) for the parcel known as the "Triangle Parcel", and from Mixed Use/Commercial (MC) to Residential Medium (RM) for lots 6, 7, and 8 of the Key Haven's Ninth Addition; further described as Sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida; Providing for Severability; Providing for an effective date; Providing for repeal of conflicts; and Providing for transmittal to the Department of Community Affairs.

**Ordinance No. 022-2005** approving the request by the Lujan Limited Partnership to amend the Land Use District (Zoning) Map from Suburban Commercial (SC) to Suburban Residential (SR) for the parcel known as the "Triangle Parcel", and from Mixed Use/Commercial (MC) to Improved Subdivision (IS) for lots 6, 7, and 8 of the Key Haven's Ninth Addition; further described as Sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida; Providing for Severability; Providing for an effective date; Providing for repeal of conflicts; and Providing for transmittal to the Department of Community Affairs.

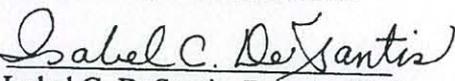
**Ordinance No. 024-2005** approving amendments to the Monroe County 2010 Comprehensive Plan to delete requirements for a Habitat Evaluation Index (HEI), revise the Open Space, Land Acquisition, Management and GIS mapping requirement and implement Goal 105 of the 2010 Comprehensive Plan and the Tier System by deleting Policies 101.4.20, 102.4.6, 102.9.5, 102.9.6, 103.2.2, 207.1.2, 207.10.5, 207.12.6 and Objective 1201.13; Revising Policies

101.4.22, 101.14.1, 102.1.1, 102.4.1, 102.4.2, 102.4.3, 102.4.4, 102.4.5, 102.7.3, 102.8.1, 102.8.5, 102.9.1, 102.9.2, 102.9.3, 102.9.4, 103.2.1, 105.2.1, 105.2.3, 105.2.6, 105.2.7, 105.2.10, 204.2.1, 205.1.1, 205.1.2, 205.1.3, 205.1.4, 205.1.5, 205.1.6, 205.2.1, 205.2.2, 205.2.6, 205.2.7, 205.2.12, 205.2.14, 205.5.1, 205.5.2; Revising Objectives 102.4, 102.9, 205.1, 205.2 and 205.5; Creating new policies 6, 102.4.6, and 102.4.7; Providing for repeal of Ordinances inconsistent herewith; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and Providing for an effective date.

**Ordinance No. 025-2005** approving amendments to the Monroe County Year 2010 Comprehensive Plan to change the Rate of Growth Ordinance (ROGO) and the Non-Residential Rate of Growth Ordinance (NROGO) to utilize the Tier Overlay as the basis for the Competitive Point System; To implement Goal 105 of the 2010 Comprehensive Plan by deleting Policies 101.5.7, 101.5.8, 101.6.5, 101.6.6, 101.13.3, 101.13.5, 101.13.7, and 101.13.8; Revising Objective 101.5, and Policies 101.2.3, 101.2.4, 101.3.1, 010.3.3, 101.3.4, 101.3.5, 101.5.1, 101.5.2, 101.5.3, 101.5.4, 101.5.5, 101.5.6, 101.5.9, 101.5.10, 101.6.1, 101.12.4, 101.13.4, 101.13.6, 101.13.9, and 102.3.1; Creating new policies 101.5.9 and 101.6.5; Providing for repeal of all Ordinances inconsistent herewith; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and Providing for an effective date.

These Ordinances were adopted by the Monroe County Board of County Commissioners at a Special Meeting in formal session on September 22, 2005. Please file for record. Should you have any questions, feel free to contact my office at (305) 295-3130.

Danny L. Kolhage  
Clerk of the Circuit Court  
and ex officio Clerk to the  
Board of County Commissioners

By:   
Isabel C. DeSantis, Deputy Clerk

cc: County Administrator  
Growth Management Director  
County Attorney  
BOCC  
File

546 9992 1000 0502 2002

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Restricted Delivery Fee (Endorsement Required)	6.2	
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**Program Administrator  
 Administrative Code and Weekly**

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**500 South Bronough Street**  
 Tallahassee, Florida 32399-0250

PS Form 3800, June 2002 See Reverse for Instructions

**SENDER: COMPLETE THESE ITEMS**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Program Administrator  
 Administrative Code and Weekly  
 R.A. Gray Building  
 500 South Bronough Street  
 Tallahassee, Florida 32399-0250**

**A. Signature**  
 X  Agent  
 Addressee

**B. Received by (Printed Name)** **C. Date of Delivery**

**D. Is delivery address different from Item 1?  Yes**  
 If YES, enter delivery address below  No

**OCT 19 2005**

**DEPT OF STATE**

**CLEARED**

3. Service Type  
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 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes



FLORIDA DEPARTMENT OF STATE  
**Glenda E. Hood**  
Secretary of State  
DIVISION OF LIBRARY AND INFORMATION SERVICES

October 24, 2005

Honorable Danny L. Kolhage  
Clerk of Circuit Court  
Monroe County  
500 Whitehead Street, Suite 101  
Key West, Florida 33040

Attention: Pamela G. Hancock, Deputy Clerk

Dear Mr. Kolhage:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 17, 2005 and certified copies of Monroe County Ordinance Nos. 021-2005, 022-2005, 024-2005, 025-2005 and 026-2005, which were filed in this office on October 19, 2005.

Sincerely,

Liz Cloud  
Program Administrator

FILED FOR RECORD

2005 OCT 31 PM 4:43

DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

STATE LIBRARY OF FLORIDA

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(850) 245-6270 • FAX: (850) 245-6282

**BOCC Ordinance 022-2005**

**ORDINANCE NO. 022 -2005**

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS **APPROVING** THE REQUEST BY THE LUJAN LIMITED PARTNERSHIP TO AMEND THE FUTURE LAND USE DISTRICT MAP (FLUM) FROM MIXED USE COMMERCIAL (MC) TO RESIDENTIAL LOW (RL) FOR THE PARCEL KNOWN AS THE "TRIANGLE PARCEL", AND FROM MIXED USE COMMERCIAL (MC) TO RESIDENTIAL MEDIUM (RM) FOR LOTS 6, 7, AND 8 OF THE KEY HAVEN'S NINTH ADDITION, FURTHER DESCRIBED AS SECTIONS 25, TOWNSHIP 67 SOUTH, AND RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR REPEAL OF CONFLICTS; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS.

---

**WHEREAS**, the Monroe County Board of County Commissioners, during a special meeting held on February 23, 2005 conducted a review and consideration of the request filed by the Lujan Limited Partnership to amend the Future Land Use District Map (FLUM) from Mixed Use Commercial (MC) to Residential Low (RL) for the parcel known as the "Triangle Parcel", and from Mixed Use Commercial (MC) to Residential Medium (RM) for lots 6, 7, and 8 of the Key Haven's Ninth Addition, further described as sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida. The Real Estate Numbers are: 00123170.000000, 00123220.000000, 00139360.000000, 00139350.000000, and 00139340.000000; and

**WHEREAS**, at its August 19, 2004 meeting in Marathon, the Development Review Committee reviewed the application and recommended approval of this Future Land Use Map amendment as outlined in the DRC Resolution D29-04; and

**WHEREAS**, based on the recommendation of the Development Review Committee, the staff recommended approval of the application to the Planning Commission; and

**WHEREAS**, the Planning Commission held a public hearing in Marathon on February 9, 2005. Based on the facts presented at the meeting, the Planning Commission recommended approval of the request as outlined in the Planning Commission Resolution P69-04; and

**WHEREAS**, after further review of the application and consideration of facts, staff recommended approval to the Board of County Commissioners as indicated in the Staff Report dated February 10, 2005; and

**WHEREAS**, the Board of County Commissioners further reviewed the application and made the following **Finding of Facts**:

1. Section 9.5-511(d)(5) b. of the Monroe County Code (MCC) allows the Board of County Commissioners to consider adopting an ordinance to enact map changes under six listed conditions.
2. This map amendment recognizes a need for comprehensiveness in planning (Section 9.5-511(d) (5) b. (v) of the MCC). The application was initiated by the applicant in order to change the subject property's land use designation to a land use district that corresponds with the residential character of Key Haven Subdivision.

3. The pre-1986 zoning of the subject properties was BU-1 (Light Business District) and RU-1 (Single Family Residential District).
4. During the 1986 Comprehensive Plan process, the land use (zoning) districts of the subject properties were changed to IS and SR but later, the "Triangle Parcel" and lots 1 through 8 in the Ninth Addition were changed to SC.
5. Based on MCC section 9.5-206, the purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district should be established at locations convenient and accessible to residential areas without use of U.S. 1.
6. The principal purpose of the Mixed Use/ Commercial (MC) land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment.
7. The Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan (Comp Plan) shows that most of Key Haven has a FLUM designation of Residential Medium (RM). Additionally, it is assigned a zoning designation of (IS), consistent with the FLUM.
8. Section 9.5-511 of the MCC prohibits any map amendments that would negatively influence community character.
9. Policy 101.4.3 of the Comp Plan states that development within this (Residential Medium) land use category shall be limited to one residential dwelling unit for each such platted lot or parcel, which existed at the time of plan adoption. Section 9.5-213 of MCC states, "This district is not intended to be used for new land use districts of this classification within the county."
10. None of the lands which are the subject of this application except lots 6, 7, and 8, are platted.
11. Pursuant to MCC section 9.5-207, the purpose of the Suburban Residential zoning district is to establish areas of low-to medium-density residential uses characterized principally by single-family detached dwellings.
12. Objective 101.11 of the Comp Plan states that Monroe County shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development.
13. The 2004 Public Facilities Capacity Assessment Report and the listed programs on storm water and wastewater indicate that there are no significant concerns regarding impacts on public facilities.
14. Goal 102 of the Comp Plan states that Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands.
15. Policy 101.4.3 of the Comp Plan states that the principal purpose of Residential Medium land use category is to recognize those portions of subdivisions that were lawfully established and improved prior to the adoption of this plan and to define improved subdivisions as those lots served by a dedicated and accepted existing roadway, have an approved potable water supply, and have sufficient uplands to accommodate the residential uses. Development within this land use category shall be limited to one residential dwelling unit for each such platted lot or parcel which existed at the time of plan adoption.

16. Based on the community character, Future Land Use Map designation of Residential Low (RL) and zoning district of Suburban Residential (SR) are preferred alternatives to the existing MC/SC land use designation for the Triangle Parcel; and

**WHEREAS**, the Department of Community Affairs made no objections, recommendations, or comments regarding the proposed map amendment; and

**WHEREAS**, the Board of County Commissioners held the second of two public hearings on the proposed map amendment on September 22, 2005; and

**WHEREAS**, the Board of County Commissioners made the following **Conclusions of Law**:

1. Based on the zoning and land use history, during the 1986 Comprehensive Plan process, staff supported and approved a land use change for lots 3 through 10 of the Ninth Addition to RM. Therefore, based on the historic evidence, a map amendment to change the Future Land Use Map of lots 6, 7, and 8 to Residential Medium (RM) from the existing Mixed Use/ Commercial (MC) is consistent with Policy 101.4.3 of the Year 2010 Comprehensive Plan and the Monroe County Land Development Regulations and therefore, is supported by the BOCC.
2. For the Triangle Parcel, the map amendment to Residential Low (RL) meets the requirements outlined in sections 9.5-511(d)(5)b.(v) and 9.5-215 and will not negatively impact or alter the character of the subject property or the neighborhood and is supported by the staff and the BOCC.
3. The Future Land Use Map amendments from MC to RL for the Triangle Parcel and RM for lots 6, 7, and 8 of the Ninth addition support Objective 101.11 of the Comp Plan based on the findings of the 2005 Public Facilities Capacity Assessment Report and the listed programs on stormwater and wastewater. With the exception of fire safety infrastructure as outlined in the letter from the Assistant Fire Marshal dated May 03, 2004, there are no significant concerns regarding impacts on public facilities.

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

Section 1. The Board specifically adopts the findings of fact and conclusions of law stated above.

Section 2. The previously described property AKA "Triangle Parcel", which is currently designated Mixed Use/ Commercial (MC) shall be designated Residential Low (RL) and lots 6, 7, and 8, shall be designated Residential Medium (RM) which is hereby incorporated by reference and attached as Exhibit 1.

Section 3. The Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan shall be amended as delineated in Section 2 above.

Section 4. If any section, subsection, sentence, clause, item, change or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 5. All ordinances or parts of ordinance in conflict with this ordinance are hereby repealed to the extent of said conflict. The repeal of an ordinance herein shall not repeal the repealing clause of such ordinance or revive any ordinance which has been repealed thereby.

Section 6. 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 Administration Commission approving the ordinance.

Section 7. This ordinance is hereby transmitted by the Planning Department to the Department of Community Affairs for review and comment pursuant to Chapter 163, Florida Statutes.

Section 8. The Monroe County Staff is authorized to prepare and submit the required transmittal letter and supporting documents for the proposed amendment in accordance with the requirements of 9J-11.011 of the Florida Administrative Code.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a special meeting held on the 22nd day of September, A.D., 2005.

Mayor Dixie M. Spehar	<u>Yes</u>
Mayor Pro Tem Charles "Sonny" McCoy	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>
Commissioner P. David Rice	<u>Yes</u>
Commissioner Murray E. Nelson	<u>Yes</u>

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY Dixie M. Spehar  
Mayor Spehar



(SEAL)  
ATTEST: DANNY L. KOLHAGE, CLERK

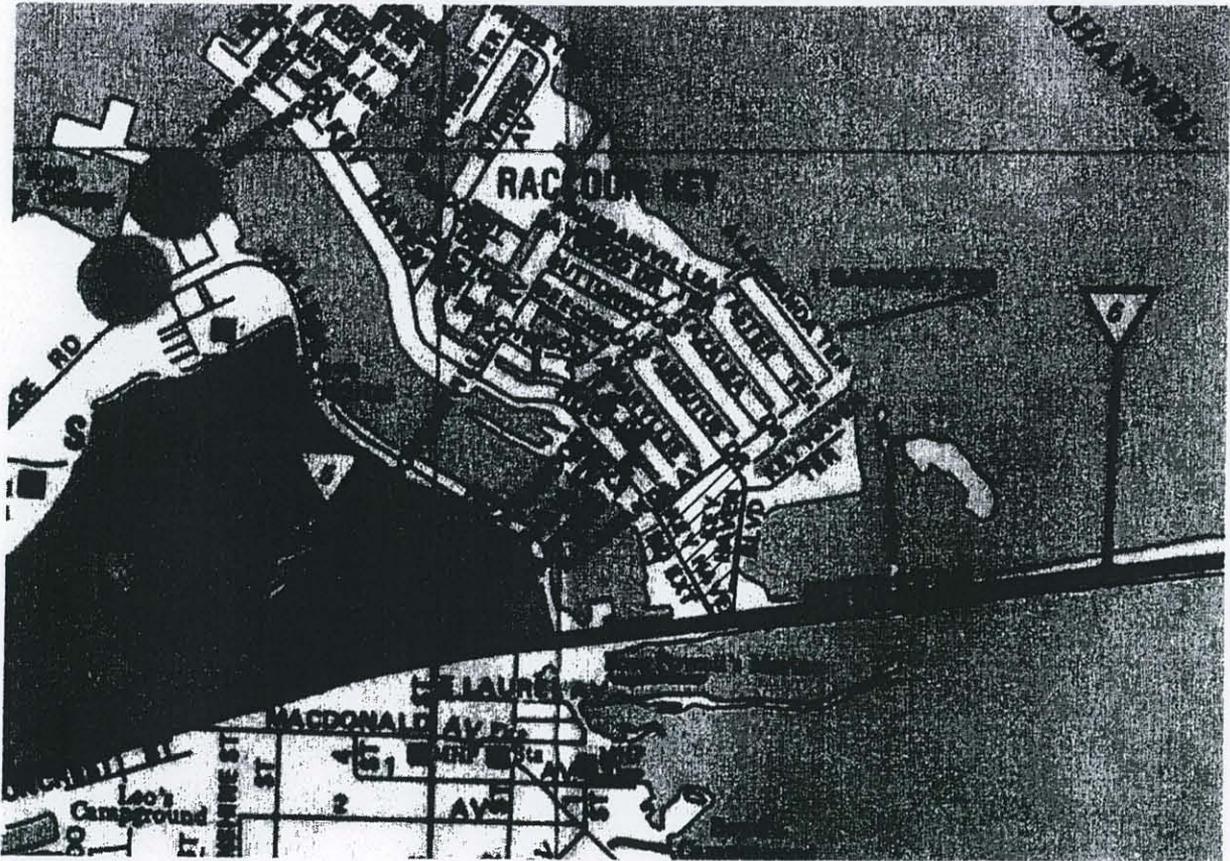
Isabel C. DeSantis  
DEPUTY CLERK



FILED FOR RECORD  
2005 OCT 17 AM 9:40  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

“Exhibit 1”

EXHIBIT 1



**Proposed Future Land Use Map Amendment: Street Map**

Key: Key Haven

Mile Marker: 5.5

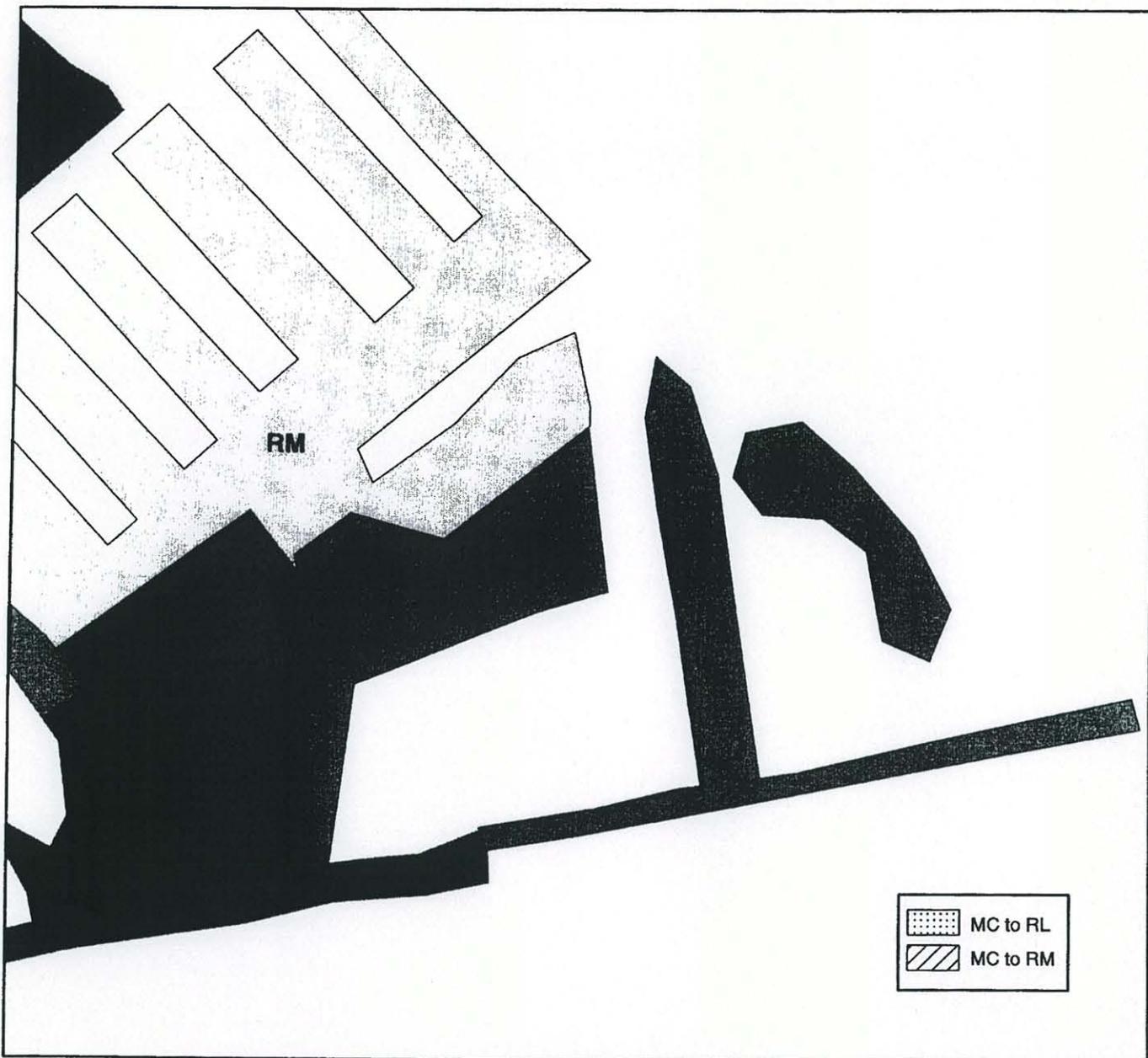
Proposal: Change Future Land Use District from Mixed Use Commercial (MC) to Residential Low (RL) and Mixed Use Commercial (MC) to Residential Medium (RM)

Property Description: RE 123170, 123220, 139360, 139350, 139340

Map Amendment: M24066

Land Use District Map #: 575 and 576

EXHIBIT 1

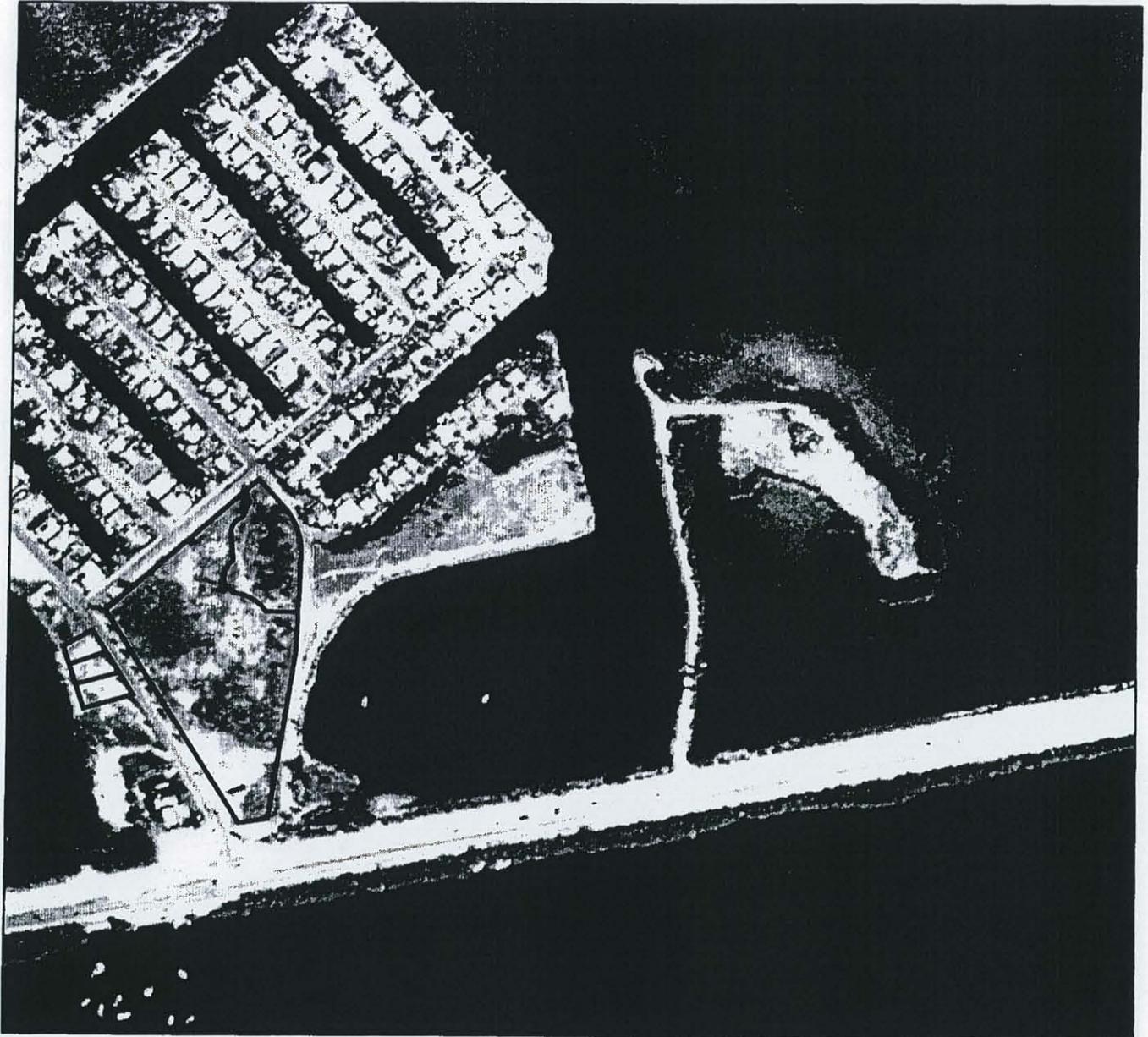


<p><b>The Monroe County Year 2010 Comprehensive Plan Future Land Use Map is proposed to be amended as indicated above and briefly described as:</b></p>	
<p>Key: Key Haven</p>	
<p>Mile Marker: 5.5</p>	
<p>Proposal: Change Future Land Use District from Mixed Use Commercial (MC) to Residential Low (RL) and Mixed Use Commercial (MC) to Residential Medium (RM)</p>	
<p>Property Description: RE 123170, 123220, 139360, 139350, 139340</p>	
<p>Map Amendment: M24066</p>	<p>Land Use District Map #: 575 and 576</p>

MC to RL  
MC to RM

North arrow pointing up with 'N' label. Scale bar labeled '500 Feet'.

EXHIBIT 1



**Proposed Future Land Use Map Amendment: Aerial**

Key: Key Haven

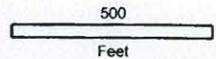
Mile Marker: 5.5

Proposal: Change Future Land Use District from Mixed Use Commercial (MC) to Residential Low (RL) and Mixed Use Commercial (MC) to Residential Medium (RM)

Property Description: RE 123170, 123220, 139360, 139350, 139340

Map Amendment: M24066

Land Use District Map #: 575 and 576





CLERK OF THE CIRCUIT COURT  
MONROE COUNTY

BRANCH OFFICE  
MARATHON SUB COURTHOUSE  
3117 OVERSEAS HIGHWAY  
MARATHON, FLORIDA 33050  
TEL. (305) 289-6027  
FAX (305) 289-1745

MONROE COUNTY COURTHOUSE  
500 WHITEHEAD STREET, SUITE 101  
KEY WEST, FLORIDA 33040  
TEL. (305) 292-3550  
FAX (305) 295-3663

BRANCH OFFICE  
PLANTATION KEY  
GOVERNMENT CENTER  
88820 OVERSEAS HIGHWAY  
PLANTATION KEY, FLORIDA 33070  
TEL. (305) 852-7145  
FAX (305) 852-7146

October 17, 2005

Mrs. Liz Cloud, Program Administrator  
Administrative Code and Weekly  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Via Certified Mail 7002 2030 0001 2668 9495

Dear Mrs. Cloud,

Enclosed please find certified copies of the following Ordinances:

**Ordinance No. 021-2005** approving the request by the Lujan Limited Partnership to amend the Future Land Use District Map (FLUM) from Mixed Use/Commercial (MC) to Residential Low (RL) for the parcel known as the "Triangle Parcel", and from Mixed Use/Commercial (MC) to Residential Medium (RM) for lots 6, 7, and 8 of the Key Haven's Ninth Addition; further described as Sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida; Providing for Severability; Providing for an effective date; Providing for repeal of conflicts; and Providing for transmittal to the Department of Community Affairs.

✓ **Ordinance No. 022-2005** approving the request by the Lujan Limited Partnership to amend the Land Use District (Zoning) Map from Suburban Commercial (SC) to Suburban Residential (SR) for the parcel known as the "Triangle Parcel", and from Mixed Use/Commercial (MC) to Improved Subdivision (IS) for lots 6, 7, and 8 of the Key Haven's Ninth Addition; further described as Sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida; Providing for Severability; Providing for an effective date; Providing for repeal of conflicts; and Providing for transmittal to the Department of Community Affairs.

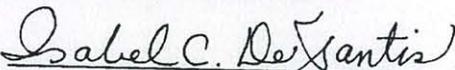
**Ordinance No. 024-2005** approving amendments to the Monroe County 2010 Comprehensive Plan to delete requirements for a Habitat Evaluation Index (HEI), revise the Open Space, Land Acquisition, Management and GIS mapping requirement and implement Goal 105 of the 2010 Comprehensive Plan and the Tier System by deleting Policies 101.4.20, 102.4.6, 102.9.5, 102.9.6, 103.2.2, 207.1.2, 207.10.5, 207.12.6 and Objective 1201.13; Revising Policies

101.4.22, 101.14.1, 102.1.1, 102.4.1, 102.4.2, 102.4.3, 102.4.4, 102.4.5, 102.7.3, 102.8.1, 102.8.5, 102.9.1, 102.9.2, 102.9.3, 102.9.4, 103.2.1, 105.2.1, 105.2.3, 105.2.6, 105.2.7, 105.2.10, 204.2.1, 205.1.1, 205.1.2, 205.1.3, 205.1.4, 205.1.5, 205.1.6, 205.2.1, 205.2.2, 205.2.6, 205.2.7, 205.2.12, 205.2.14, 205.5.1, 205.5.2; Revising Objectives 102.4, 102.9, 205.1, 205.2 and 205.5; Creating new policies 6, 102.4.6, and 102.4.7; Providing for repeal of Ordinances inconsistent herewith; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and Providing for an effective date.

**Ordinance No. 025-2005** approving amendments to the Monroe County Year 2010 Comprehensive Plan to change the Rate of Growth Ordinance (ROGO) and the Non-Residential Rate of Growth Ordinance (NROGO) to utilize the Tier Overlay as the basis for the Competitive Point System; To implement Goal 105 of the 2010 Comprehensive Plan by deleting Policies 101.5.7, 101.5.8, 101.6.5, 101.6.6, 101.13.3, 101.13.5, 101.13.7, and 101.13.8; Revising Objective 101.5, and Policies 101.2.3, 101.2.4, 101.3.1, 010.3.3, 101.3.4, 101.3.5, 101.5.1, 101.5.2, 101.5.3, 101.5.4, 101.5.5, 101.5.6, 101.5.9, 101.5.10, 101.6.1, 101.12.4, 101.13.4, 101.13.6, 101.13.9, and 102.3.1; Creating new policies 101.5.9 and 101.6.5; Providing for repeal of all Ordinances inconsistent herewith; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and Providing for an effective date.

These Ordinances were adopted by the Monroe County Board of County Commissioners at a Special Meeting in formal session on September 22, 2005. Please file for record. Should you have any questions, feel free to contact my office at (305) 295-3130.

Danny L. Kolhage  
Clerk of the Circuit Court  
and ex officio Clerk to the  
Board of County Commissioners

By:   
Isabel C. DeSantis, Deputy Clerk

cc: County Administrator  
Growth Management Director  
County Attorney  
BOCC  
File

7002 2030 0001 2668 9445

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 267	Ord.#'s: 021, 023, 024 & 025 - Postmark 2005 Here 
Certified Fee	230	
Return Receipt Fee (Endorsement Required)	175	
Restricted Delivery Fee (Endorsement Required)	6.72	
Total Postage		
<b>Program Administrator          Administrative Code and Weekly</b>		
<b>Sent To</b> <b>R.A. Gray Building</b> <b>500 South Bronough Street</b> <b>Tallahassee, Florida 32399-0250</b>		
<small>Street, Apt. No.,          or PO Box No.</small>		
<small>City, State, ZIP+4</small>		
PS Form 3800, June 2002		See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Program Administrator  
 Administrative Code and Weekly  
 R.A. Gray Building  
 500 South Bronough Street  
 Tallahassee, Florida 32399-0250**

**ADDRESSEE: COMPLETE THIS SECTION**

A. Signature  
**X**  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below  No

**DEPT OF STATE**  
**OCT 19 2005**

**CLEARED**

3. Separately  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

75  
 102595-02-M-1540



FLORIDA DEPARTMENT OF STATE  
**Glenda E. Hood**  
Secretary of State  
DIVISION OF LIBRARY AND INFORMATION SERVICES

October 24, 2005

Honorable Danny L. Kolhage  
Clerk of Circuit Court  
Monroe County  
500 Whitehead Street, Suite 101  
Key West, Florida 33040

Attention: Pamela G. Hancock, Deputy Clerk

Dear Mr. Kolhage:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 17, 2005 and certified copies of Monroe County Ordinance Nos. 021-2005, 022-2005, 024-2005, 025-2005 and 026-2005, which were filed in this office on October 19, 2005.

Sincerely,

Liz Cloud  
Program Administrator

FILED FOR RECORD  
C/k  
2005 OCT 31 PM 4:43  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

**Planning Commission Resolution P39-06**

**PLANNING COMMISSION RESOLUTION NO. P39-06**

**A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION GRANTING APPROVAL OF A PRELIMINARY PLAT FOR THE SUBDIVISION OF LAND INTO 43 RESIDENTIAL LOTS AND TWO COMMERCIAL TRACTS TO BE KNOWN AS KEY HAVEN ESTATES, WHICH IS A REPLAT OF KEY HAVEN 4<sup>TH</sup> ADDITION LOTS 19-23, 9<sup>TH</sup> ADDITION LOTS 3-8 AND 11-24, AND ENCHANTED ISLAND LOTS 39-44, 63-72, AND 77-83, LOCATED WITHIN SECTIONS 25 AND 26, TOWNSHIP 67, RANGE 25 EAST, MONROE COUNTY, FLORIDA**

**WHEREAS:** During a regularly scheduled meeting of the Monroe County Planning Commission held on September 13, 2006 a public hearing was conducted on the request filed by Key Haven Estates LLC seeking approval of a preliminary plat for the subdivision of land into 43 residential lots and two commercial tracts to be known as Key Haven Estates, which is a replat of Key Haven 4<sup>th</sup> Addition lots 19-23, 9<sup>th</sup> Addition lots 3-8 and 11-24, and Enchanted Island lots 39-44, 63-72, and 77-83, located within Sections 25 and 26, Township 67, Range 25 east, Monroe County, Florida; and

**WHEREAS:** The Planning Commission was presented with the following documents and information:

1. A preliminary plat of Key Haven Estates dated, signed and sealed by Frederick H Hildebrandt, a registered surveyor in the State of Florida, on June 06, 2006; and
2. The Preliminary Plat Application filed by Key Haven Estates LLC; and
3. The file packet prepared by the Planning Department, which is hereby incorporated as part of the record; and
4. The Planning Department staff report prepared by Clarence Feagin, Ph.D., AICP, Senior Planner, which is dated September 01, 2006; and
5. The sworn testimony by Planning Department staff and the agent for the applicant.

**NOW THEREFORE BE IT RESOLVED BY THE MONROE COUNTY PLANNING COMMISSION THAT:** The preceding findings of fact and conclusions of law support its decision to grant approval of the Preliminary Plat dated, signed and sealed by Frederick H. Hildebrandt on June 06, 2006 for the subdivision of land into 43 residential lots and two commercial tracts to be known as Key Haven Estates, which is a

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replat of Key Haven 4<sup>th</sup> Addition lots 19-23, 9<sup>th</sup> Addition lots 3-8 and 11-24, and Enchanted Island lots 39-44, 63-72, and 77-83, located within Sections 25 and 26, Township 67, Range 25 east, Monroe County, Florida, subject to the following conditions:

- 1.) All required permits from other local, state, or federal agencies shall be received prior to final plat approval.

*South Florida Water Management District*

An Environmental Resource Permit from the South Florida Water Management District for storm water management shall be received prior to final plat approval. If necessary, the schedule of estimated construction costs will be updated with storm water management cost estimates prior to final plat approval. Key Haven Estates, LTD shall construct, own and maintain the drainage facilities.

- 2.) All required permits for infrastructure improvements shall be received prior to final plat approval. Design of subdivision infrastructure, such as sidewalks, street signs, street lights, roads, curbs and gutters shall be submitted to the County Engineer for review prior to final plat approval. If necessary the schedule of estimated construction costs will be updated with infrastructure cost estimates prior to final plat approval.

*County Engineer Requirements*

Prior to final plat approval the applicant shall address the following items:

- a. Key Haven Estates, LTD shall construct, own and maintain all new roads and signage; and
  - b. Design of roads must be provided to the County Engineer for review and permitting, and
  - c. Updated cost estimates for road and sign construction and maintenance shall be provided and updated.
- 3.) Pursuant to Section 9.5-85 of the Monroe County Land Development Regulations (LDRs) the applicant shall provide updated cost information for all subdivision infrastructure improvements for which guarantees will be required prior to final plat approval.

All public or private subdivision infrastructure improvements shall be guaranteed as per the specifications of Section 9.5-85 of the LDRs, and such guarantees shall be approved by the County Engineer, the County Attorney, and the Director of Planning after final plat approval, but prior to issuance of permits to construct infrastructure. All infrastructure development shall be completed within two (2) years of final plat approval.

- 4.) Infrastructure improvements shall be consistent with , but not limited to, the provisions of Sections 9.5-295 general requirements for site improvements, 9.5-293

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streets, 9.5-297 easements, 9.5-298 blocks, 9.5-299 lots, 9.5-300 public sites and open spaces, 9.5-301 monuments, 9.5-302 curbs and gutters, 9.5-303 sidewalks, 9.5-304 installation of utilities and driveways, 9.5-305 water supply and sanitary sewer service, 9.5-306 street names and signs, 9.5-307 traffic control signs, and 9.5-293 (f) c. master drainage plan for subdivisions of the LDRs.

*Fire Hydrants via Water Supply*

A fire hydrant plan and a coordination letter with the FKAA for such improvements shall be submitted to the Fire Marshall's office, and a letter from the Fire Marshall's office stating approval of the fire hydrant plan shall be received by the Planning Department before a recommendation for final plat approval can be recommended. Fire Department access shall comply with National Fire Protection Code (NFPA 1).

- 5.) Provisions for the maintenance of all public or private infrastructure shall be approved by the County Attorney and the Planning Director as specified in Section 9.5-90 of the LDRs, prior to final plat review by the Development Review Committee.
- 6.) Provisions for limitations as to County maintenance shall be approved by the County engineer and County attorney pursuant to Section 9.5-89 of the LDRs.
- 7.) Prior to final plat approval, any easements for public infrastructure such as roads, drainage and utility lines, for example, shall be provided pursuant to Sections 9.5-88, 9.5-90, and 9.5-297 of the Monroe County Code.
- 8.) All necessary letters of coordination from other local, regional, state, or federal permitting agencies shall be received by the County prior to final plat approval. The following letters of coordination and/or information are remaining to be received by the Department:

*Florida Department of Environmental Protection*

Prior to final plat approval, letters from the Florida Department of Environmental Protection (DEP) shall be received by the Department of Planning addressing whether the Key Haven Utility wastewater treatment plant is in compliance with the State's adopted water quality standards for wastewater effluent. Before final plat approval the applicant shall provide the Planning Department with a letter from the Florida Department of Environmental Protection stating that the Key Haven Utility sewage treatment plant has fully satisfied all of the requirements of the Consent Order from the Florida Department of Environmental Protection (OGC FILE NO. 05-2023-44-DW).

- 9.) An application for final plat approval shall be submitted within one (1) year of the date of preliminary approval. Preliminary approval shall not constitute approval of a final plat or permission to proceed with development.

10.) The final approved plat shall be recorded pursuant to Section 9.5-91 of the LDRs.

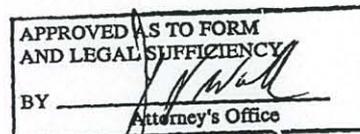
**PASSED AND RECOMMENDED FOR ADOPTION** by the Monroe County Planning Commission at a regular meeting held on the 13<sup>th</sup> day of September, 2006.

James D. Cameron, Chair	YES
Randolph D. Wall, Vice Chair	YES
Michelle Cates Deal, Commissioner	ABSENT
Sherry Popham, Commissioner	YES
Donna Windle, Commissioner	YES

PLANNING COMMISSION OF MONROE COUNTY,  
FLORIDA

By *James D. Cameron*  
James D. Cameron, Chair

Signed this 11<sup>th</sup> day of October, 2006.



**City of Marathon Resolution 2008-152**

Sponsored by: Burnett

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2008-152**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MARATHON, MONROE COUNTY AND THE CITY OF MARATHON TO ALLOW TRANSFERABLE DEVELOPMENT RIGHTS ACROSS JURISDICTIONAL BOUNDARIES BETWEEN THE COUNTY; AND THE CITY, AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY TO FINALIZE THE TERMS AND CONDITIONS OF THE AGREEMENT, AUTHORIZING THE MANAGER TO EXECUTE THE AGREEMENT, AND PROVIDING FOR AND EFFECTIVE DATE**

**WHEREAS**, the City of Marathon (the "City") recognizes the value of regional partnerships in smart growth; and

**WHEREAS**, Monroe County and the City of Marathon have previously entered into Interlocal Agreements to accept ROGO units and TDRs; and

**WHEREAS**, Monroe County has been approached by various interested parties seeking the potential transfer of development rights from the Florida Keys Land & Sea Trust/Crane Point, a non-profit entity located within the City of Marathon, to unincorporated Monroe County to facilitate project completion in support of environmental conservation and in a financially sound manner; and

**WHEREAS**, Monroe County recognized the potential for transferable development rights within the real property holdings of the Florida Keys Land & Sea Trust/Crane Point prior to the incorporation of the City of Marathon, and the City of Marathon, in turn, has recognized the same potential; and

**WHEREAS**, Monroe County recognizes the value of deflating jurisdictional boundaries to facilitate even development potential within the regional planning area; and

**WHEREAS**, Monroe County and the City of Marathon recognize the potential economic value of such transferable rights and desire to reduce the limitations on realizing potential profits for such local non-profit entities as Crane Point; and

**WHEREAS**, this Agreement is entered into according to the authority of Florida Statutes, Section 163.01 *et. seq.*, Florida Interlocal Cooperation Act of 1969, which states

“It is the purpose of this section to permit local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.”; and

**WHEREAS**, the comprehensive plans of Monroe County and the City of Marathon expressly identify interlocal agreements as a means of resolving issues mutually affecting their respective jurisdictions; and

**WHEREAS**, the parties have determined that this Agreement is in the best interests of the public;

**WHEREAS**, the Monroe County Board of County Commissioners has already approved a version of the agreement; and

**WHEREAS**, the changes to the Monroe County approved agreement requested by the City simply clarify the procedures applicable to City approval of TDR transfers and do not affect any substantive rights or obligations of the County thereunder;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, that:**

**Section 1.** The above recitals are true and correct and incorporated herein by this reference.

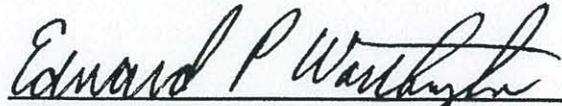
**Section 2.** The City Council hereby approves the Interlocal Agreement between Monroe County and the City, a copy of which is attached hereto as Exhibit A. The City Council further authorizes the Mayor to execute the Interlocal Agreement on behalf of the City Council.

**Section 3.** The City Council hereby further approves the transfer of fifteen (15) transferable development rights from the Florida Keys Land and Sea Trust / Cranepoint to Old Town Key West Development Ltd. For allocation to Key Haven Estates located on Stock Island in the unincorporated area of Monroe County.

**Section 4.** This resolution shall take effect immediately upon its adoption.

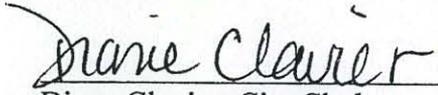
**PASSED AND APPROVED** by the City Council of the City of Marathon, Florida, this 23<sup>rd</sup> day of September, 2008.

**THE CITY OF MARATHON, FLORIDA**

  
Edward P. Worthington, Mayor

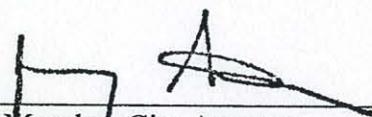
AYES: Bull, Cinque, Tempest, Vasil, Worthington  
NOES: None  
ABSENT: None  
ABSTAIN: None

**ATTEST:**

  
Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

  
Jimmy Morales, City Attorney

# **Interlocal Agreement**

AN INTERLOCAL AGREEMENT BETWEEN MONROE COUNTY AND  
THE CITY OF MARATHON TO ALLOW TRANSFERABLE  
DEVELOPMENT RIGHTS ACROSS JURISDICTIONAL BOUNDARIES  
BETWEEN THE COUNTY AND THE CITY.

This Agreement ("Agreement") is made and entered into this 15<sup>th</sup> day of Oct., 2008 by and between Monroe County, a political subdivision of the State of Florida, whose address is 1100 Simonton Street, Key West, FL 33040 ("County"); and the City of Marathon, a municipal corporation of the State of Florida, whose address is 9805 Overseas Highway, Marathon, FL 33050 (the "City"); and

**WITNESSETH:**

WHEREAS, Monroe County and the City of Marathon recognize the value of regional partnerships in smart growth; and

WHEREAS, Monroe County and the City of Marathon have previously entered into Interlocal Agreements to accept ROGO units and TDRs; and

WHEREAS, Monroe County has been approached by various interested parties seeking the potential transfer of development rights from the Florida Keys Land & Sea Trust/Crane Point, a non-profit entity located within the City of Marathon, to unincorporated Monroe County to facilitate project completion in support of environmental conservation and in a financially sound manner; and

WHEREAS, Monroe County recognized the potential for transferable development rights within the real property holdings of the Florida Keys Land & Sea Trust/Crane Point prior to the incorporation of the City of Marathon, and the City of Marathon, in turn, has recognized the same potential; and

WHEREAS, Monroe County recognizes the value of deflating jurisdictional boundaries to facilitate even development potential within the regional planning area; and

WHEREAS, Monroe County and the City of Marathon recognize the potential economic value of such transferable rights and desire to reduce the limitations on realizing potential profits for such local non-profit entities as Crane Point; and

WHEREAS, this Agreement is entered into according to the authority of Florida Statutes, Section 163.01 *et. seq.*, Florida Interlocal Cooperation Act of 1969, which states

“It is the purpose of this section to permit local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.”; and

WHEREAS, the comprehensive plans of Monroe County and the City of Marathon expressly identify interlocal agreements as a means of resolving issues mutually affecting their respective jurisdictions; and

WHEREAS, the parties have determined that this Agreement is in the best interests of the public;

NOW, THEREFORE, the parties hereto hereby agree as follows:

**Section 1. TRANSFER:** The parties agree to permit the transfer, in one or more transactions, of up to fifty (50) transferable development rights (TDRs) from The Florida Keys Land & Sea Trust/Crane Point to the unincorporated area of Monroe County, if the transfer adheres to the following conditions:

1. The planning department for the City, subject to the approval of the City Council, provides a written account of development rights to be transferred, detailing at a minimum:
  - a. any conditions on transfer to the unincorporated area of Monroe County; and
  - b. an accurate accounting of the total development rights available to the sender site, the amount proposed for transfer, the amount remaining following the successful transfer, and the identity, ownership, and conditions of the receiver site in unincorporated Monroe County.
2. The sender party shall adhere to all of the requirements governing transfer of development rights found in the Monroe County 2010 Comprehensive Plan and the Land Development Regulations including but not limited to:
  - a. environmental sensitivity requirements;
  - b. density requirements; and
  - c. procedural requirements requiring a minor conditional use approval to complete the transfer from the sender site(s) and the receiver site(s).
3. The parties agree that none of the proceeds of the sale or transfer of the TDRs shall be used to purchase the U.S. 1 right-of-way fronting Crane Point Hammock.

**Section 2. TERM:** Subject to and upon the terms and conditions set forth herein, this Agreement shall continue in force until otherwise retracted by action of the County or the City affecting only its jurisdiction.

**Section 3. GOVERNING LAWS/VENUE:** This Agreement is governed by the laws of the State of Florida and the United States. Venue for any dispute arising under this Agreement must be in Monroe County, Florida. In the event of any litigation, the prevailing party is entitled to a reasonable attorney's fee and costs. This Agreement is not subject to arbitration.

**Section 4. NONDISCRIMINATION.** The Parties agree that there will be no discrimination against any person, and it is expressly understood that upon a determination by a court of competent jurisdiction that discrimination has occurred, this Agreement automatically terminates without any further action on the part of any party, effective the date of the court order. The Parties agree to comply with all Federal and Florida statutes, and all local ordinances, as applicable, relating to nondiscrimination. These include but are not limited to: (1) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (2) Section 504 of the Rehabilitation Act of 1973, as amended (20 U.S.C. s. 794), which prohibits discrimination on the basis of handicap; (3) The Age Discrimination Act of 1975, as amended (42 U.S.C. ss. 6101-6107), which prohibits discrimination on the basis of age; (4) The Drug Abuse Office And Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (5) The Comprehensive Alcohol Abuse And Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (6) The Public Health Service Act of 1912, ss. 523 and 527, (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (7) The Americans With Disabilities Act of 1990 (42 U.S.C. s. 1201 Note), as may be amended from time to time, relating to nondiscrimination on the basis of disability; (8) The Florida Civil Rights Act of 1992, (Chapter 760, Florida Statutes, and Section 509.092, Florida Statutes), as may be amended from time to time, relating to nondiscrimination; and (9) any other nondiscrimination provisions in any federal or state statutes or local ordinances which may apply to the parties to, or the subject matter of, this Agreement.

**Section 5. CODE OF ETHICS.** The parties agree that their officers and employees recognize and will be required to comply with the standards of conduct relating to public officers and employees as delineated in Section 112.313, Florida Statutes, regarding, but not limited to, solicitation or acceptance of gifts; doing business with one's agency; unauthorized compensation; misuse of public position, conflicting employment or contractual relationship; and disclosure or use of certain information.

**Section 6. NO SOLICITATION/PAYMENT.** The Parties warrant that, in respect to itself, it has neither employed nor retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for it, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the each party agrees that the other party shall have the right to terminate this Agreement without liability and, at its discretion, to offset from monies owed, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

**Section 7. SUBORDINATION:** This Agreement is subordinate to the laws and regulations of the United States and the State of Florida, whether in effect on commencement of this agreement or adopted after that date.

**Section 8. INCONSISTENCY:** If any item, condition or obligation of this agreement is in conflict with other items of this Agreement, the inconsistencies shall be construed so as to give meaning to those terms which limit the County's responsibility and liability.

**Section 9. PUBLIC ACCESS TO RECORDS.** The Parties shall allow and permit members of the public reasonable access to, and inspection of, all documents, papers, letters, or other materials subject to the provisions of Chapter 119, Florida Statutes, and made or received by the parties in conjunction with this Agreement.

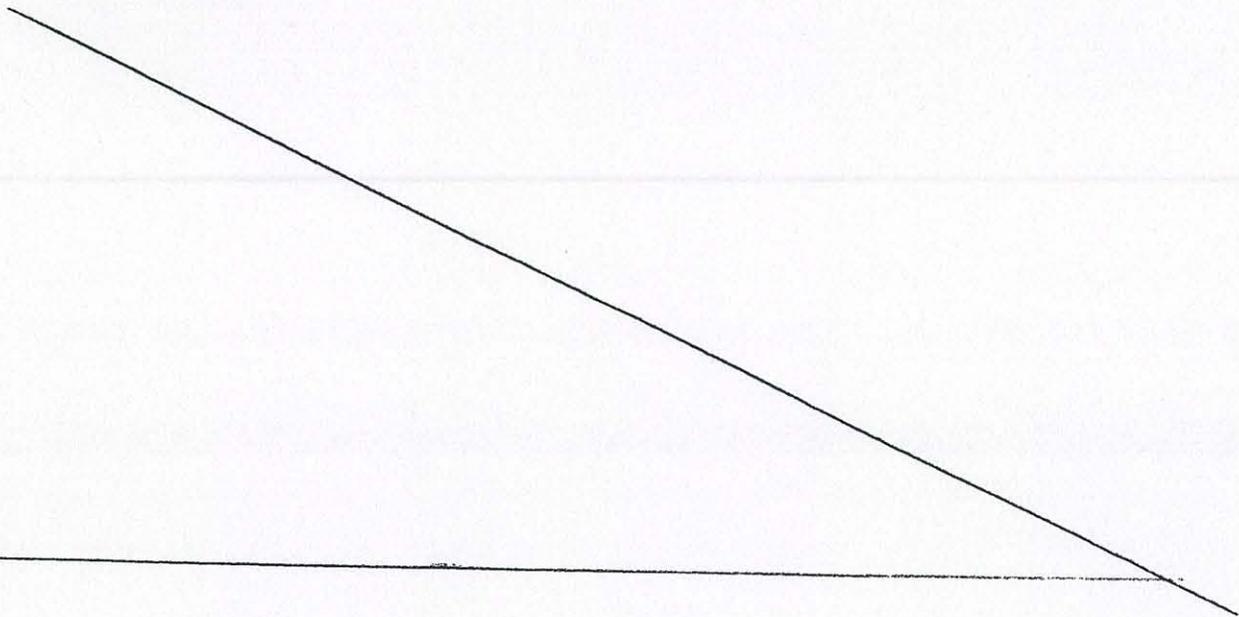
**Section 10. NON-RELIANCE BY NON-PARTIES.** No person or entity shall be entitled to rely upon the terms, or any of them, of this Agreement to enforce or attempt to enforce any third-party claim or entitlement to or benefit of any service or program contemplated hereunder, and the parties agree that neither the County nor the City or any agent, officer, or employee of each shall have the authority to inform, counsel, or otherwise indicate that any particular individual or group of individuals, entity or entities, have entitlements or benefits under this Agreement separate and apart, inferior to, or superior to the community in general or for the purposes contemplated in this Agreement.

**Section 11. NO PERSONAL LIABILITY.** No covenant or agreement contained herein shall be deemed to be a covenant or agreement of any member, officer, agent or employee of a party in his or her individual capacity, and no member, officer, agent or employee of a party shall be liable personally on this Agreement or be subject to any personal liability or accountability by reason of the execution of this Agreement.

**Section 12. NOTICES:** Notices in this Agreement, unless otherwise specified, must be sent by certified mail to the parties at their respectively listed addresses.

**Section 13. FULL UNDERSTANDING:** This Agreement is the parties' mutual understanding. It replaces any earlier agreements or understandings, whether written or oral. This Agreement cannot be modified or replaced except by another written and signed agreement.

**Section 14. EFFECTIVE DATE:** This Agreement shall take effect on September 23, 2008 for the undersigned parties.



IN WITNESS WHEREOF, each party has caused this Agreement to be executed by its duly authorized representative.

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

By: *Daniel C. De Santis*  
Deputy Clerk

BOARD OF COUNTY  
COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By: *Mario DiGennaro*  
Mayor Mario DiGennaro

CITY OF MARATHON

By: *Pete Worthington*  
Mayor Pete Worthington

ATTEST:

By: *Diane Clavier*  
Diane Clavier, City Clerk

Acknowledged and Agreed this 1<sup>st</sup> day of OCTOBER, 2008:

FLORIDA KEYS LAND AND SEA TRUST

By: *Lynn C. Mapes*  
Lynn C. Mapes  
Chairman of the Board

*Approved as to form &  
legal sufficiency  
Susan M. Grimsley  
October 15, 2008*

# **Final Plat Staff Report**



**MEMORANDUM**

**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

*We strive to be caring, professional and fair*

**REVISED STAFF REPORT**

**To:** The Board of County Commissioners

**Through:** Townsley Schwab, Acting Director of Environmental and Planning Resources *RS*

**From:** Kathy Grasser, Comprehensive Planner *Kg*

**Date:** June 11, 2008

**Re:** Key Haven Estates and Enchanted Island, Final Plat Approval

---

**Meeting: June 18, 2008**

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**I. REQUEST**

The applicant is proposing to replat approximately 23 acres of land into 43 single-family residential lots and create two (2) commercial development lots.

The replat is of Key Haven 4<sup>th</sup> Addition Lots 19-23 and 9<sup>th</sup> Addition Lots 3-8 & 11-24; and Enchanted Island: Lots 39-44, 63-72, and 77-83.

Proposed number of lots:	43 residential lots
Total acreage under review:	23 +/- acres
Proposed average size of lots:	18,800 square feet / lot
Proposed minimum lot size:	9,452 square feet

**II. LOCATION**

- A. Island & Mile Marker: Key Haven, mile marker 6
- B. Address/ Common address: Raccoon Key , Enchanted Island and Key Haven Subdivision
- C. Legal Description: Sections 25 & 26, Township 67 South, Range 25 East, Key Haven, Monroe County, Florida.
- D. RE Number (s): 00116981.000000; 00123100.000000; 00123140.000000; 00123150.000000; 00123170.000000; 00123200.000000; 00123210.000000; 00123220.000000; 00123230.000000; 00135850.000000; 00135860.000000; 00135870.000000; 00135880.000000; 00135890.000000; 00135900.000000; 00135910.000000; 00139310.000000; 00139320.000000; 00139330.000000; 00139340.000000; 00139350.000000; 00139360.000000; 00139390.000000; 00139400.000000; 00139410.000000; 00139420.000000; 00139430.000000; 00139440.000000; 00139450.000000; 00139460.000000; 00139470.000000;

1 00139480.000000; 00139490.000000; 00139500.000000; 00139510.000000;  
2 00139520.000000 and a portion of 00123250.000100

3 E. Applicant:

- 4 1. Owner: Key Haven Estates, LLC  
5 2. Agent: Rodney V. Corriveau, AICP of the Craig Company  
6

7 III. NOTES:

8 After careful review of the Final Plat application, Staff has found three (3) Real  
9 Estate numbers, which were scrivener's errors, when comparing the Preliminary  
10 Plat application packet with the Final Plat application packet:

- 11 1. RE No.: 00123120.000000 does not exist  
12 2. RE No.: 00123250.000000 should be RE # 00123250.000100  
13 A portion of the RE # 00123250.000100 is used in the final plat  
14 3. RE No.: 00135510.000000 should be RE: No.: 00139510.000000  
15 4. The Preliminary Plat Staff Report stated the plat was dated June 06,  
16 2006; however it should have been dated June 14, 2006.  
17 5. The real estate numbers were corrected on the Final Plat application  
18 packet and signed off by the applicant's agent, Rodney Corriveau,  
19 AICP, The Craig Company, on June 3, 2008.  
20

21 IV. PROCESS:

22  
23 Pursuant to Section 9.5-84, final plat approval is necessary for the platting of five  
24 (5) or more lots. An application and fee have been submitted to the Planning  
25 Department. The DRC reviewed the staff report which recommended approval.  
26 The PC is to review the application, recommendation and staff report and the  
27 testimony of the public. If the PC finds that the final plat conforms to the approved  
28 preliminary plat and the substantive and procedural requirements of this chapter, the  
29 PC shall recommend to the Board of County Commissioners approval of the final  
30 plat, or approval with specified conditions, and shall submit a report and written  
31 findings in accordance with section 9.5-47. The Board of County Commissioners  
32 shall conduct a public hearing on all applications for final plat approval involving  
33 five (5) or more lots in accordance with the procedures of sections 9.5-46(c). The  
34 Board of County Commissioners shall review the application, the recommendations  
35 of the development review committee and the planning commission, and the  
36 testimony at the public hearing, and shall grant final plat approval, grant approval  
37 subject to specified conditions, or deny the application, in accordance with the  
38 provisions of section 9.5-47.  
39

40 V. PRIOR COUNTY ACTIONS:

41  
42 The Board of County Commissioners approved Development Agreement  
43 Resolution 85-2005 on February 23, 2005 pertaining to the subject properties. The  
44 agreement is between Key Haven Estates, LTD and Monroe County and the  
45 duration of the Agreement is ten (10) years. The permitted uses as outlined in the  
46 agreement are for forty-three (43) single-family estate lots and 10,000 square feet of

1 commercial floor area. It also provides for accessory uses, dockage, roads and  
2 utilities including wastewater and requires the already accomplished rezoning. This  
3 amended plat process, a major conditional use, a minor conditional use for the  
4 transfer of development rights, approved re-subdivision of the property, building  
5 and related construction permits for all main and accessory structures, land clearing  
6 and landscaping and the road abandonment of Key Haven Boulevard from US 1 up  
7 to its intersection with Key Haven Terrace, which has already been completed  
8 (Resolution 153-2007).  
9

10 The Board of County Commissioners approved Ordinance 022-2005 on September  
11 22, 2005 amending the future land use map designations from Mixed Use /  
12 Commercial (MC) to Residential Low (RL) for the parcel known as the triangle  
13 parcel and from Mixed Use / Commercial (MC) to Residential Medium (RM) for  
14 Lots 6, 7, and 8 of the Key Haven's Ninth Addition and further described as  
15 sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe  
16 County, Florida. This allows the already platted lots to be rezoned to IS. The Real  
17 Estate Numbers are: 00123170.000000, 00123220.000000, 00139360.000000,  
18 00139350.000000 and 00139340.000000.  
19

20 The Board of County Commissioners approved Ordinance 021-2005 on September  
21 22, 2005 amending the land use district zoning map from Sub Urban Commercial  
22 (SC) to Sub Urban Residential (SR) for the parcel known as the triangle parcel and  
23 from Sub Urban Commercial (SC) to Improved Subdivision (IS) for Lots 6, 7, and 8  
24 of the Key Haven's Ninth Addition and further described as sections 25, Township  
25 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida. The Real  
26 Estate Numbers are: 00123170.000000, 00123220.000000, 00139360.000000,  
27 00139350.000000 and 00139340.000000.  
28

29 The Planning Commission approved Resolution P39-06 on September 13, 2006  
30 granting approval of a preliminary plat for the subdivision of land into forty-three  
31 (43) residential lots and two (2) commercial tracts to be known as Key Haven  
32 Estates, which is a replat of Key Haven 4<sup>th</sup> Addition Lots 19-23, 9<sup>th</sup> addition Lots 3-  
33 8 and 11-24, and Enchanted Island Lots 39-44, 63-72, and 77-83, located within  
34 sections 25 and 26, Township 67, Range 25 East Monroe County, Florida.  
35

36 The Board of County Commissioners granted approval on September 19, 2007 of a  
37 one (1) year extension to file for final plat approval for Key Haven Estates, Inc.  
38

39 The Planning Commission held a public hearing and reviewed the final plat  
40 application on June 11, 2008 and unanimously recommended approval of the plat to  
41 the Board of County Commissioners.  
42

#### 43 VI. BACKGROUND INFORMATION:

- 44 A. Size of Site: 23+/- acres  
45 B. Land use District: Improved Subdivision (IS), Sub Urban Residential (SR)  
46 and Sub Urban Commercial (SC)



1 that residential uses are discouraged in DNL 65 – 69 and strongly discouraged in  
2 DNL 70 -74.  
3

4 The community supported the proposed residential use of this site when public  
5 hearings were held for the rezoning of this land from commercial to residential  
6 zoning (IS and SR). Therefore the platting of lots for detached residential  
7 dwellings represents the public's interest in providing additional residential uses  
8 in the immediate vicinity. The zoning changes were approved by local  
9 government and were not appealed by the Department of Community Affairs  
10 (DCA).  
11

12 VII. REVIEW OF APPLICATION:  
13

14 A. Density  
15

16 The 43 residential lots, commercial development tract, shoreline setbacks and the  
17 like were determined through a negotiated Development Agreement, between the  
18 applicant and Monroe County, and approved by the Board of County  
19 Commissioner's Resolution 085-2005. The Department of Community Affairs  
20 (DCA) did not appeal the Development Agreement.  
21

22 B. Letters of Coordination and other documentation have been received from:

23 1. WATER, Section 9.5-83

24 a) *The Florida Keys Aqueduct Authority (FKAA)*, Section 9.5-83  
25

26 A letter from the FKAA, dated December 14, 2005, indicates there is  
27 adequate water service to this project. The FKAA has received a  
28 preliminary set of civil drawings for the proposed water main and are  
29 under review.  
30

31 b) *Office of the Fire Marshal, Monroe County*, Section 9.5-83  
32

33 A fire hydrant plan and a coordination letter with the FKAA for such  
34 improvements were submitted to the Fire Marshall's office. A letter  
35 from the Fire Marshall's office stating approval of the fire hydrant plan  
36 was received by the Planning Department on April 30, 2007 approving  
37 the submitted fire Hydrant plan and recommending approval of the  
38 subject plat. Fire Department access shall comply with National Fire  
39 Protection Code (NFPA 1).  
40

41 c) *Florida Department of Environmental Protection*  
42

43 A letter from the Florida Department of Environmental Protection  
44 (DEP) was received by the Department of Planning addressing the Key  
45 Haven Utility wastewater treatment plant and stating compliance with  
46 the State's adopted water quality standards for wastewater effluent, as

1 addressed in the Consent Order from the Florida Department of  
2 Environmental Protection (OGC FILE NO. 05-2023-44-DW).  
3

4 2. ELECTRICITY, Section 9.5-83  
5

6 A letter of coordination letter has been received on June 4, 2008 from Keys  
7 Energy Service, Engineering Department stating there is adequate service  
8 and is contingent on the project being completed in five (5) years.  
9

10 3. SEWER, Sections 9.5-83 and 9.5-294  
11

12 The applicant has provided a conceptual sewer plan. A letter from Key  
13 Haven Utility Corporation, the wastewater treatment service provider, dated  
14 December 22, 2005, indicates there is adequate capacity to serve the 43  
15 residential units proposed for Key Haven and Enchanted Island. Updated  
16 drawings for sewer and water utilities consistent with the "T" and "Y" turn-  
17 arounds were provided.  
18

19 As required in the Development Agreement, Key Haven Estates shall  
20 provide wastewater and sewage collection and disposal via the existing  
21 onsite package sewage treatment plant approved by the Florida Department  
22 of Environmental Protection (DEP). The applicant provided the Planning  
23 Department with a letter from the Florida Department of Environmental  
24 Protection, dated January 3, 2008, stating that the Key Haven Utility sewage  
25 treatment plant has fully satisfied all of the requirements of the Consent  
26 Order (OGC FILE NO. 05-2023-44-DW) from the Florida Department of  
27 Environmental Protection.  
28

29 4. DRAINAGE, Sections 9.5-83 and 9.5-293  
30

31 The applicant has provided a conceptual storm water management plan.  
32 Updated drawings for the drainage plan were provided to indicate they are  
33 consistent with the revised dead end street turn-arounds required by the Fire  
34 Marshall.  
35

36 The South Florida Water Management District Environmental Resource  
37 Permit #440-00357-P, for the storm water management master plan was  
38 issued on January 11, 2007.  
39

40 As stated in the development agreement, Key Haven Estates, LTD shall  
41 construct, own and maintain the drainage facilities.  
42

43 5. STREETS, Sections 9.5-293 and 9.5-85  
44

45 The applicant has provided a conceptual street plan. The applicant  
46 addressed the following items:



1 Agreement, Resolution #85-2005 and in the Department of Community  
2 Affairs instrument, Document #1508583, Book 2102, Page 1749.  
3

4 10. TRAFFIC ANALYSIS, Section 9.5-426  
5

6 A letter of coordination from the County Traffic Engineer was received by  
7 the Department. A Traffic Analysis has been submitted to the Department,  
8 dated January 2006, prepared by Transport Analysis Professionals, Inc from  
9 Miami, Florida.  
10

11 11. SIDEWALKS, Section 9.5-303  
12

13 The applicant has provided cost estimates for the construction of sidewalks.  
14

15 12. IMPROVEMENT GUARANTEES, Section 9.5-85  
16

17 Improvement guarantees assure the installation of all required and  
18 conditioned improvements as part of final plat approval. Unless the owner  
19 can show that certain costs have already been paid, the applicant shall  
20 guarantee the following minimum amounts:  
21

- 22 a. Construction costs:  
23 i. 130 percent of the estimated construction cost approved by  
24 the County, or  
25 ii. 10 percent of a binding contract with a contractor qualified  
26 for the proposed work.  
27 b. Owner's engineering and platting cost.  
28 c. County engineering and inspection costs.  
29 d. Pre-acceptance maintenance cost (10% of the construction cost).  
30 e. Damage and nuisance guarantee (5% of the construction cost).  
31

32 The tentative bond amount was approved by the Planning Commission in  
33 Resolution P39-06. The bond format was approved from the Monroe  
34 County Attorney to Edwin Swift IV in an email, dated August 2, 2007. A  
35 Subdivision Bond, Bond No.: 5029935 was completed for the Bond  
36 Safeguard Insurance Company for \$5,492,519.51. A copy of a Power of  
37 Attorney for the Bond Safeguard Insurance Company was notarized on  
38 August 1, 2006.  
39

40 The costs may be reviewed periodically for accuracy and are subject to  
41 adjustment upward or downward based on existing economic conditions at  
42 the time.  
43

44 VIII. Compliance with the Monroe County Year 2010 Comprehensive Plan  
45

1  
2  
3  
4  
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8  
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10  
11

Objective 101.19 of the Monroe County Year 2010 Comprehensive Plan shall not approve a preliminary or final plat unless development of the plat would meet all of the requirements of Monroe County's land development regulations including, but not limited to, minimum area requirements for a single-family residence. Under no circumstances shall Monroe County approve a plat which creates an unbuildable lot.

Policy 101.19.1 of the Monroe County Year 2010 Comprehensive Plan shall not approve plats for residential use unless a review of the proposed plat shows that the plat will meet all requirements of the comprehensive plan and land development regulations.

1

The applicant provided the following cost estimates:

**Key Haven Estates Total**

Item No.	Description	QNTY	Unit	Unit Price	Amount
1.01	Clearing	1	LS	\$125,000.00	\$125,000.00
1.02	Earthwork				\$0.00
	Fill (assumes 1.5 ft over triangle area)	25,900	CY	\$35.00	\$906,500.00
	Grading	86,600	SY	\$3.00	\$259,800.00
1.03	Erosion Control	1	LS	\$82,500.00	\$82,500.00
1.04	Water Distribution (Calculated Separately)				\$294,005.00
1.05	Wastewater Collection System				
	Gravity Sewer 8-Inch Pipe	1,884	LF	\$75.00	\$141,300.00
	Service Laterals - 4 Inch	635	LF	\$50.00	\$31,750.00
	Service Connection - 8 Inch x 4 Inch Wye	45	EA	\$1,500.00	\$67,500.00
	Force Main				
	2 Inch Poly	2,800	LF	\$30.00	\$84,000.00
	4-Foot Manhole	10	EA	\$7,500.00	\$75,000.00
	Cleanout and Cleanout Box	45	EA	\$1,000.00	\$45,000.00
	Connect to Existing Sewer Main (Key Haven Terrace)	1	EA	\$3,000.00	\$3,000.00
	Grinder Pump/Lift Station	1	LS	\$50,000.00	\$50,000.00
	Force Main Connection to Existing Manholes - 8 Inch	1	EA	\$1,500.00	\$1,500.00
1.06	Pavement				
	Base Course	8,874	SY	\$20.00	\$177,480.00
	Surface Course-Type 3	8,874	SY	\$20.00	\$177,480.00
	Traffic Striping	1	LS	\$10,000.00	\$10,000.00
1.07	Concrete				
	Curbs				
	Type D	5,550	LF	\$22.00	\$122,100.00
	Sidewalks/Driveways 4" Thick	27,900	SF	\$10.00	\$279,000.00
1.08	Stormwater Mgt. System				
	Storm Pipe in Place	1,225	LF	\$75.00	\$91,875.00
	Storm Inlets	46	EA	\$5,000.00	\$230,000.00
	Baffle Box and Injection Well	1	EA	\$60,000.00	\$60,000.00
	Concrete Endwall	60	EA	\$1,500.00	\$90,000.00
	Total of Unit Prices				\$3,384,790.00
	General Conditions 6%				\$203,087.40
	Contingency 5%				\$169,239.50
	Estimated Construction Cost				\$3,757,116.90
	Guarantee Construction Cost (130% of the estimated construction cost)				\$4,884,251.97
	Owner's Engineering and Platting Cost				\$40,000.00
	County Engineering and Inspection Costs				\$5,000.00
	Preacceptance maintenance cost (10% of the construction cost)				\$375,711.69
	Damage and nuisance guarantee (5% of the construction cost)				\$187,855.85
	<b>TOTAL COST FOR GUARANTEE AMOUNT</b>				<b>\$5,492,819.51</b>

7/18/2007

2

1 IX. RECOMMENDED ACTION

2  
3 Planning Staff has proposed that the following conditions be attached to the Amendment  
4 to the Final Plat application:

5  
6 All public or private subdivision infrastructure improvements shall be guaranteed as per  
7 the specifications of Section 9.5-85 of the LDRs, and such guarantees shall be approved  
8 by the County Engineer, the County Attorney, and the Director of Planning after final  
9 plat approval, but prior to issuance of permits to construct infrastructure. All  
10 infrastructure development shall be completed within two (2) years of final plat approval.

11  
12 Infrastructure improvements shall be consistent with, but not limited to, the provisions of  
13 Sections 9.5-295 general requirements for site improvements, 9.5-293 streets, 9.5-297  
14 easements, 9.5-298 blocks, 9.5-299 lots, 9.5-300 public sites and open spaces, 9.5-301  
15 monuments, 9.5-302 curbs and gutters, 9.5-303 sidewalks, 9.5-304 installation of utilities  
16 and driveways, 9.5-305 water supply and sanitary sewer service, 9.5-306 street names  
17 and signs, 9.5-307 traffic control signs, and 9.5-293 (f) c. master drainage plan for  
18 subdivisions of the LDRs.

19  
20 The final approved plat shall be recorded within ninety (90) days pursuant to Section  
21 9.5-91 of the LDRs.

22  
23 X. PLANS REVIEWED

Title	By	Date	Revised
Final Plat of Key Haven and Enchanted Isle	Frederick H. Hildebrandt	06/14/06	3/06/08 5/29/08
Conceptual Water Plan	Richard J. Milelli, P.E.	01/31/06	12/21/06
Conceptual Sewer Plan	Richard J. Milelli, P.E.	01/31/06	12/21/06
Conceptual Drainage Plan	Richard J. Milelli, P.E.	01/31/06	12/21/06

24  
25 XI. CONCLUSIONS OF LAW

26 Based on the above analysis and findings of fact, the proposed replat of  
27 approximately 23 acres of land into 43 single-family residential lots and to create  
28 two (2) commercial development lots consistent with the Monroe County Year  
29 2010 Comprehensive Plan and the current Monroe County Code.

30  
31 XII. RECOMMENDATION

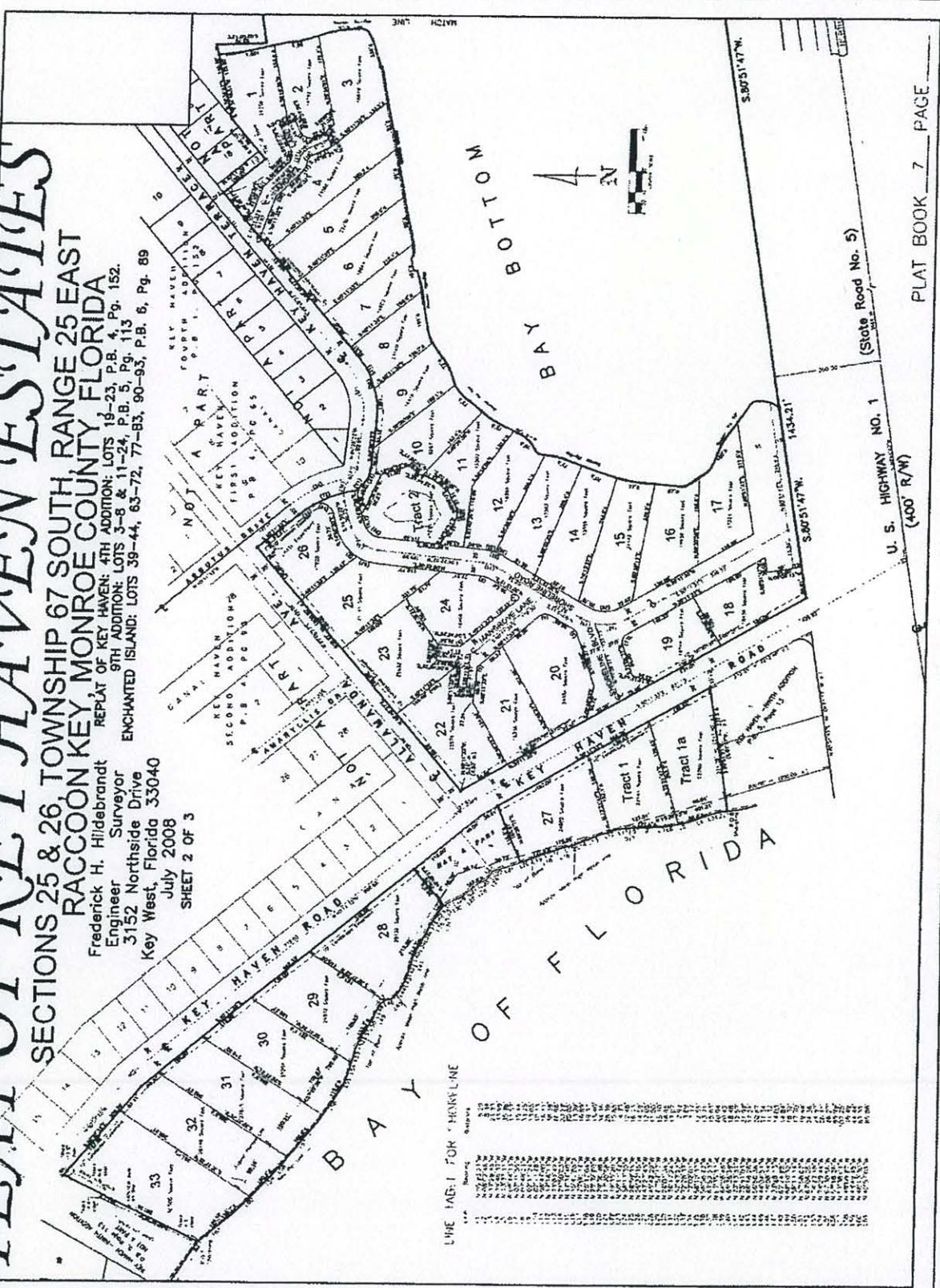
32  
33 Staff recommends approval to The Board of County Commissioners.

# PLAT OF KEY HAVEN ESTATES

SECTIONS 25 & 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 RACCOON KEY, MONROE COUNTY, FLORIDA

REPLAT OF KEY HAVEN: 4TH ADDITION: LOTS 19-23, P.B. 4, Pg. 152.  
 9TH ADDITION: LOTS 3-8 & 11-24, P.B. 5, Pg. 113.  
 ENCHANTED ISLAND: LOTS 39-44, 63-72, 77-83, 90-93, P.B. 6, Pg. 89

Frederick H. Hildebrandt  
 Engineer Surveyor  
 3152 Northside Drive  
 Key West, Florida 33040  
 July 2008  
 SHEET 2 OF 3



LINE PART FOR BENCHMARK

LINE	PART	FOR BENCHMARK
1	1	1
1	2	2
1	3	3
1	4	4
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1	30	30
1	31	31
1	32	32
1	33	33

U. S. HIGHWAY NO. 1  
 (400' R/W)

(State Road No. 5)

PLAT BOOK 7 PAGE

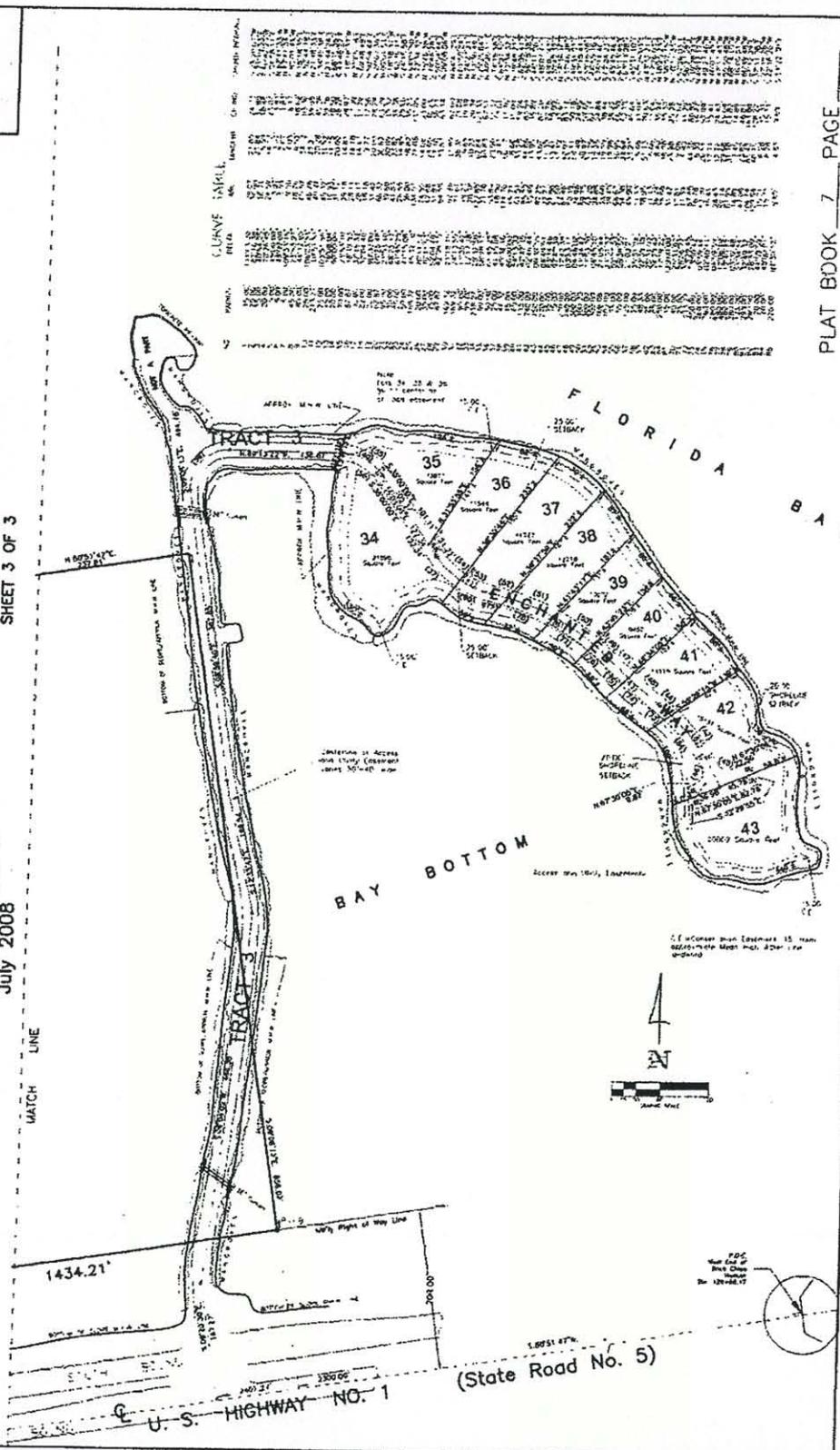
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# PLAT OF KEY HAVEN ESTATES

SECTIONS 25 & 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 RACCOON KEY, MONROE COUNTY, FLORIDA  
 Frederick H. Hildebrandt  
 Engineer  
 3152 Northside Drive  
 Key West, Florida 33040  
 July 2008

REPLAT OF KEY HAVEN; 4TH ADDITION; LOTS 19-23, P.B. 4, Pg. 152.  
 9TH ADDITION; LOTS 3-8 & 11-24, P.B. 5, Pg. 113.  
 ENCHANTED ISLAND; LOTS 39-44, 63-72, 77-83, 90-93, P.B. 6, Pg. 89.

SHEET 3 OF 3



CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
2+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
3+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
4+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
5+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
6+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
7+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
8+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
9+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
10+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
11+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
12+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
13+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
14+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
15+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
16+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
17+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
18+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
19+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
20+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
21+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
22+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
23+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
24+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
25+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00
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43+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00







Professional Engineer  
 State of Florida  
 License No. 12345  
 Date of Issue: 12/31/2023

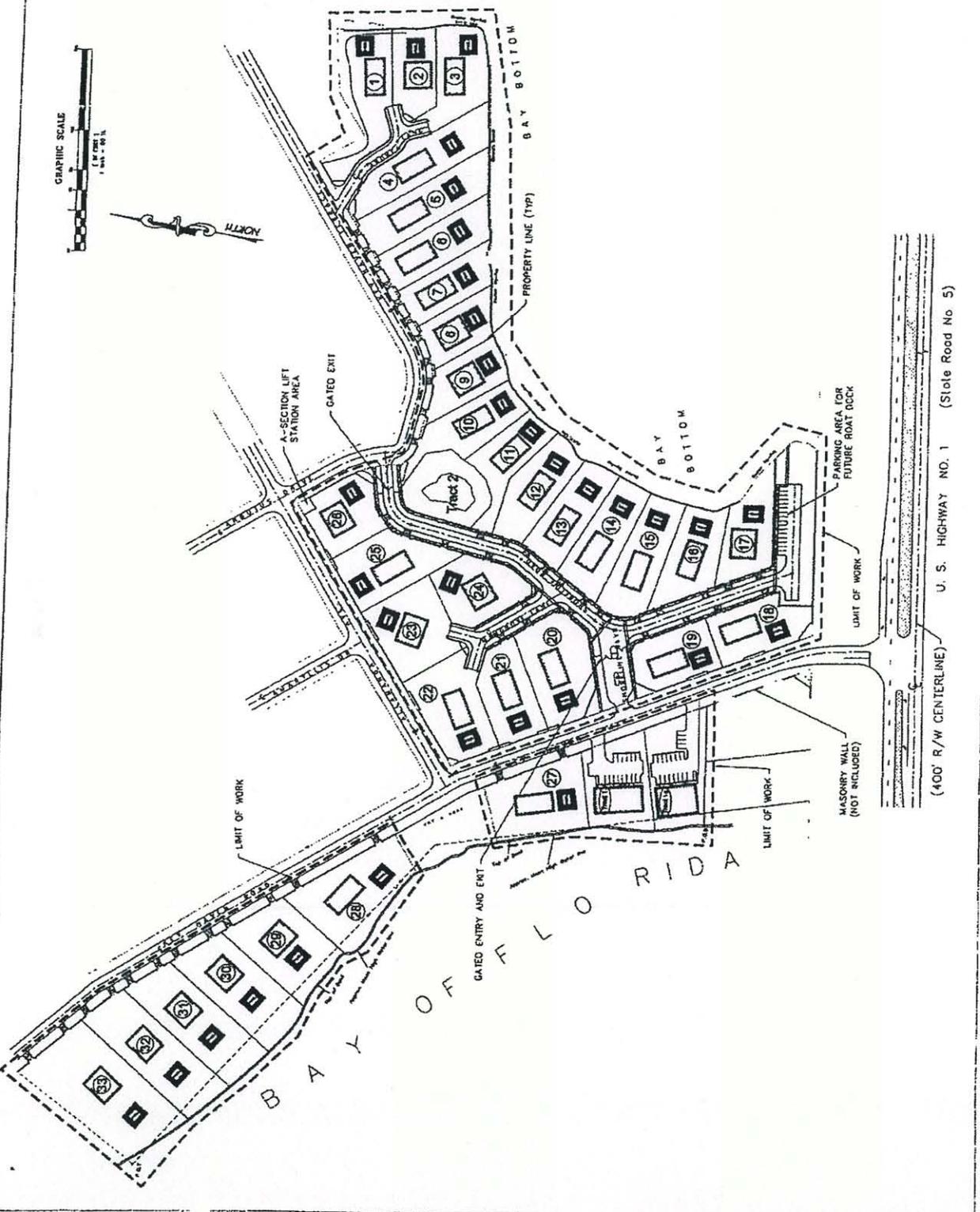
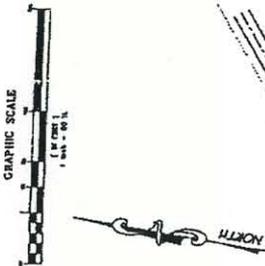
*John Doe*

SECTION 17000 - CONSTRUCTION OF  
 CONCRETE AND MASONRY WORK  
 FOR THE  
 KEY HAVEN ESTATES  
 PROJECT  
 PREPARED BY  
 J. D. ENGINEERING, INC.  
 12345 GOLF COURSE BLVD.  
 SUITE 200  
 MIAMI, FL 33156  
 PHONE: (305) 123-4567  
 FAX: (305) 987-6543  
 DATE: 01/15/2024

# KEY HAVEN ESTATES

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	12/15/2023
2	REVISION	12/20/2023
3	REVISION	12/25/2023
4	REVISION	12/30/2023
5	REVISION	01/10/2024
6	REVISION	01/15/2024
7	REVISION	01/20/2024
8	REVISION	01/25/2024
9	REVISION	01/30/2024
10	REVISION	02/05/2024
11	REVISION	02/10/2024
12	REVISION	02/15/2024
13	REVISION	02/20/2024
14	REVISION	02/25/2024
15	REVISION	03/01/2024
16	REVISION	03/05/2024
17	REVISION	03/10/2024
18	REVISION	03/15/2024
19	REVISION	03/20/2024
20	REVISION	03/25/2024
21	REVISION	04/01/2024
22	REVISION	04/05/2024
23	REVISION	04/10/2024
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25	REVISION	04/20/2024
26	REVISION	04/25/2024
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29	REVISION	05/10/2024
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72	REVISION	12/15/2024
73	REVISION	12/20/2024
74	REVISION	12/25/2024
75	REVISION	01/01/2025

DATE: 01/15/2024  
 SHEET NO. 1  
 OF 1  
 C-1.0



U. S. HIGHWAY NO. 1 (State Road No 5)  
 (400' R/W CENTERLINE)







State of Arizona  
 Professional Engineer  
 License No. 12345  
 Key Haven Estates  
 Pinal County, Arizona  
 12345 Main Street  
 Phoenix, Arizona 85001  
 Date: 12/15/2023

**KEY HAVEN ESTATES**

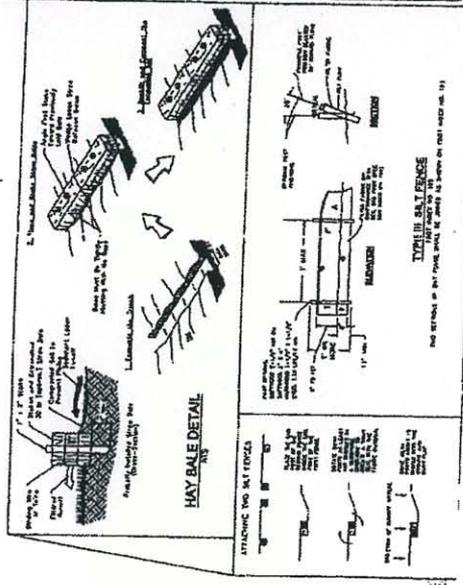
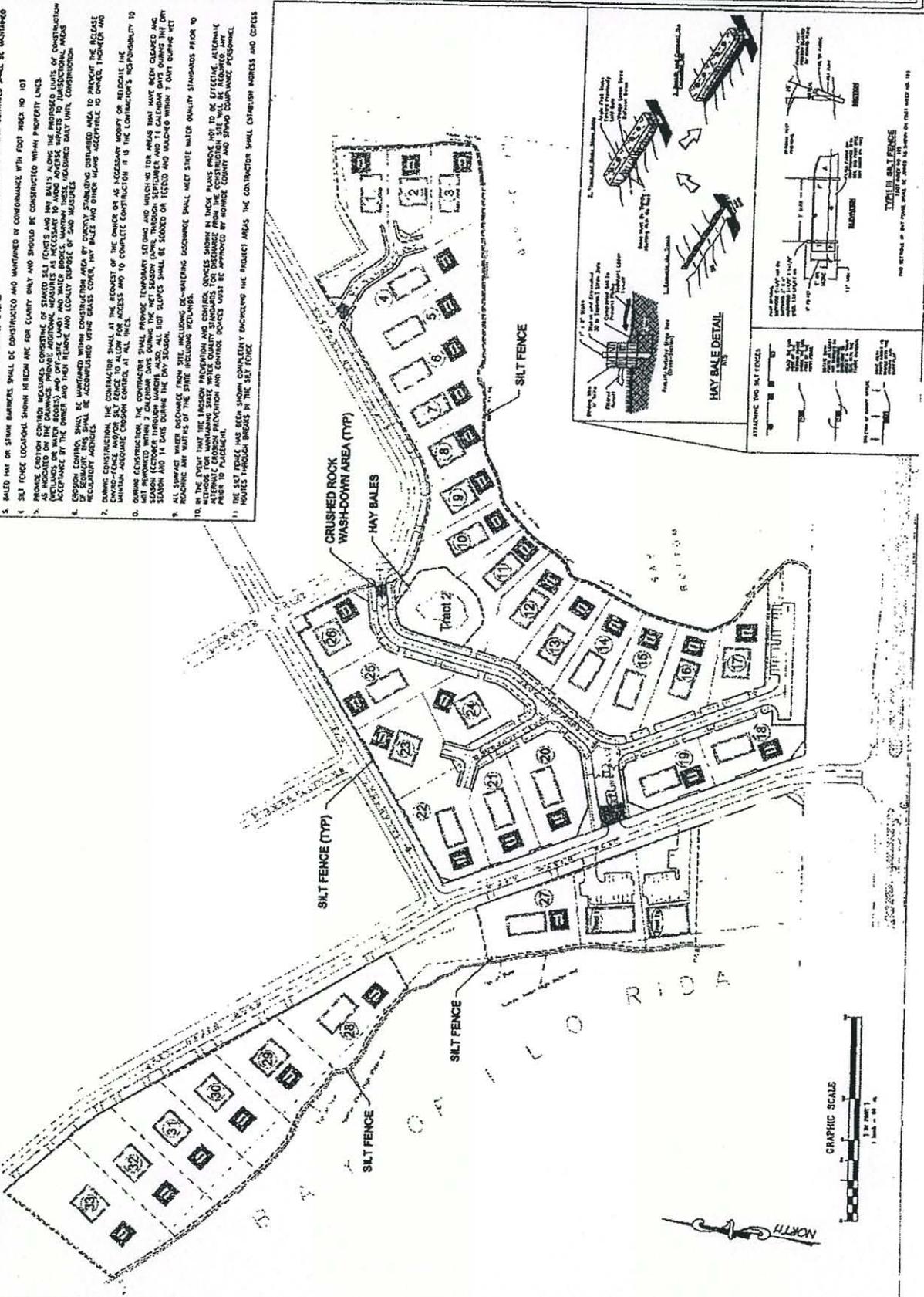
PINAL COUNTY, ARIZONA

EROSION CONTROL PLAN

**C-3.0**

Project No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Prepared By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

- EROSION CONTROL - GENERAL NOTES:**
1. FALTER FENCE SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 185, A001 SPECIFICATION.
  2. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STABILIZATION OF SLOPES IS ACHIEVED.
  3. SLOPED HILL OR STIMB BANKS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FOOT BANK NO. 101.
  4. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
  5. EROSION CONTROL MEASURES CONSISTING OF STRIPES, MATS, AND MATS SHALL BE INSTALLED WITHIN THE PROPOSED LIMITS OF CONSTRUCTION (MATERIALS) AND SHALL BE MAINTAINED UNTIL THE EROSION CONTROL MEASURES ARE FULLY ESTABLISHED AND ACCEPTABLE TO THE OWNER AND LOCAL AGENCIES.
  6. EROSION CONTROL SHALL BE MAINTAINED UNTIL THE EROSION CONTROL MEASURES ARE FULLY ESTABLISHED AND ACCEPTABLE TO THE OWNER AND LOCAL AGENCIES.
  7. EROSION CONTROL SHALL BE MAINTAINED UNTIL THE EROSION CONTROL MEASURES ARE FULLY ESTABLISHED AND ACCEPTABLE TO THE OWNER AND LOCAL AGENCIES.
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  11. EROSION CONTROL SHALL BE MAINTAINED UNTIL THE EROSION CONTROL MEASURES ARE FULLY ESTABLISHED AND ACCEPTABLE TO THE OWNER AND LOCAL AGENCIES.



TO OBTAIN THE PLAN, DRAWING  
 1-800-402-4770  
 DRAWING NO. C-3.0  
 PINAL COUNTY ENGINEERING CENTER







State of Florida  
Department of Transportation  
Professional Engineer  
No. 12345  
Date: 10/10/10

# KEY HAVEN ESTATES

MONROE COUNTY, FL

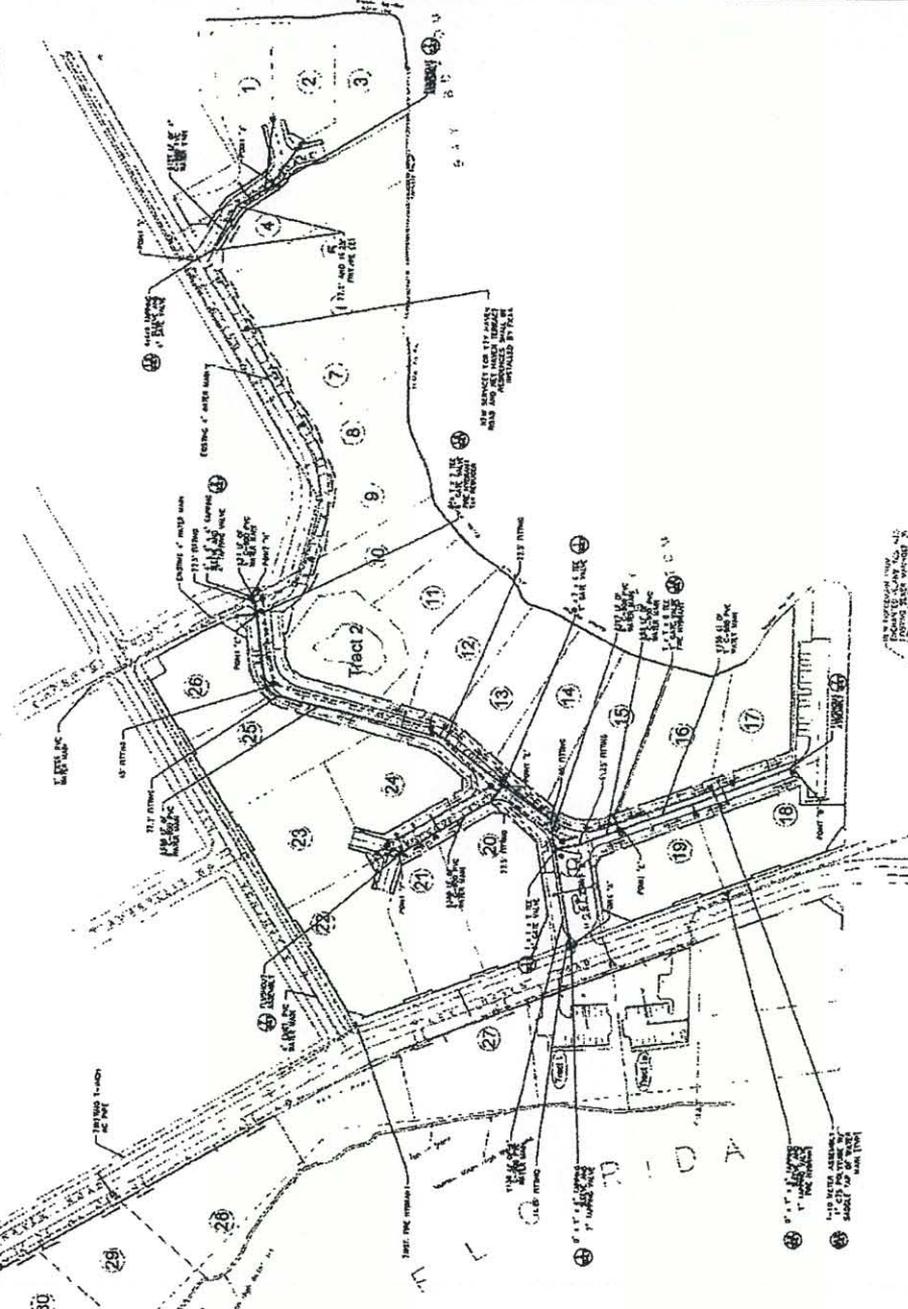
DATE	10/10/10
PROJECT	KEY HAVEN ESTATES
DESIGNED BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN

NO.	REVISION

WATER PLAN  
C-5.0  
DATE: 10/10/10

POTABLE WATER PIPE INFORMATION

ID	DIAMETER (INCH)	LENGTH (FT)
PT. A TO B	6	138
PT. B TO C	6	95
PT. C TO D	6	255
PT. B TO E	6	127
PT. E TO F	4	160
PT. E TO G	6	498
PT. G TO H	4	27
PT. I TO J	4	165



18 HOUR SERVICE BRANCH  
CALL TOLL FREE  
1-800-432-4770  
FOR SERVICE INFORMATION  
VISIT US AT WWW.FDOT.COM

- GENERAL NOTES:**
1. ALL WATER MAINS SHALL BE INSTALLED ACCORDING TO TYPICAL STANDARDS (SEE ATTACHED DRAWING).
  2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ETC., IN CONNECTION WITH THE WORK FOR THE WATER MAINS.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ETC., IN CONNECTION WITH THE WORK FOR THE WATER MAINS.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ETC., IN CONNECTION WITH THE WORK FOR THE WATER MAINS.
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  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ETC., IN CONNECTION WITH THE WORK FOR THE WATER MAINS.
  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ETC., IN CONNECTION WITH THE WORK FOR THE WATER MAINS.





James H. Smith  
Professional Engineer  
State of Florida  
License No. 12547  
Mechanical Engineering

SECTION ENGINEER'S DRAWING NO.  
DATE: 11/15/11

KEY HAVEN  
ESTATES  
LADDER COUNTY, FL

DATE: 11/15/11

Curve No.	Radius (ft)	Chord Length (ft)	Area (sq ft)
C1	87.3	92.7	
C2	70.0	29.2	
C3	80.0	71.7	
C4	50.0	33.9	
C5	10.0	17.8	
C6	35.0	21.7	
C7	35.0	31.8	

DATE: 11/15/11

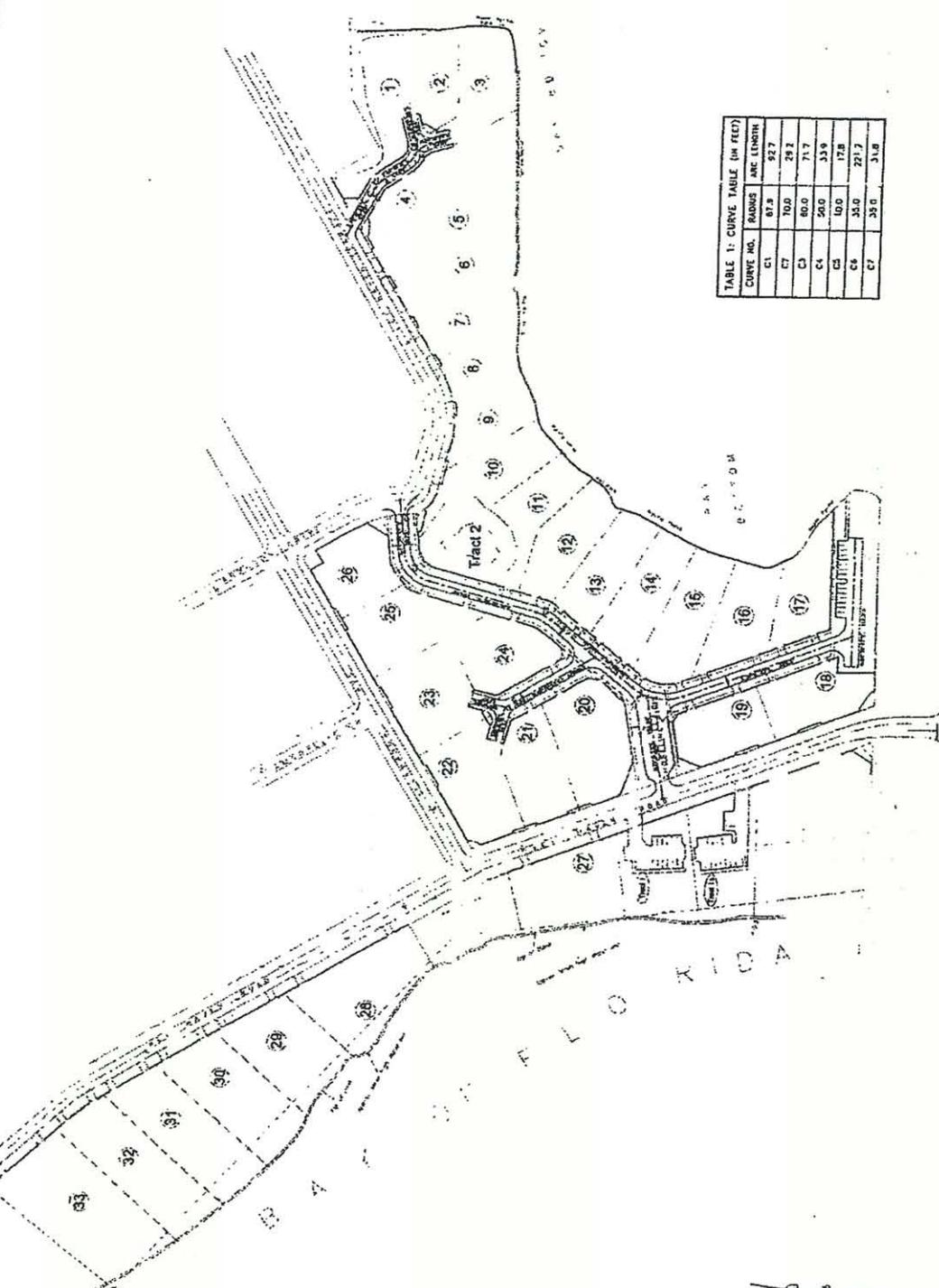


TABLE 1: CURVE TABLE (IN FEET)

CURVE NO.	RADIUS	ARC LENGTH
C1	87.3	92.7
C2	70.0	29.2
C3	80.0	71.7
C4	50.0	33.9
C5	10.0	17.8
C6	35.0	21.7
C7	35.0	31.8



FOR MORE INFORMATION  
CALL TOLL FREE  
1-800-432-4770  
WWW.CADSWATCH.COM

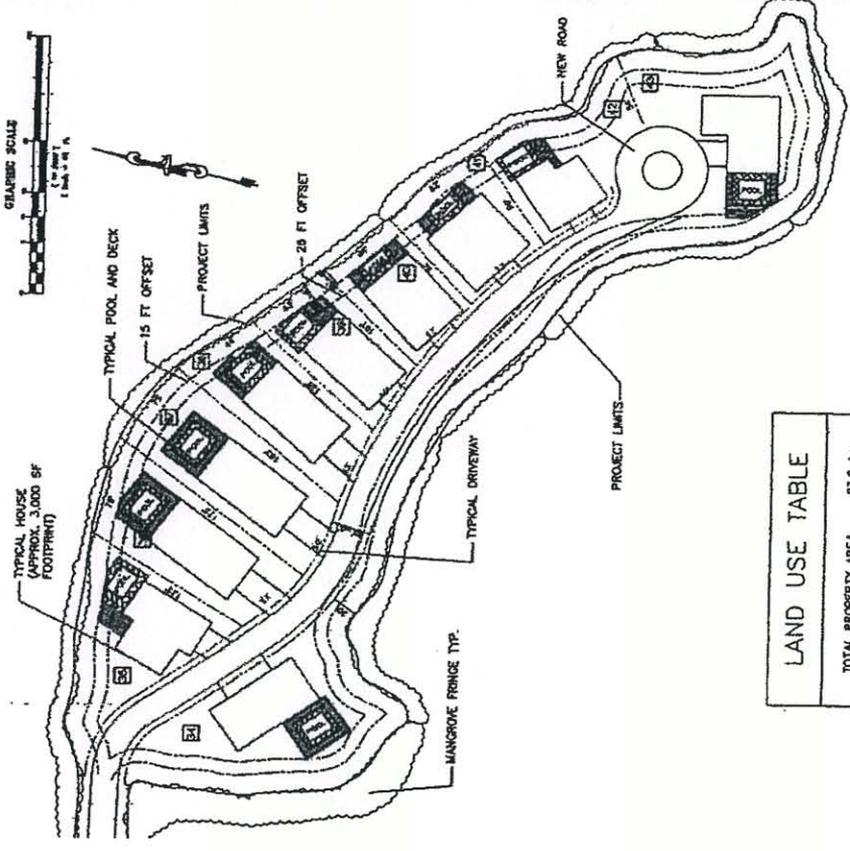
DATE: 11/15/11





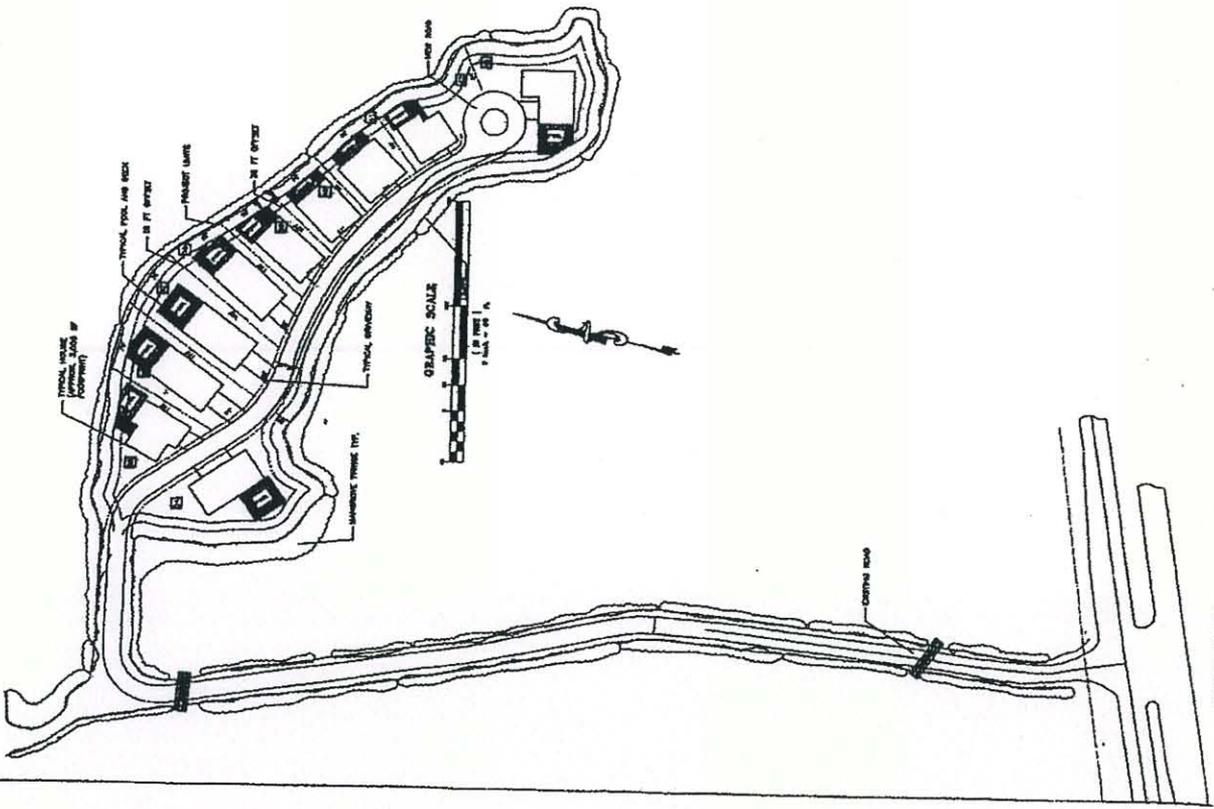






**LAND USE TABLE**

TOTAL PROPERTY AREA	23.0 AC
UPLAND AREA	8.58 AC
PERVIOUS	3.90 AC
IMPERVIOUS	4.91 AC
WATER MANAGEMENT AREA	1.21 AC



**BOCC Resolution 251-2008**



**RESOLUTION NO. 251 -2008**

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS GRANTING APPROVAL OF A FINAL PLAT FOR THE SUBDIVISION OF LAND INTO 43 RESIDENTIAL LOTS AND TWO COMMERCIAL TRACTS TO BE KNOWN AS KEY HAVEN ESTATES, WHICH IS A REPLAT OF KEY HAVEN 4<sup>TH</sup> ADDITION LOTS 19-23, 9<sup>TH</sup> ADDITION LOTS 3-8 AND 11-24, AND ENCHANTED ISLAND LOTS 39-44, 63-72, AND 77-83, LOCATED WITHIN SECTIONS 25 AND 26, TOWNSHIP 67, RANGE 25 EAST, MONROE COUNTY, FLORIDA

---

**NOW, THEREFORE**, the Board of County Commissioners of Monroe County resolves as follows:

**Section 1.** The Board of County Commissioners makes the following findings:

1. The Board of County Commissioners approved Development Agreement Resolution 85-2005 on February 9, 2005 pertaining to the subject properties. The agreement is between Key Haven Estates, LTD and Monroe County and the duration of the Agreement is ten (10) years. The permitted uses as outlined in the agreement is for forty-three (43) single-family estate lots and 10,000 square feet of commercial floor area. Through this platting application, the applicant intends on meeting this portion of the agreement which required development permits for an approved resubdivision of the subject properties.

2. The Board of County Commissioners approved Resolution 021-2005 on September 5, 2005 amending the land use district zoning map from Sub Urban Commercial (SC) to Sub Urban Residential (SR) for the parcel known as the triangle parcel and from Mixed Use / Commercial (MC) to Improved Subdivision (IS) for Lots 6, 7, and 8 of the Key Haven's Ninth Addition and further described as sections 25, Township 67 South, and Range 25 East, Raccoon Key, Monroe County, Florida. The Real Estate Numbers are: 00123170.000000, 00123220.000000, 00139360.000000, 00139350.000000 and 00139340.000000.

3. The Planning Commission approved Resolution P39-06 on September 13, 2006 granting approval of a preliminary plat for the subdivision of land into forty-three (43) residential lots and two (2) commercial tracts to be known as Key Haven Estates, which is a replat of Key Haven 4<sup>th</sup> Addition Lots 19-23, 9<sup>th</sup> addition Lots 3-8 and 11-24, and Enchanted Island Lots 39-44, 63-72, and 77-83, located within sections 25 and 26, Township 67, Range 25 East Monroe County, Florida.

4. The Board of County Commissioners granted approval on September 19, 2007 of a one (1) year extension to file for final plat approval for Key Haven Estates, Inc.
5. The final plat, which was signed and sealed by Frederick H. Hildebrandt on March 6, 2008, was reviewed by the Development Review Committee on June 10, 2008 and recommended for approval by the Planning Commission on June 11, 2008.
6. After review of the Final Plat application, Staff has found three (3) Real Estate numbers, which were scrivener's errors, when comparing the Preliminary Plat application packet with the Final Plat application packet:
  1. RE No.: 00123120.000000 does not exist
  2. RE No.: 00123250.000000 should be RE # 00123250.000100
  3. A portion of the RE # 00123250.000100 is used in the final plat
  4. RE No.: 00135510.000000 should be RE: No.: 00139510.000000
  5. The Preliminary Plat Staff Report stated the plat was dated June 06, 2006; however it should have been dated June 14, 2006.
7. After review of the Final Plat application, the real estate numbers were corrected on the Final Plat application packet and signed off by the applicant's agent, Rodney Corriveau, AICP, The Craig Company, on June 3, 2008.
8. The Planning Commission was presented with the following documents and information:
  - A. A final plat of Key Haven Estates dated, signed and sealed by Frederick H. Hildebrandt, a registered surveyor in the State of Florida, on March 6, 2008; and
  - B. The Final Plat Application filed by Key Haven Estates, LLC; and
  - C. The file packet prepared by the Planning Department, which is hereby incorporated as part of the record; and
  - D. The Planning Department staff report prepared by Kathy Grasser, Comprehensive Planner, dated May 20, 2008; and
  - E. The sworn testimony by the Planning Department staff and the agent for the applicant.
9. The following Letters of Coordination and other documentation were received:
  - A. Pursuant to Section 9.5-83, The Florida Keys Aqueduct Authority (FKAA) letter dated December 14, 2005, indicates there is adequate water service to this project.
  - B. Pursuant to Section 9.5-83, The Office of the Fire Marshall, Monroe County, letter dated April 30, 2007, indicated approval of the submitted Fire Hydrant plan and recommended approval of the subject plat.
  - C. Pursuant to Section 9.5-83, The Florida Department of Environmental Protection letter dated January 3, 2008, addressed the Key Haven Utility wastewater treatment plant and stated compliance with the State's adopted water quality standards for wastewater effluent, as addressed in the Consent Order from the Florida Department of Environmental Protection (OGC FILE NO. 05-2023-44-DW).

- D. Pursuant to Section 9.5-83, The Keys Energy Systems letter dated December 19, 2005 requests that the applicant provide a full set of plans and a completed project review form (separate form for each new meter) for the replat project.
- E. Pursuant to Sections 9.5-83 and 9.5-294, The Key Haven Utility Corporation letter dated, December 22, 2005 indicates there is adequate capacity to serve the 43 residential units proposed for Key Haven and Enchanted Island.
- F. Pursuant to Sections 9.5-83 and 9.5-293, a conceptual storm water management plan were provided and indicated they are consistent with the revised dead end street turn-arounds required by the Fire Marshall.
- G. The South Florida Water Management District Environmental Resource Permit #440-00357-P, issued on January 11, 2007, was approved for the storm water management master plan.
- H. Pursuant to Sections 9.5-293 and 9.5-85, the applicant provided a conceptual street plan. As stated in the Development Agreement per Resolution No. 85-2005, Key Haven Estates, LTD shall construct, own and maintain all new roads and signage and design of roads must be provided to the County Engineer for review.
- I. Pursuant to Sections 9.5-293 and 9.5-85, the County Traffic Engineer letter dated July 20, 2007 stated the Right-of-way permit needs to be obtained once final plat approval is granted.
- J. Pursuant to Section 9.5-302, cost estimates and construction drawings for curbs and gutters will be required and shall be reviewed by the County Engineer prior to final plat approval.
- K. Pursuant to Section 9.5-297, the applicant's final plat remarks "easements are to be dedicated to the public for utilities or infrastructure, or to be retained for private use".
- L. Pursuant to Sections 9.5-88, 9.5-90, and 9.5-297, any easements for public infrastructure such as roads, drainage and utility lines, for example, shall be provided of the Monroe County Code.
- M. Pursuant to Section 9.5-83 (d), states that no plat shall be approved which creates an unbuildable lot.
- N. Pursuant to the Monroe County Year 2010 Comprehensive Plan, Policy 101.19.2 states "Purchase of a platted lot shown hereon confers no right to build any structure on such lot, nor to use the lot for any particular purpose, not to develop the lot. The development or use of each lot is subject to, and restricted by, the goals, objectives, and policies of the adopted comprehensive plan and land development regulations implementing the plan; there for, no building permit shall be issued by the County unless the proposed development complies with the comprehensive plan and land development regulations."

O. Pursuant to Sections 9.5-349, the setback areas are stated in the BOCC Development Agreement, Resolution #85-2005 and in the Department of Community Affairs instrument, Document #1508583, Book 2102, Page 1749.

P. Pursuant to Section 9.5-426, the County Traffic Engineer letter and Traffic Analysis, dated January 2006, prepared by Transport Analysis Professionals, Inc from Miami, Florida was received in the Planning Department

Q. Pursuant to Section 9.5-303, the applicant provided cost estimates for the construction of sidewalks.

R. Pursuant to Section 9.5-85, the Subdivision Bond, No. 5029935, was submitted and signed by the Bond Safeguard Insurance Company guaranteeing the installation of all required and conditioned improvements for \$5,492,819.51.

**Section 2.** Based on the preceding findings, the Board of County Commissioners of Monroe County grants approval of the Final Plat dated, signed and sealed by Frederick H. Hildebrandt on March 6, 2008 for the subdivision of land into 43 residential lots and two commercial tracts to be known as Key Haven Estates, which is a replat of Key Haven 4<sup>th</sup> Addition lots 19-23, 9<sup>th</sup> Addition lots 3-8 and 11-24, and Enchanted Island lots 39-44, 63-72, and 77-83, located within Sections 25 and 26, Township 67, Range 25 east, Monroe County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 20<sup>th</sup> day of August, 2008.

2008 SEP -4 PM 12:35  
DANNY L. KOLHAGE  
CLERK  
MONROE COUNTY FLORIDA

Mayor Mario Di Gennaro	<u>Yes</u>
Mayor Pro Tem Charles "Sonny" McCoy	<u>Yes</u>
Commissioner Dixie Spehar	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>
Commissioner Sylvia Murphy	<u>No</u>

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY *Mario Di Gennaro*  
Mayor Di Gennaro

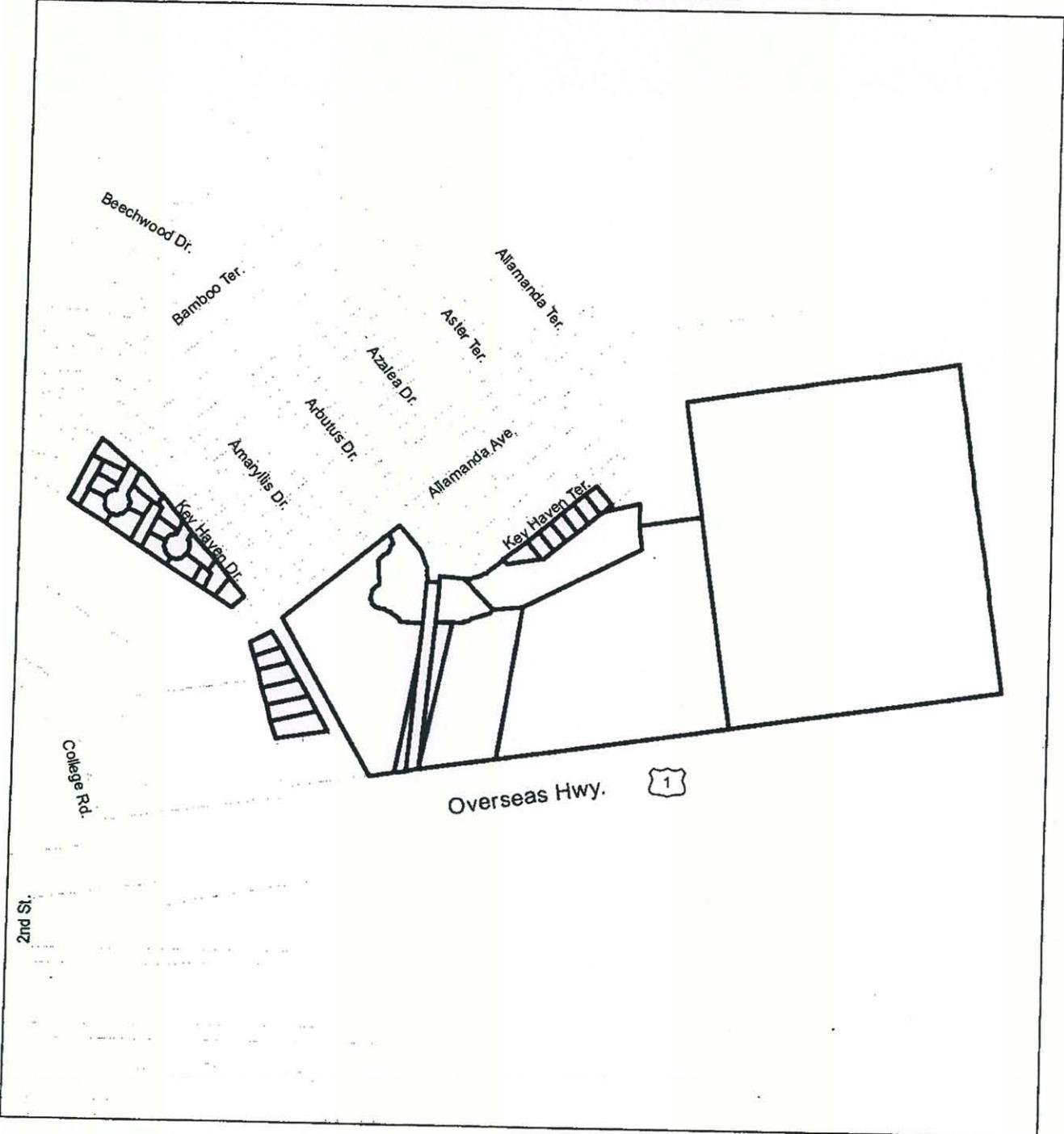
(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

*Daniel L. Kolhage*  
DEPUTY CLERK

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
*Susan M. Ginnale*  
Date: June 3, 2008

# Key Haven Final Plat Request



FINAL PLAT FOR THE SUBDIVISION OF LAND INTO 43 RESIDENTIAL LOTS AND TWO COMMERCIAL TRACTS TO BE KNOWN AS KEY HAVEN ESTATES, WHICH IS A REPLAT OF KEY HAVEN 4TH ADDITION LOTS 19-23, 9TH ADDITION LOTS 3-8 AND 11-24, AND ENCHANTED ISLAND LOTS 39-44, 63-72, AND 77-83, LOCATED WITHIN SECTIONS 25 AND 26, TOWNSHIP 67, RANGE 25 EAST, MONROE COUNTY, FLORIDA



# **City of Marathon Code Citations**

**CITY OF MARATHON CODE CITATIONS,  
including TABLES 103.15.2 and 106.16.1**

**Section 103.07. Conservation Districts.**

A. Conservation-Native Area (C-NA) Zoning District: The Conservation-Native Area (C-NA) Zoning District implements the Conservation designation on the Future Land Use Map. This zoning district shall be used for properties which have natural limitations to development because of their sensitive environmental character. Development in the C-NA district shall be permitted only as provided in this article consistent with the land use designation and in accordance with natural and historic resources protections in Chapter 106.

B. Conservation-Offshore Island (C-OI) Zoning District: The Conservation-Offshore Island (C-OI) Zoning District implements the Conservation designation on the Future Land Use Map and this zoning district shall be used for properties which have natural limitations to development because of their sensitive environmental character. Sewage disposal and potable water service shall comply with all applicable Health Department requirements and environmental standards.

C. Residential Low-Conservation (RL-C) District: The RL-C District is intended to establish environmentally sensitive areas that to the greatest extent possible should be preserved in their natural state while allowing very limited residential uses, designated within the Conservation (C) future land use category on the Future Land Use Map (FLUM).

D. Sewage Disposal and Potable Water Service within the Conservation Districts: Sewage disposal and potable water service shall comply with all applicable Health Department requirements and environmental standards. Sewage disposal systems and drainfields shall be sited in a manner to protect conservation areas from the discharge of elevated nutrients or improperly treated effluent. The dwelling unit shall be sited such that the location results in the least adverse impact to natural systems, as determined by the City Biologist.

E. Maximum Density within the Conservation Districts: Based upon conditions of the Comprehensive Plan and the LDRs, or as otherwise provided in this chapter, the maximum density for each parcel that is zoned C-NA, C-OI or RL-C shall be determined by the Director based upon the nature of any proposed development activity and the results of a habitat analysis applicable to each specific parcel. This approved density may be less than is permitted in Table 103.15.02.

**Section 106.17. Identification.**

A. Automatic High Quality Hammock Classification: Hammocks that meet the following criteria shall be automatically classified as high quality hammock without the need for a habitat analysis:

1. Category 1: Tropical hardwood hammocks of 12 1/2 acres or more in size.
2. Category 2: Tropical hardwood hammocks owned by federal, state or local governments or by private organization that are managed or were purchased for the primary purpose of conservation.
3. Category 3: Tropical hardwood hammocks on offshore islands.

4. Category 4: Palm Hammocks. A hammock or portion of a hammock which contains a prevalence of palms of the genus *Thrinax*.
  5. Category 5: Berm Hammocks.
  6. Category 6: Cactus hammocks with a prevalence of native cactus species of the genera *Opuntia* or *Cereus* .
  7. Category 7: Cactus Barrens.
- B. Listed Plant and Animal Species: Listed plant and animal species include those species identified in 50 CFR 17.11 and 17.12, Endangered and Threatened Wildlife and Plants, F.A.C. 5B-40.0055, Regulated Plant Index, F.A.C. 68A-27, Rules Relating to Endangered or Threatened Species, the City of Marathon Habitat and Species Maps and those identified as S1, S2, or S3 by the Florida Natural Areas Inventory (available at [www.fnai.org](http://www.fnai.org)). Maps of the habitats with which these species are commonly associated are maintained by the Department.
- C. Applications for Administrative Permits: At the applicant's request or at the City's discretion, the City shall conduct ground-truthing for administrative applications involving listed species habitat. The applicant shall not be required to submit a habitat analysis where the habitat does not contain tropical hardwood hammocks but the City Biologist may require a vegetation survey. When a habitat analysis is not provided, presence of listed species may be presumed and habitat protected in accordance with the standards outlined in this Section, in any of the following circumstances:
1. A listed species individual has been recently documented on the planning parcel;
  2. A portion of the planning parcel is within the known or suspected range of certain listed species; or
  3. The land by itself, or in connection with other lands, meets the minimum habitat needs for a viable population, nesting pair, or nesting colony of listed species.

#### **Section 106.18. Habitat Analysis.**

If the tropical hardwood hammock does not automatically qualify for one (1) of the high quality categories, as established in 106.17 A. above, as a part of an application for approval of development on lands classified on the Habitat map as tropical hardwood hammock, an applicant shall submit a habitat analysis prepared by a qualified biologist pursuant to the methodology and standards contained in this Section. Such analysis is subject to approval by the City Biologist. The City Biologist may, after a site visit, waive or limit the requirements for a habitat analysis.

#### **Section 107.19. General.**

A property owner may apply to the City for verification and documentation of residential development rights. All development rights established in Table 103.15.2 may be transferable in whole or in part from one (1) parcel of land to any other, subject to the limitations of this Article.

##### **A. Sender Site Criteria:**

1. The sender site density may be transferred, in whole or in part, only from areas identified as Class I habitat type, pursuant to Table 106.16.1 and as identified on the City of Marathon Habitat and Species maps, subject to groundtruthing by the City Biologist.

2. Such sending areas shall be designated as conservation areas on the City of Marathon Habitat Maps and shall be protected as conservation management areas through a Grant of Conservation Easement, pursuant to the requirements of Article 8 "Conservation Management Areas" and Article 9 "Management Plans" of Chapter 106 of these LDRs.

3. No application for determination of development right shall be accept if the sender site has any open permits or active code violations.

4. All bonds, assessments, back City taxes, fees and liens (other than mortgages) affecting the parcel shall be paid in full prior to recordation of the warranty deed for the transfer of the development rights.

B. Receiver Site Criteria:

1. The receiver site shall be evaluated for its viability as an area of increased development. Factors include infrastructure, environmental suitability and the land uses of the surrounding areas.

2. Receiver sites shall be limited to Class II or Class III habitat pursuant to Table 106.16.1 and as identified on the City of Marathon Habitat and Species Maps, subject to groundtruthing by the City Biologist.

3. Development of the receiver site is subject to the limitations of the zoning district.

### ARTICLE 3. TRANSFER OF DEVELOPMENT RIGHTS

#### Section 107.19. General.

A property owner may apply to the City for verification and documentation of residential development rights. All development rights established in Table 103.15.2 may be transferable in whole or in part from one (1) parcel of land to any other, subject to the limitations of this Article.

A. Sender Site Criteria:

1. The sender site density may be transferred, in whole or in part, only from areas identified as Class I habitat type, pursuant to Table 106.16.1 and as identified on the City of Marathon Habitat and Species maps, subject to groundtruthing by the City Biologist.

2. Such sending areas shall be designated as conservation areas on the City of Marathon Habitat Maps and shall be protected as conservation management areas through a Grant of Conservation Easement, pursuant to the requirements of Article 8 "Conservation Management Areas" and Article 9 "Management Plans" of Chapter 106 of these LDRs.

3. No application for determination of development right shall be accept if the sender site has any open permits or active code violations.

4. All bonds, assessments, back City taxes, fees and liens (other than mortgages) affecting the parcel shall be paid in full prior to recordation of the warranty deed for the transfer of the development rights.

B. Receiver Site Criteria:

1. The receiver site shall be evaluated for its viability as an area of increased development. Factors include infrastructure, environmental suitability and the land uses of the surrounding areas.

2. Receiver sites shall be limited to Class II or Class III habitat pursuant to Table 106.16.1 and as identified on the City of Marathon Habitat and Species Maps, subject to groundtruthing by the City Biologist.

3. Development of the receiver site is subject to the limitations of the zoning district.

Section 107.20. Application and Determination Process.

The City will review the application and pertinent material in order to verify the amount of residential density associated with the site. Upon determination of the development right(s), a unique identifier number shall be assigned for the site for tracking and monitoring and the City shall issue the owner a "Determination of Development Right" stating the amount of approved residential density available.

Section 107.21. Transfer Process.

- A. The developer of a receiver site is encouraged to schedule a concept meeting with staff prior to submission of an application for transfer. The purpose of the meeting is to discuss the development and/or redevelopment of the sender and receiver sites and to understand any limitations that may be imposed upon the sender and receiver sites.
- B. The developer of a receiver site shall make application for the approval of the transfer of the development right(s) on a form provided by the City, and provide such information requested by the City to approve the transfer. At a minimum, the information shall include the following:
  - 1. Identification of the sender and receiver sites;
  - 2. Proof of ownership of the receiver site and the development right(s) from the sending site; and
  - 3. A description of the proposed development or redevelopment of the receiver site.
- C. The City will review the application to determine:
  - 1. Compliance with the receiving site criteria;
  - 2. If the proposed use of the receiving site can be permitted as of right or requires conditional use approval. Development plans and approvals for the receiving site shall be subsequently processed as provided in the Comprehensive Plan and the LDRs according the magnitude and type of the development proposed for the site; and
  - 3. The validity of the sending site development right(s) (e.g. the development right(s) have a valid "Determination of Development Right" issued by the City as per this Chapter and the right(s) has not been previously transferred).
- D. Upon approval, the City will issue the receiving site a TDR permit using a unique identifier number for tracking and monitoring by the City. This permit may include conditions of approval.

Section 107.22. Additional Provisions.

In addition to the sender and receiver criteria requirements established Section 107.21, above, the transfer of development rights shall be subject to the following:

- A. Deed of Transfer: Prior to the issuance of a building permit authorizing the development of the TDR on the receiver site, a deed of transfer shall be recorded in the chain of title of the sender site containing a covenant prohibiting the further use of the development right(s) utilized; and
- B. Warranty Deed: A warranty deed shall be recorded in the chain of title of the receiver site evidencing the transfer of the development right(s).

**Table 103.15.2**  
**DENSITY, INTENSITY AND DIMENSIONS FOR ZONING DISTRICTS**

	A	C-NA	C-OI	L-G	I-M	MU	MUM	P	PR	RH	R-MH	RM	RM-1	RM-2	RL	RL-C
Density Range (units per acre)		*				6-15	6-15		1/4ac	8-25	8-25	5-10	4	5	1	*
Market Rate (maximum)		.25	0.1			6	6			8	8	5	4	5	0.5	0.25
Affordable (maximum) <sup>3</sup>		N/A	N/A	5-10	5-10	15	15	10-25		15-25	25	10	4	5	N/A	N/A
Transient						5-25		3-25	10	0	0	0	0	0	0	0
Min lot area per unit (square feet)																
Market Rate		4 acres	10 acres			7,260	7,260		10,890	5,445	5,445	8,712	10,000	8,712	2 acre	4 acres
Affordable		4 acres	10 acres	2000	2000	2,904	2,904			1,742	1,742	4,356	10,000	8,712	2 acre	4 acres
FAR		0.15-0.50	0.05-0.10	0.85	0.85	0.15-0.61	0.15-0.61	0.15-0.75	0.15-0.50							N/A
Setbacks																
Front, min		200	25	10	10	0-30	20	15	15	10	10	20	20	20	25	25
Rear, min		200	25	10	10	20	20	10	10	10	10	20	20	20	25	25
Side 1, min			10	10		0-10'	10			5	5	5	10	10	10	10
Interior Side Min		200		5	5	10		5	5				10	5		
Side 2, min		10	10			0-10'	10			5	5	5	10	10	10	10
Street Side Min		200		5	5	0-5'		5	5							
Height Limit <sup>3</sup>		37	37	37	37	37	37	37	37	37	37	37	37	37	37	37
Units Per Building <sup>***</sup>										10	N/A					
Max Lot Coverage <sup>**</sup>		5,000 ft <sup>2</sup>	5%													
Open Space, Min. (%) <sup>**</sup>		0.20	0.95	0.20	0.20	0.20	0.20	0.20	0.20	.20	.20	.20	.20	.20	0.50	0.50
Minimum Street Frontage (Limited to Coco Plum Dr)													100'	100'		

Footnotes for Table 103.15.2

\* Determined by the Director, based upon Habitat Analysis

\*\* Subject to Table 106.16.1 "Open Space Requirements per Habitat Type"

\*\*\* Affordable dwelling units not subject to this limitation

\*\*\*\* Allocated densities for all zoning districts are subject to the following additional requirements:

• Salt marsh/buttonwood association wetlands that are either undisturbed or of high functional capacity as defined in Article 4, of Chapter 106 shall be assigned a density of 0.25 units per acre for the sole purpose of transferring the density out of these habitats.

• Submerged lands, salt ponds and mangrove wetlands shall not be assigned density for any purpose (i.e., allocated density = 0).

<sup>1</sup> The FAR for mixed-use developments may be increased to .75 if mitigated by the development of affordable/workforce housing is provided

<sup>2</sup> Density bonus limited to deed-restricted affordable housing as established in Article 1, "Affordable Housing" of Chapter 104.

<sup>3</sup> Subject to the additional height restrictions of Article 5, Chapter 107.

tivity of the habitat corridor and will be clustered on the least sensitive portion of the parcel according to habitat classification, pursuant to Table 106.16.1. An area containing Class III habitat is considered the least environmentally sensitive and an area containing Class I habitat is considered the most environmentally sensitive. The habitats within each Class cate-

gory in Table 106.16.1 are listed in order of sensitivity from greatest sensitivity to least sensitivity.

- C. Unless otherwise exempted herein, management plan for the parcel shall be prepared pursuant to Article 9 "Management Plans" which shall be subject to approval by the TRC.

**Table 106.16.1**  
Open Space Requirements by Habitat Type

<i>Classification</i>	<i>Habitat Type</i>	<i>Open Space (%)</i>
Class I	Submerged Lands	100
	Mangroves	100
	Undisturbed Saltmarsh and/or buttonwood association wetlands of high functional capacity as defined in Section 106.30, Art. 4.	100
	Disturbed with salt marsh and/or buttonwood association wetlands	
	Undisturbed beach or berm	95
	Cactus Barrens	95
	Palm Hammock	90
	Cactus Hammock	90
	High Quality Tropical Hardwood Hammock	90
	Moderate Quality Tropical Hardwood Hammock	70
	Low Quality Tropical Hardwood Hammock	50
Class II	Disturbed beach/berm	40
	Disturbed with salt marsh and/or buttonwood association wetlands of moderate or low functional capacity as defined in Section 106.27, Art. 4 of this chapter	60
	Disturbed with tropical hardwood hammock	40
Class III	Disturbed/Scarified	20
	Disturbed with Exotics	20

**Letter from City of Marathon  
George Garrett**



## CITY OF MARATHON, FLORIDA

9805 Overseas Highway, Marathon, Florida 33050  
Phone: (305) 743-0033 Fax: (305) 743-3667  
www.ci.marathon.fl.us

30 March 2009

Townsley Schwab  
Acting Sr. Director  
Monroe County Planning & Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Re: Transfer of Development Rights from Crane Point Hammock, City of Marathon, to Key Haven Estates, County of Monroe

Dear Townsley:

Please accept this letter and attachments as confirmation of compliance with Marathon City Code and the interlocal agreement (ILA) rendered between Monroe County and the City of Marathon for the minor conditional use application being submitted for the transfer of development rights (TDR's) from Crane Point Hammock, to Key Haven Estates, as discussed with you, Ralph Gouldy, Sr. Administrator for Environmental Resources, Monroe County, and Donna Bosold, The Craig Company.

Crane Point Hammock, a not-for-profit located in the City of Marathon, is the subject of an ILA rendered between Monroe County and the City dated October 15, 2008, and further memorialized by City of Marathon Resolution 2008-152 for the express purpose of extinguishing recognized density from a known environmentally sensitive site. Complete copies of the ILA and resolution are attached for your reference.

Section 1. of the ILA states:

"Transfer: The parties agree to permit the transfer, in one or more transactions, of up to fifty (50) transferable development rights (TDR's) from the Florida Keys Land & Sea Trust/Crane Point to the unincorporated area of Monroe County, if the transfer adheres to the following conditions:

1. The planning department for the City, subject to the approval of the City Council, provides a written account of development rights to be transferred, detailing at a minimum:

- a. any conditions on transfer to the unincorporated area of Monroe County; and
- b. an accurate accounting of the total development rights available to the sender site, the amount proposed for transfer, the amount remaining following the successful transfer, and the identity, ownership, and conditions of the receiver site in unincorporated Monroe County.

2. The sender party shall adhere to all of the requirements governing transfer of development rights found in the Monroe County 2010 Comprehensive Plan and the Land Development Regulations including, but not limited to:

- a. environmental sensitivity requirements;
- b. density requirements; and



## CITY OF MARATHON, FLORIDA

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- c. procedural requirements requiring a minor conditional use approval to complete the transfer from the sender site(s) and the receiver site(s)..."

Section 1.1.a. and b. of the ILA are satisfied by the language contained in Resolution 2008-152, approving the specific "transfer of fifteen (15) development rights from Florida Keys Land & Sea Trust/Crane Point to Old Town Key West Development Ltd. For allocation to Key Haven Estates located on Stock Island in the unincorporated area of Monroe County".

Section 1.2.a. and b. of the ILA have been met according to the environmental sensitivity requirements established by City Code Section 107.19 A. 1. , which states:

"The sender site density may be transferred, in whole or in part, only from areas identified as Class I habitat type, pursuant to Table 106.16.1 and as identified on the City of Marathon Habitat and Species maps, subject to groundtruthing by the City Biologist."

Permit this letter to serve as groundtruthing verification that the sender site qualifies as Class I habitat type, pursuant to Table 106.16.1 , as identified on the City of Marathon Habitat and Species maps.

Current FLUM and zoning maps for the City of Marathon identify the Crane Point Hammock property as Conservation (C) and Native Area (C-NA), respectively.

Table 103.15.2 of the Marathon City Code allocates .25 development rights per acre for market rate housing in the C-NA land use district, based on Habitat Analysis, as determined by the Director.

Permit this letter to serve as verification that based on Article 3., Sections 106.17 A. 1., and 2., of the Marathon City Code (which states):

"A. Automatic High Quality Hammock Classification:

Hammocks that meet the following criteria shall be automatically classified as high quality hammock without the need for a habitat analysis:

1. Category 1: Tropical hardwood hammocks of 12 1/2 acres or more in size.
2. Category 2: Tropical hardwood hammocks owned by federal, state or local governments or by private organization that are managed or were purchased for the primary purpose of conservation. "

that the sender site not only meets but *exceeds* the criteria for automatic high quality hammock classification by totaling approximately 66.4 acres and held in ownership by the Florida Keys Land & Sea Trust, dba Crane Point Hammock, (purchased and managed for the primary purpose of conservation) and is therefore exempted from the requirement for Habitat Analysis.

The density allocated to the sender site is currently recognized as .25 development rights per acre, for a total availability of 16.6 TDR's, as further directed by the Florida Department of Community Affairs(DCA) in their letter dated December 15, 2008 (Attached for your reference).



## CITY OF MARATHON, FLORIDA

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The City of Marathon Resolution 2008-152 approved the conditions of the ILA, and further approved the severance of a total of fifteen (15) of the recognized TDR's from the Crane Point Hammock site, to the receiver site, Key Haven Estates, subject to applicable Monroe County Code requirements.

Please feel free to contact me with any questions you may have,

Best

A handwritten signature in cursive script that reads "George Garrett".

George Garrett, Planning Director  
City of Marathon, Florida  
305 289 4111  
[garrettg@ci.marathon.fl.us](mailto:garrettg@ci.marathon.fl.us)



## **CITY OF MARATHON, FLORIDA**

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### **ATTACHMENT 1**

Sponsored by: Burnett

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2008-152**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MARATHON, MONROE COUNTY AND THE CITY OF MARATHON TO ALLOW TRANSFERABLE DEVELOPMENT RIGHTS ACROSS JURISDICTIONAL BOUNDARIES BETWEEN THE COUNTY; AND THE CITY, AUTHOSIZING THE CITY MANAGER AND THE CITY ATTORNEY TO FINALIZE THE TERMS AND CONDITIONS OF THE AGREEMENT, AUTHORIZING THE MANAGER TO EXECUTE THE AGREEMENT, AND PROVIDING FOR AND EFFECTIVE DATE**

**WHEREAS**, the City of Marathon (the "City") recognizes the value of regional partnerships in smart growth; and

**WHEREAS**, Monroe County and the City of Marathon have previously entered into Interlocal Agreements to accept ROGO units and TDRs; and

**WHEREAS**, Monroe County has been approached by various interested parties seeking the potential transfer of development rights from the Florida Keys Land & Sea Trust/Crane Point, a non-profit entity located within the City of Marathon, to unincorporated Monroe County to facilitate project completion in support of environmental conservation and in a financially sound manner; and

**WHEREAS**, Monroe County recognized the potential for transferable development rights within the real property holdings of the Florida Keys Land & Sea Trust/Crane Point prior to the incorporation of the City of Marathon, and the City of Marathon, in turn, has recognized the same potential; and

**WHEREAS**, Monroe County recognizes the value of deflating jurisdictional boundaries to facilitate even development potential within the regional planning area; and

**WHEREAS**, Monroe County and the City of Marathon recognize the potential economic value of such transferable rights and desire to reduce the limitations on realizing potential profits for such local non-profit entities as Crane Point; and

**WHEREAS**, this Agreement is entered into according to the authority of Florida Statutes, Section 163.01 *et. seq.*, Florida Interlocal Cooperation Act of 1969, which states

“It is the purpose of this section to permit local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.”; and

**WHEREAS**, the comprehensive plans of Monroe County and the City of Marathon expressly identify interlocal agreements as a means of resolving issues mutually affecting their respective jurisdictions; and

**WHEREAS**, the parties have determined that this Agreement is in the best interests of the public;

**WHEREAS**, the Monroe County Board of County Commissioners has already approved a version of the agreement; and

**WHEREAS**, the changes to the Monroe County approved agreement requested by the City simply clarify the procedures applicable to City approval of TDR transfers and do not affect any substantive rights or obligations of the County thereunder;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, that:**

**Section 1.** The above recitals are true and correct and incorporated herein by this reference.

**Section 2.** The City Council hereby approves the Interlocal Agreement between Monroe County and the City, a copy of which is attached hereto as Exhibit A. The City Council further authorizes the Mayor to execute the Interlocal Agreement on behalf of the City Council.

**Section 3.** The City Council hereby further approves the transfer of fifteen (15) transferable development rights from the Florida Keys Land and Sea Trust / Cranepoint to Old Town Key West Development Ltd. For allocation to Key Haven Estates located on Stock Island in the unincorporated area of Monroe County.

**Section 4.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the City of Marathon, Florida, this 23<sup>rd</sup> day of September, 2008.

**THE CITY OF MARATHON, FLORIDA**

  
Edward P. Worthington, Mayor

AYES: Bull, Cinque, Tempest, Vasil, Worthington  
NOES: None  
ABSENT: None  
ABSTAIN: None

**ATTEST:**

  
Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

  
Jimmy Morales, City Attorney

AN INTERLOCAL AGREEMENT BETWEEN MONROE COUNTY AND  
THE CITY OF MARATHON TO ALLOW TRANSFERABLE  
DEVELOPMENT RIGHTS ACROSS JURISDICTIONAL BOUNDARIES  
BETWEEN THE COUNTY AND THE CITY.

---

This Agreement ("Agreement") is made and entered into this 15<sup>th</sup> day of Oct., 2008 by and between Monroe County, a political subdivision of the State of Florida, whose address is 1100 Simonton Street, Key West, FL 33040 ("County"); and the City of Marathon, a municipal corporation of the State of Florida, whose address is 9805 Overseas Highway, Marathon, FL 33050 (the "City"); and

**WITNESSETH:**

WHEREAS, Monroe County and the City of Marathon recognize the value of regional partnerships in smart growth; and

WHEREAS, Monroe County and the City of Marathon have previously entered into Interlocal Agreements to accept ROGO units and TDRs; and

WHEREAS, Monroe County has been approached by various interested parties seeking the potential transfer of development rights from the Florida Keys Land & Sea Trust/Crane Point, a non-profit entity located within the City of Marathon, to unincorporated Monroe County to facilitate project completion in support of environmental conservation and in a financially sound manner; and

WHEREAS, Monroe County recognized the potential for transferable development rights within the real property holdings of the Florida Keys Land & Sea Trust/Crane Point prior to the incorporation of the City of Marathon, and the City of Marathon, in turn, has recognized the same potential; and

WHEREAS, Monroe County recognizes the value of deflating jurisdictional boundaries to facilitate even development potential within the regional planning area; and

WHEREAS, Monroe County and the City of Marathon recognize the potential economic value of such transferable rights and desire to reduce the limitations on realizing potential profits for such local non-profit entities as Crane Point; and

WHEREAS, this Agreement is entered into according to the authority of Florida Statutes, Section 163.01 *et. seq.*, Florida Interlocal Cooperation Act of 1969, which states

“It is the purpose of this section to permit local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.”; and

WHEREAS, the comprehensive plans of Monroe County and the City of Marathon expressly identify interlocal agreements as a means of resolving issues mutually affecting their respective jurisdictions; and

WHEREAS, the parties have determined that this Agreement is in the best interests of the public;

NOW, THEREFORE, the parties hereto hereby agree as follows:

**Section 1. TRANSFER:** The parties agree to permit the transfer, in one or more transactions, of up to fifty (50) transferable development rights (TDRs) from The Florida Keys Land & Sea Trust/Crane Point to the unincorporated area of Monroe County, if the transfer adheres to the following conditions:

1. The planning department for the City, subject to the approval of the City Council, provides a written account of development rights to be transferred, detailing at a minimum:
  - a. any conditions on transfer to the unincorporated area of Monroe County; and
  - b. an accurate accounting of the total development rights available to the sender site, the amount proposed for transfer, the amount remaining following the successful transfer, and the identity, ownership, and conditions of the receiver site in unincorporated Monroe County.
2. The sender party shall adhere to all of the requirements governing transfer of development rights found in the Monroe County 2010 Comprehensive Plan and the Land Development Regulations including but not limited to:
  - a. environmental sensitivity requirements;
  - b. density requirements; and
  - c. procedural requirements requiring a minor conditional use approval to complete the transfer from the sender site(s) and the receiver site(s).
3. The parties agree that none of the proceeds of the sale or transfer of the TDRs shall be used to purchase the U.S. 1 right-of-way fronting Crane Point Hammock.

**Section 2. TERM:** Subject to and upon the terms and conditions set forth herein, this Agreement shall continue in force until otherwise retracted by action of the County or the City affecting only its jurisdiction.

**Section 3. GOVERNING LAWS/VENUE:** This Agreement is governed by the laws of the State of Florida and the United States. Venue for any dispute arising under this Agreement must be in Monroe County, Florida. In the event of any litigation, the prevailing party is entitled to a reasonable attorney's fee and costs. This Agreement is not subject to arbitration.

**Section 4. NONDISCRIMINATION.** The Parties agree that there will be no discrimination against any person, and it is expressly understood that upon a determination by a court of competent jurisdiction that discrimination has occurred, this Agreement automatically terminates without any further action on the part of any party, effective the date of the court order. The Parties agree to comply with all Federal and Florida statutes, and all local ordinances, as applicable, relating to nondiscrimination. These include but are not limited to: (1) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (2) Section 504 of the Rehabilitation Act of 1973, as amended (20 U.S.C. s. 794), which prohibits discrimination on the basis of handicap; (3) The Age Discrimination Act of 1975, as amended (42 U.S.C. ss. 6101-6107), which prohibits discrimination on the basis of age; (4) The Drug Abuse Office And Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (5) The Comprehensive Alcohol Abuse And Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (6) The Public Health Service Act of 1912, ss. 523 and 527, (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (7) The Americans With Disabilities Act of 1990 (42 U.S.C. s. 1201 Note), as may be amended from time to time, relating to nondiscrimination on the basis of disability; (8) The Florida Civil Rights Act of 1992, (Chapter 760, Florida Statutes, and Section 509.092, Florida Statutes), as may be amended from time to time, relating to nondiscrimination; and (9) any other nondiscrimination provisions in any federal or state statutes or local ordinances which may apply to the parties to, or the subject matter of, this Agreement.

**Section 5. CODE OF ETHICS.** The parties agree that their officers and employees recognize and will be required to comply with the standards of conduct relating to public officers and employees as delineated in Section 112.313, Florida Statutes, regarding, but not limited to, solicitation or acceptance of gifts; doing business with one's agency; unauthorized compensation; misuse of public position, conflicting employment or contractual relationship; and disclosure or use of certain information.

**Section 6. NO SOLICITATION/PAYMENT.** The Parties warrant that, in respect to itself, it has neither employed nor retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for it, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the each party agrees that the other party shall have the right to terminate this Agreement without liability and, at its discretion, to offset from monies owed, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

**Section 7. SUBORDINATION:** This Agreement is subordinate to the laws and regulations of the United States and the State of Florida, whether in effect on commencement of this agreement or adopted after that date.

**Section 8. INCONSISTENCY:** If any item, condition or obligation of this agreement is in conflict with other items of this Agreement, the inconsistencies shall be construed so as to give meaning to those terms which limit the County's responsibility and liability.

**Section 9. PUBLIC ACCESS TO RECORDS.** The Parties shall allow and permit members of the public reasonable access to, and inspection of, all documents, papers, letters, or other materials subject to the provisions of Chapter 119, Florida Statutes, and made or received by the parties in conjunction with this Agreement.

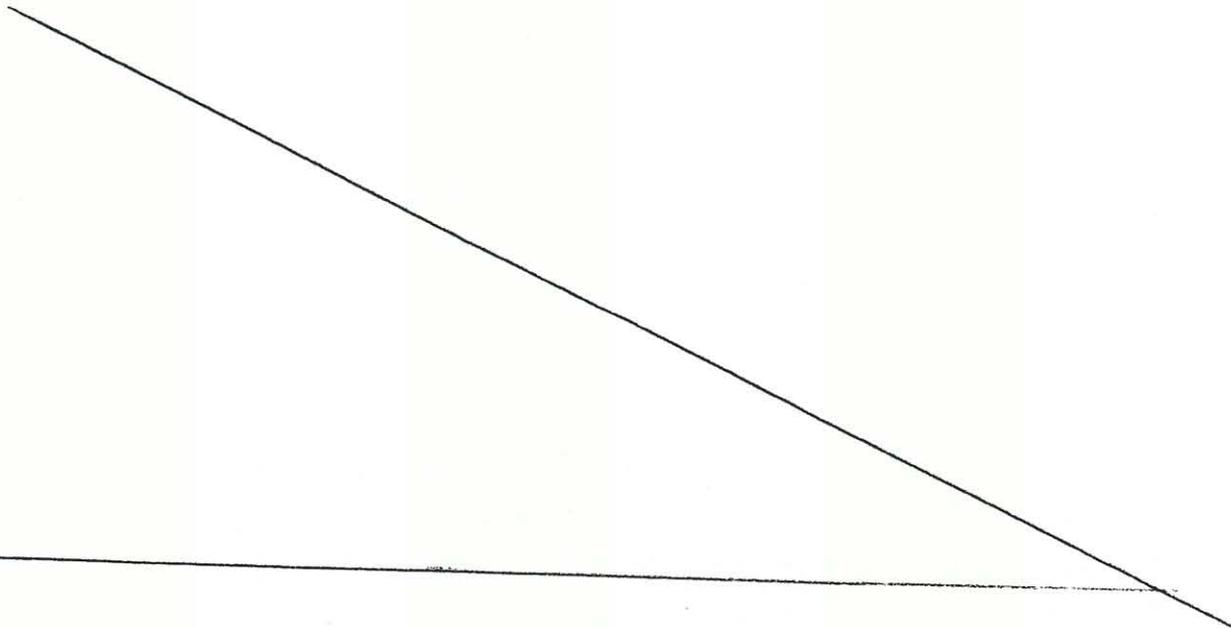
**Section 10. NON-RELIANCE BY NON-PARTIES.** No person or entity shall be entitled to rely upon the terms, or any of them, of this Agreement to enforce or attempt to enforce any third-party claim or entitlement to or benefit of any service or program contemplated hereunder, and the parties agree that neither the County nor the City or any agent, officer, or employee of each shall have the authority to inform, counsel, or otherwise indicate that any particular individual or group of individuals, entity or entities, have entitlements or benefits under this Agreement separate and apart, inferior to, or superior to the community in general or for the purposes contemplated in this Agreement.

**Section 11. NO PERSONAL LIABILITY.** No covenant or agreement contained herein shall be deemed to be a covenant or agreement of any member, officer, agent or employee of a party in his or her individual capacity, and no member, officer, agent or employee of a party shall be liable personally on this Agreement or be subject to any personal liability or accountability by reason of the execution of this Agreement.

**Section 12. NOTICES:** Notices in this Agreement, unless otherwise specified, must be sent by certified mail to the parties at their respectively listed addresses.

**Section 13. FULL UNDERSTANDING:** This Agreement is the parties' mutual understanding. It replaces any earlier agreements or understandings, whether written or oral. This Agreement cannot be modified or replaced except by another written and signed agreement.

**Section 14. EFFECTIVE DATE:** This Agreement shall take effect on September 23, 2008 for the undersigned parties.



IN WITNESS WHEREOF, each party has caused this Agreement to be executed by its duly authorized representative.

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

BOARD OF COUNTY  
COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By: Isabel C. De Santis  
Deputy Clerk

By: Mario DiGennaro  
Mayor Mario DiGennaro

CITY OF MARATHON

By: Edward P. Worthington  
Mayor Pete Worthington

ATTEST:

By: Diane Clavier  
Diane Clavier, City Clerk

Acknowledged and Agreed this 15<sup>th</sup> day of OCTOBER, 2008:

FLORIDA KEYS LAND AND SEA TRUST

By: Lynn C. Mapes  
Lynn C. Mapes  
Chairman of the Board

Approved as to form &  
legal sufficiency  
Susan M. Grimsley  
October 15, 2008



## **CITY OF MARATHON, FLORIDA**

---

9805 Overseas Highway, Marathon, Florida 33050  
Phone: (305) 743-0033 Fax: (305) 743-3667  
[www.ci.marathon.fl.us](http://www.ci.marathon.fl.us)

### **ATTACHMENT 2**



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 15, 2008

Mr. Don Craig  
The Craig Company  
P.O. Box 970  
Key West, Florida 33041

Re: Florida Keys Land Trust, Inc/Crane Point Hammock

Dear Mr. Craig:

The Department of Community Affairs (Department) has reviewed the material that you have provided regarding the history of the transfer of development rights (TDRs) from the Florida Keys Land Trust, Inc/Crane Point Hammock property. The material suggests that during the period 1997 to 2005, prior to the Marathon Comprehensive Plan becoming effective, this property may have contained between 57-342 residential TDRs and that 105 TDRs were sold and transferred off the property. The development rights history submitted to the Department indicates these transfers reduced the development rights previously existing under the Monroe County regulations to 237 residential TDRs (342 TDRs – 105 TDRs = 237 TDRs) on the Crane Point property. The calculations of the number of development rights appear to be based on a Zoning District density instead of the density of the Future Land Use Designation of the Comprehensive Plan. The 2010 Monroe County Comprehensive Plan Future Land Use Map designates the Crain Point property as Institutional. The zoning map with a designation of Urban Commercial (UC) was not changed to reflect the Institutional Future Land Use designation that was adopted by Monroe County in 1997. The Institutional Future Land Use category does not have any residential density allocated to this category.

The information you provided also includes a letter, dated July 10, 2007, from the City of Marathon establishing approximately 251 TDRs on the Crain Point property. The City of Marathon letter based this calculation on the UC Monroe County zoning district. This calculation of the number of development rights was again based on the Monroe County Zoning District density instead of the density of the Marathon Comprehensive Plan that was in effect at the time the letter was issued.

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦  
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

Don Craig  
December 15, 2008  
Page 2

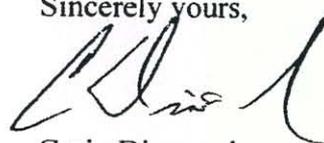
The Marathon Comprehensive Plan Future Land Use Map designates the Crain Point property as Conservation. The Conservation designation has an assigned density of one unit per 4 acres. When the City of Marathon designated this property as Conservation, no party filed an appeal challenging the Conservation land use designation. When this designation was adopted, the Crane Point property could no longer calculate its TDRs based on the Monroe County zoning district.

The analysis in the letter does not reflect the adopted land use map designation of Conservation for the Crane Point property. The City of Marathon letter was prepared after the adoption of the future land use map and does not provide any basis for vesting development rights to the Crain Point property after the Marathon Comprehensive Plan was adopted in 2005. Further, in 2007, the City updated its land development regulations and zoning maps. In this update, the Crain Point property was zoned Conservation-Native Area with an assigned density of one unit per 4 acres.

No vesting agreement was entered between the City of Marathon and Crane Point Hammock, and as a result, the change to the future land use map and zoning map reduced the development potential of the site. In an effort to assist the Florida Keys Land Trust, and using the entire acreage of the Crane Point property, the Department recognizes 16.6 TDRs under the current City of Marathon zoning and future land use designation of Conservation for the Crane Point property. Without regard to the previously transferred TDRs, this balance of 16.6 development rights remain that may be transferred. Once these rights have been extinguished, no remaining rights may be transferred. The Department recommends that the City establish documentation that reflects the transfer and extinguishment of any development rights from Crane Point Hammock.

Thank for the opportunity to comment on this item. If you have any questions, please contact Rebecca Jetton at (850) 922-1766.

Sincerely yours,



Craig Diamond  
Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
Ed Swift

Attachment: Crane Point TDR summary

**Attachment**  
Crane Point TDR summary

Year	Jurisdiction	FLUM	Zoning	Acres (approx.)	Density	TDR Potential	Notes
1988	Monroe County	Information not provided	Destination Resort (DR)	57 acres	1 unit/acre residential	Approx. 57 TDRs for residential use	Current Comp Plan assigns DR zoning under Mixed Use/ Commercial FLUM and NA zoning under Residential Conservation FLUM
			Native Area (NA)	0.9 acres of hammock	1 unit/acre residential		
				8.5 acres of mangroves	0		
1988	Monroe County	Information not provided	Urban Commercial (UC)	57 acres	6 unit/acre residential	Approx. 342 TDRs for residential use	Current Comp Plan assigns DR zoning under Mixed Use/ Commercial FLUM and NA zoning under Residential Conservation FLUM
				0.9 acres of hammock	6 unit/acre residential		
				8.5 acres of mangroves	0		
1996	Monroe County	Institutional (INS).	No corresponding zoning	57 acres	0 for residential 15 rooms/ spaces for transient	Approx. 855 TDRs for transient use	Monroe County Comp Plan and FLUM become effective.
				0.9 acres of hammock	0 for residential 15 rooms/ spaces for transient		
				8.5 acres of mangroves	0		

2005	Marathon	Conservation (C)	LDRs & Zoning map not in effect.	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	Marathon County Comp Plan and FLUM become effective.
2007	Marathon	Conservation (C)	Native Area (C-NA)	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	LDRs & Zoning map become effective.

The information you provided indicates that the following TDR were sold and transferred offsite:

Receiving Site	Acres	TDRs [calculation based upon the Monroe County Urban Commercial Zoning (6units/acre)]
Seanic	10 acres	60 TDRs
Sunday Bay	1.7 acres	10 TDRs
Kavala	2 acres	12 TDRs
Twin Harbors	3.88 acres	23 TDRs
<b>Total</b>	<b>17.58 acres</b>	<b>105 TDRs</b>

**Letter from the Florida Department of  
Community Affairs  
Craig Diamond**



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 15, 2008

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The Craig Company  
P.O. Box 970  
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Don Craig  
December 15, 2008  
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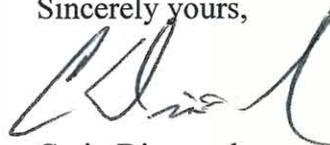
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Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
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## **Appendix A**

2/04-7 2151  
55.50

STATE OF FLORIDA

COUNTY OF MONROE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 14 day of DECEMBER, 1988, by the FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a corporate instrumentality of the United States Government, in its capacity as Receiver for American Savings and Loan Association, Inc., having a mailing address of 10 South LaSalle Street, Suite 1900, Chicago, Illinois 60603 (hereinafter referred to as "Grantor") to FLORIDA KEYS LAND TRUST, INC., a Florida non-profit corporation, having a mailing address of P.O. Box 1432, Key West, Florida 33041 (hereinafter referred to as "Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH THAT: Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS AND CONFIRMS unto Grantee all of its interest in and to that certain real property lying and being in Monroe County, Florida, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference (the "Property").

TO HAVE AND TO HOLD the Property in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple, that Grantor has good right and lawful authority to sell and convey said Property, and hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; except, however, that this conveyance is made subject to those matters contained and shown on Exhibit "B" which is attached hereto and made a part hereof by reference and is further made and accepted subject to the following restriction which shall bind and burden the Property and shall run with the land: no development of the Property for commercial or residential purposes of any kind whatsoever shall be permitted for a period of ten (10) years from the date hereof, it being the intention of Grantor and Grantee herein that the Property be maintained as a nature preserve during such period; provided, however, upon a transfer of the Property within ten (10) years from the date hereof to a third party non-affiliated with Grantee for full consideration in an arm's length transaction the foregoing restriction shall be released upon compliance by Grantee and such third party purchaser with the terms and conditions of that certain Agreement Regarding Resale of Crane Point of even date herewith which is attached hereto as Exhibit "C" and incorporated herein by reference as if fully set forth herein. The restriction against commercial or residential development shall exclude the reasonable and necessary renovations, developments or improvements upon the Property for the purposes of constructing, operating, and maintaining a nature preserve or renovating the existing structures on the Property. Any restrictive covenant set forth herein may be waived or modified only upon the written consent of the Grantor.

This instrument prepared by:

C. Edward Kuntz, Esq.  
Federal Asset Disposition Association  
9000 Central Park  
Suite 300  
Atlanta, Georgia 30328

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, in its capacity as Receiver for American Savings and Loan Association, Inc.

Signed, sealed and delivered in the presence of:

Cheryl A. Quander  
Witness

[Signature]  
Witness

By: [Signature]  
Title: Special Representative

STATE OF ILLINOIS

COUNTY OF COOK

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, FRANK J. PARZ, Special Representative of the Federal Savings and Loan Insurance Corporation, a corporate instrumentality of the United States Government, in its capacity as Receiver for American Savings and Loan Association, Inc., to me well known to be the person described in and who executed the foregoing Special Warranty Deed, and acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal this 14 day of DECEMBER, 1988.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
August 12, 1989

(NOTARY SEAL)

"EXHIBIT A"

PARCEL I

Government Lot 1, Section 3, Township 66 South, Range 32 East, situate, lying and being in Monroe County, Florida.

PARCEL II

Government Lots 3, 4 and 5 in Section 2 and Government Lot 2, in Section 11, Township 66 South, Range 32 East, lying North of the Overseas Highway.

PARCEL III

A parcel of submerged bottom land immediately adjacent to and abutting Government Lot 5, Section 2, Township 66 South, Range 32 East, Monroe County, Florida, more particularly described as follows:

Commencing at the corner of Section 2, 3, 10 and 11, Township 66 South, Range 32 East, Tallahassee Meridian, Key Vaca, Monroe County, Florida; thence North along the Section line between said Sections 2 and 3, being also the West line of Government Lot 5 of said Section 2, 180 feet, more or less, to the Mean High Water line of the Bay of Florida, the POINT OF BEGINNING; thence North along said section line projected, 540 feet, more or less; thence North 89 degrees 49' East, 210 feet, more or less, to the Mean High Water Line of the Bay of Florida and the shore line of said Government Lot 5; thence meandering the shoreline of said Government Lot 5 in a Southerly and Westerly direction to the Point of Beginning.

PARCEL IV

A tract of land in a part of Government Lot 2, Section 11, Township 66 South, Range 32 East, at Marathon, Key Vaca, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the centerline of Old State Road No. 4-A and the West Line of Section 11, bear North 74 degrees, 32 minutes and 20 seconds East, along the centerline of Old State Road No. 4-A, 1224.83 feet; thence bear North 15 degrees, 27 minutes and 40 seconds West, 33 feet to the Northwesternly right-of-way line of Old State Road No. 4-A, said point being the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 15 degrees, 27 minutes and 40 seconds West, 117.28 feet; thence bear North 74 degrees, 32 minutes and 20 seconds East and parallel with Old State Road No. 4-A, 225 feet; thence bear South 15 degrees, 27 minutes and 40 seconds East, 117.28 feet to the Northwesternly right-of-way line of Old State Road No. 4-A; thence bear South 74 degrees, 32 minutes and 20 seconds West, along the Northwesternly right-of-way line of Old State Road No. 4-A, 225 feet, back to POINT OF BEGINNING.

"EXHIBIT A"

PARCEL V

That certain Island lying North of Key Vaca and West of Government Lot No. 1, Northwest of Government Lot No. 2 and North of Government Lot No. 3 of Section 2, Township 66 South, Range 32 East, said Island being known as RACHAEL'S KEY, and being in Section 2, Township 66 South, Range 32 East, situate, lying and being in Monroe County, Florida.

EXCEPT

Begin at a point of intersection of the East line of Government Lot 2, Section 11, Township 66 South, Range 32 East and the North line of the right-of-way line of the Overseas Highway; thence run in a Southwesterly direction along said right-of-way a distance of 822 feet to a point; thence North to waters of Florida Bay; thence East along the shore of Florida Bay to a point where the said shore line intersects the East line of Government Lot 2; thence South along said East line to the Point of Beginning.

EXCEPT

CRANE HAMMOCK SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 51, of the Public Records of Monroe County, Florida.

EXCEPT

Commencing at the intersection of the Easterly boundary line of CRANE HAMMOCK SUBDIVISION and the Northerly boundary line of an un-named Street, the POINT OF BEGINNING; thence North 51 degrees 50' 20" East along the Northerly boundary line of said un-named Street, extended, 25.00 feet; thence North 38 degrees 09' 40" West 169.37 feet, to the Southeasterly bank of a channel; thence South 35 degrees 49' 28" West along said channel bank, 82.65 feet, to the Northerly boundary of Lot 5, Block H, Crane Hammock Subdivision recorded in Plat Book 3, Page 51; thence South 78 degrees 16' 04" East along this Northerly boundary 84.51 feet; thence South 38 degrees 09' 40" East along the Easterly boundary of said Lot 5, which is also the Easterly boundary of said CRANE HAMMOCK SUBDIVISION, 81.93 feet, to the Point of Beginning.

EXHIBIT "B"

1. General or special taxes and assessments for 1988 and subsequent years.
2. Reservations of all oil and gas and of rights to prospect and mine as conveyed from the United States of America, filed in Official Records Book 370, Page 506, of the Public Records of Monroe County, Florida, as to Lot 1 in Section 3 only.
3. Three-fourths interest in all minerals and one-half interest in all petroleum as conveyed by the Trustees of the Internal Improvement Fund by Deed dated January 29, 1954, and recorded in Official Records Book 2, Page 54, of the Public Records of Monroe County, Florida.
4. Reservations of all oil, gas and rights to prospect or mine reserved in patent dated April 1, 1955, and recorded in Official Records Book 37, Page 91, of the Public Records of Monroe County, Florida.
5. Three-fourths interest in all minerals and one-half interest in all petroleum as conveyed by the Trustees of the Internal Improvement Fund in Deed dated January 29, 1954, filed in Official Records Book 2, Page 54, of the Public Records of Monroe County, Florida, as to the submerged lands only.
6. Gas and oil lease as conveyed by the Trustees of the Internal Improvement Fund to Island Incorporated by Instrument dated August 8, 1930, filed in Deed Book G-3, Page 361, of the Public Records of Monroe County, Florida.
7. The rights, if any, of the public to use as a public beach or recreational area, any part of the land lying between the body of water abutting subject property and the natural line of vegetation, bluff, extreme high water line or other apparent boundary separating the publicly used area from the upland private area.
8. Riparian rights and water privileges incident to the ownership of insured premises, land between high and low water marks, and submerged lands.
9. The Coastal Construction control lines as established by Florida Statute Chapter 161.052.
10. Any portion of the premises herein being artificially filled in land in what was formerly navigable waters, or as to any portion of the premises described that lies under navigable waters, those portions are subject to any and all rights of the United States Government and the State of Florida arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and the inalienable rights of the State of Florida in lands and/or waters of such character.
11. Marketability of Government Lot 1 in Section 3, Township 66 South, Range 32 East, Monroe County, Florida.

## EXHIBIT "C"

AGREEMENT REGARDING RESALE OF CRANE POINT

THIS AGREEMENT is made and entered into the 14 day of DECEMBER, 1988 by and between the FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a corporate instrumentality of the United States Government, in its capacity as Receiver for American Savings and Loan Association, Inc. (hereinafter referred to as "Grantor") and FLORIDA KEYS LAND TRUST, INC., a Florida non-profit corporation (hereinafter referred to as "Grantee").

## W I T N E S S E T H:

WHEREAS, on even date herewith, Grantor has executed and delivered to Grantee a Special Warranty Deed (the "Special Warranty Deed") conveying to Grantee that certain real property located in Monroe County, Florida known as Crane Point being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference (the "Property");

WHEREAS, the Special Warranty Deed contains a restriction (the "Deed Restriction") which prohibits development of the Property for commercial or residential purposes for a period of ten (10) years except upon a subsequent transfer of the Property to a third party non-affiliated with Grantee for full consideration in an arm's length transaction upon compliance by Grantee and such third party purchaser with the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the delivery of the Special Warranty Deed by Grantor to Grantee and in further consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Conditions upon which Grantee may transfer the Property free of Deed Restriction. Grantee may transfer the Property free of the Deed Restriction upon the expiration of ten (10) years from the date hereof or upon compliance with the following conditions:

a. Grantee shall provide written notice to Grantor of its intention to transfer the Property. Such notice shall set forth the name of the proposed transferee, the purchase price of the Property, the proposed date of closing, and a representation that the proposed transferee is non-affiliated with Grantee and that the transfer is for full and adequate consideration and was negotiated at arm's length.

b. Upon the closing of the transfer of the Property to such third party purchaser, Grantee shall deliver to Grantor a copy of the executed Closing Statement relating to the transaction and a sum of money equal to the difference between the Net Sales Proceeds realized from the sale and \$1,350,000. For purposes of the preceding sentence, Net Sales Proceeds shall be deemed to be equal to the gross sales price less reasonable and customary closing costs not to exceed 5% of the gross sales price. The difference between the Net Sales Proceeds and \$1,350,000 shall be referred to herein as the "Sales Price Differential".

c. Upon receipt of the Sales Price Differential and the Closing Statement, Grantor shall execute and deliver to Grantee an Affidavit in recordable form substantially in the form attached hereto as Exhibit "B". Such Affidavit shall evidence the receipt by Grantor of the Sales Price Differential and when recorded shall evidence compliance by Grantee with the terms of this Agreement. After the recording of such Affidavit, the Deed Restriction shall be deemed released.

2. Notices. Any notice required or permitted to be given or served by any party hereto upon any other party shall be deemed given or served in accordance with the provisions of this Agreement when given as follows: Notices shall be mailed in a sealed wrapper by United States registered or certified mail, return receipt requested, postage prepaid or delivered to a courier who guarantees overnight delivery, properly addressed as follows:

In the case of notices directed to Grantor:

FSLIC, as Receiver for American  
Savings and Loan Association, Inc.  
10 South LaSalle Street  
Suite 1900  
Chicago, Illinois 60603

If to Grantee:

Florida Keys Land Trust, Inc.  
P.O. Box 1432  
Key West, Florida 33041

Each such mailed notice shall be deemed to have been given to the party to which addressed on the date the same as received. Any party hereto may change its address for the service of notice hereunder by delivering written notice of said change to the other parties hereunder in the manner above specified, ten (10) days prior to the effective date of said change.

3. Binding Effect. The terms and conditions of this Agreement shall be binding upon an inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and permitted assigns.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hand and seal the day and year first above written.

GRANTOR:

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, in its capacity as Receiver for American Savings and Loan Association, Inc.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

Cheryl A. Crander  
Witness

By: [Signature]

Title: Special Representative

GRANTEE:

FLORIDA KEYS LAND TRUST, Inc.  
a Florida non-profit corporation

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature]  
Witness

By: [Signature]

Title: President

(CORPORATE SEAL)

STATE OF ILLINOIS

COUNTY OF COOK

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRANK J. PAZZ, well known to me to be the Special Representative of the Federal Savings and Loan Insurance Corporation, a corporate instrumentality of the United States Government, in its capacity as Receiver for American Savings and Loan Association, Inc., in whose name the foregoing instrument was executed, and he acknowledged executing the same as such officer freely and voluntarily under authority duly vested in him by said corporate instrumentality.

Given under my hand and seal of office this the 14 day of DECEMBER, 1988.

Mary T. Brown  
Notary Public

My Commission Expires: August 12, 1989

[NOTARIAL SEAL]

STATE OF FLORIDA

COUNTY OF Monroe

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. Allison DeFoor II, well known to me to be the President of Florida Keys Land Trust, Inc., a Florida non-profit corporation, in whose name the foregoing instrument was executed, and he acknowledged executing the same as such officer of the corporation freely and voluntarily under authority duly vested in him by the corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

Given under my hand and seal of office this the 19 day of December, 1988.

Gutchen Holland  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXP SEPT 28 1990  
BONDED THRU GENERAL INS. CO.

My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

"EXHIBIT A"

(To Agreement Regarding Resale of Crane Point)

PARCEL I

Government Lot 1, Section 3, Township 66 South, Range 32 East, situate, lying and being in Monroe County, Florida.

PARCEL II

Government Lots 3, 4 and 5 in Section 2 and Government Lot 2, in Section 11, Township 66 South, Range 32 East, lying North of the Overseas Highway.

PARCEL III

A parcel of submerged bottom land immediately adjacent to and abutting Government Lot 5, Section 2, Township 66 South, Range 32 East, Monroe County, Florida, more particularly described as follows:

Commencing at the corner of Section 2, 3, 10 and 11, Township 66 South, Range 32 East, Tallahassee Meridian, Key Vaca, Monroe County, Florida; thence North along the Section line between said Sections 2 and 3, being also the West line of Government Lot 5 of said Section 2, 180 feet, more or less, to the Mean High Water line of the Bay of Florida, the POINT OF BEGINNING; thence North along said section line projected, 540 feet, more or less; thence North 89 degrees 49' East, 210 feet, more or less, to the Mean High Water Line of the Bay of Florida and the shore line of said Government Lot 5; thence meandering the shoreline of said Government Lot 5 in a Southerly and Westerly direction to the Point of Beginning.

PARCEL IV

A tract of land in a part of Government Lot 2, Section 11, Township 66 South, Range 32 East, at Marathon, Key Vaca, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the centerline of Old State Road No. 4-A and the West Line of Section 11, bear North 74 degrees, 32 minutes and 20 seconds East, along the centerline of Old State Road No. 4-A, 1224.83 feet; thence bear North 15 degrees, 27 minutes and 40 seconds West, 33 feet to the Northwesternly right-of-way line of Old State Road No. 4-A, said point being the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 15 degrees, 27 minutes and 40 seconds West, 117.28 feet; thence bear North 74 degrees, 32 minutes and 20 seconds East and parallel with Old State Road No. 4-A, 225 feet; thence bear South 15 degrees, 27 minutes and 40 seconds East, 117.28 feet to the Northwesternly right-of-way line of Old State Road No. 4-A; thence bear South 74 degrees, 32 minutes and 20 seconds West, along the Northwesternly right-of-way line of Old State Road No. 4-A, 225 feet, back to POINT OF BEGINNING.

"EXHIBIT A"

PARCEL V

That certain Island lying North of Key Vaca and West of Government Lot No. 1, Northwest of Government Lot No. 2 and North of Government Lot No. 3 of Section 2, Township 66 South, Range 32 East, said Island being known as RACHAEL'S KEY, and being in Section 2, Township 66 South, Range 32 East, situate, lying and being in Monroe County, Florida.

EXCEPT

Begin at a point of intersection of the East line of Government Lot 2, Section 11, Township 66 South, Range 32 East and the North line of the right-of-way line of the Overseas Highway; thence run in a Southwesterly direction along said right-of-way a distance of 822 feet to a point; thence North to waters of Florida Bay; thence East along the shore of Florida Bay to a point where the said shore line intersects the East line of Government Lot 2; thence South along said East line to the Point of Beginning.

EXCEPT

CRANE HAMMOCK SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 51, of the Public Records of Monroe County, Florida.

EXCEPT

Commencing at the intersection of the Easterly boundary line of CRANE HAMMOCK SUBDIVISION and the Northerly boundary line of an un-named Street, the POINT OF BEGINNING; thence North 51 degrees 50' 20" East along the Northerly boundary line of said un-named Street, extended, 25.00 feet; thence North 38 degrees 09' 40" West 169.37 feet, to the Southeasterly bank of a channel; thence South 35 degrees 49' 28" West along said channel bank, 82.65 feet, to the Northerly boundary of Lot 5, Block H, Crane Hammock Subdivision recorded in Plat Book 3, Page 51; thence South 78 degrees 16' 04" East along this Northerly boundary 84.51 feet; thence South 38 degrees 09' 40" East along the Easterly boundary of said Lot 5, which is also the Easterly boundary of said CRANE HAMMOCK SUBDIVISION, 81.93 feet, to the Point of Beginning.

EXHIBIT "B"

(To Agreement Regarding Resale of Crane Point)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

AFFIDAVIT

Before me, the undersigned authority, personally appeared \_\_\_\_\_, Special Representative for the Federal Savings and Loan Insurance Corporation, in its capacity as Receiver for American Savings and Loan Association, Inc. ("Grantor"), who being by me first duly sworn, on oath, deposes and says:

1. That Grantor conveyed to the Florida Keys Land Trust, Inc., a Florida non-profit corporation ("Grantee"), by Special Warranty Deed dated \_\_\_\_\_, 1988 and recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Monroe County, Florida that certain property located in Monroe County, Florida being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

2. That the Special Warranty Deed contains a restriction (the "Deed Restriction") against development of the Property for a period of ten (10) years except upon a transfer of the Property to a third party non-affiliated with Grantee for full consideration in an arm's length transaction provided Grantee and such third party purchaser comply with the terms and conditions of that certain Agreement Regarding Resale of Crane Point attached to the Special Warranty Deed as Exhibit "C" and incorporated therein by reference.

3. That Grantee and such third party purchaser have complied with the terms of such Agreement Regarding Resale of Crane Point by notifying Grantor in accordance with such Agreement and delivering to Grantor the sum of \$\_\_\_\_\_ representing the Sales Price Differential as defined in such Agreement.

4. That the Deed Restriction is hereby released and shall be null and void and of no further force and effect.

5. That Affiant understands this Affidavit will be recorded and relied upon for the purpose of evidencing the release of the Deed Restriction.

This \_\_\_ day of \_\_\_\_\_ 19\_\_.

AFFIANT:

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Special Representative

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, \_\_\_\_\_, Special Representative of the Federal Savings and Loan Insurance Corporation, a corporate instrumentality of the United States Government, in its capacity as Receiver for American Savings and Loan Association, Inc., to me well known to be the person described in and who executed the foregoing Affidavit, and acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 198\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
(NOTARY SEAL)

Doc# 1703827 07/15/2008 2:25PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:  
John M. Spottswood, Jr.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 06-160-EB

07/15/2008 2:25PM  
DEED DOC STAMP CL: JD \$0.70

Doc# 1703827  
Bk# 2371 Pg# 1757

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## Corrective Quit Claim Deed

This Quit Claim Deed made this 10<sup>th</sup> day of July, 2008 between BETTY LUJAN TOPPINO f/k/a BETTY L. LUJAN, a married woman whose post office address is 46 Cypress Ave, Key West, FL 33040, grantor, and KEY HAVEN ESTATES, LLC, a Florida Limited Liability company, Front Street, Suite # 224, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trusts.)

**Witnesseth**, that said grantor, for and in consideration of ten DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, said grantor hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and its successors, heirs, assigns, all the right, title, interest, claim and demand which grantor has in and to the following described property, situate, lying and being in Monroe County, Florida to-wit:

Received  
Deeds

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

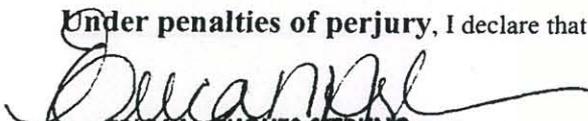
This instrument was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his or her agent.

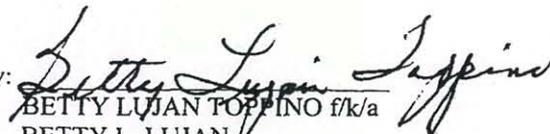
**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**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:

**Under penalties of perjury**, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

  
Printed **Erica N. Hughes-Sterling**  
Witness

By:   
BETTY LUJAN TOPPINO f/k/a  
BETTY L. LUJAN

  
Printed **Mary E. Turso**  
Witness

\*\*\*THIS CORRECTIVE DEED IS BEING RECORDED IN ORDER TO CORRECT THE LEGAL DESCRIPTION.\*\*\* PREVIOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2265, AT PAGE 140, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

State of Florida  
County of Monroe

The foregoing instrument was sworn to and subscribed before me this 10<sup>th</sup> day of July 2008 by BETTY LUJAN TOPPINO, f/k/a BETTY L. LUJAN on behalf of the corporation. He/she [] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso  
Notary Public

Printed Name: Mary E. Turso

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows:

From the intersection of the centerline of U.S. Highway No. 1 and the Westerly abutment of the Boca Chica Viaduct go S 80°51'47" W along the centerline of U.S. Highway No. 1 a distance of 3710.25 feet; thence N 09°34'47" E a distance of 211.17 feet to a point in the Northerly right of way line of U.S. Highway No. 1; thence continue N 09°34'47" E a distance of 492.16 feet; thence N 05°20'37" E a distance of 292.56 feet; thence N 85°32'59" E a distance of 50.60 feet to the Point of Beginning; thence S 85°32'55" E a distance of 27.79 feet; thence S 43°46'24" W a distance of 44.48 feet; thence N 05°20'37" E a distance of 25.81 feet to a point on a curve with radius of 263.27 feet and a central angle of 01°52'24"; thence Northwesterly along said curve a distance of 8.61 feet back to the Point of Beginning.

Doc# 1703826 07/15/2008 2:25PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:  
John M. Spottswood, Jr.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 06-160-EB

07/15/2008 2:25PM  
DEED DOC STAMP CL: JD \$0.70

Doc# 1703826  
Bk# 2371 Pg# 1753

[Space Above This Line For Recording Data]

## Corrective Quit Claim Deed

This Quit Claim Deed made this 16<sup>th</sup> day of July, 2008 between Key Haven Estates, Ltd., formerly known as Lujan Limited Partnership, a Florida limited partnership whose post office address is 201 Front Street, Key West, FL 33040, grantor, and KEY HAVEN ESTATES, LLC, a Florida Limited Liability company whose post office address is 201 Front Street, Suite # 224, Key West, FL 33040, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

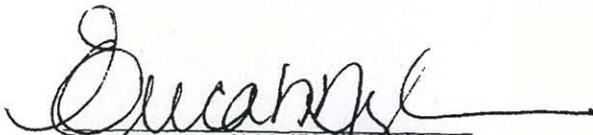
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

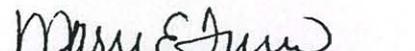
**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

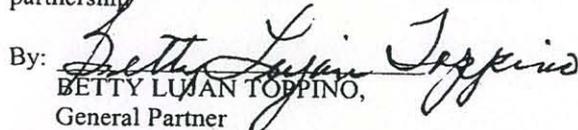
Signed, sealed and delivered in our presence:

**Under penalties of perjury**, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

  
Printed With **ERICA N. HUGHES-STERLING**

  
Printed With **MARY E. TURSO**

Key Haven Estates, Ltd., formerly known as LUJAN LIMITED PARTNERSHIP, Ltd., a Florida limited partnership

By:   
**BETTY LUJAN TOPPINO,**  
General Partner

(Corporate Seal)

\*\*\*THIS CORRECTIVE DEED IS BEING RECORDED IN ORDER TO CORRECT THE LEGAL DESCRIPTION, PREVIOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2215, AT PAGE 1194, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

State of Florida  
County of Monroe

The foregoing instrument was sworn to and subscribed before me this 10<sup>th</sup> day of July 2008 by BETTY LUJAN TOPPINO, as General Partner on behalf of KEY HAVEN ESTATES, Ltd., formerly known as LUJAN LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



*Mary E Turso*

Notary Public

Printed Name: Mary E. Turso

My Commission Expires: \_\_\_\_\_

Legal Description:

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows: COMMENCING at the West end of the Boca Chico Viaduct, S.R.D., station 129 plus 66.17 run Southwesterly along the centerline of Slate Highway No. 5 (a.k.a. U.S. Highway No. 1) for a distance of 2300.00 feet to a point: thence at a right angle for a distance of 200.00 feet to the Northwesterly Right-of-Way Line of U.S. Highway No. 1 and the Point of Beginning; thence S 80°51'47" W a distance of 1434.21 feet; thence N 30°11'33" W a distance of 731.01 feet; thence N 40° 11 ' 33" W a distance of 4.83 feet; thence N 49°48'27" E a distance of 600.00 feet; thence S 40°11'33" E a distance of 97.47 feet to a point on a curve to the right, having a radius of 213.27 feet, a central angle of 32°28'06" a tangent length of 62.10 feet, a chord bearing of S.23°57'31"E. and a chord length of 119.24 feet; thence along the arc of said curve, on arc length of 120.86 feet to a point on a curve to the right, having a radius of 25.00 feet, a central angle of 26°06'27", a tangent length of 5.80 feet, a chord bearing of S.56°27'29"E. and a chord length of 11.29 feet; thence along the arc of said curve, an arc length of 11.39 feet to the point of reverse curvature of a curve to the left, having: a radius of 50.00 feet, a central angle of 41°15'08" a tangent length of 18.82 feet, a chord bearing of S.64°01'50"E. and a chord length of 35.23 feet; thence along the arc of said curve, an arc length of 36.00 feet; thence S 84°39'23" E a distance of 90.03 feet to a point on a curve to the left, having: a radius of 169.32 feet, a central angle of 45°32'10" a tangent length of 71.06 feet, a chord bearing of S. 72°34'32"W and a chord length of 131.05 feet; thence along the arc of said curve, an arc length of 134.57 feet; thence N 49°48'27" E a distance of 400.51 feet; thence S 40°11'33" E a distance of 100.07 feet; thence N 49°46'10" E a distance of 99.51 feet; thence N 76°34'47" E a distance 145.00 feet; thence S 02°00'13" E a distance of 93.70 feet; thence N 80°51'47" E a distance of 237.81 feet: thence S 09°08'13" E a distance of 856.07 feet back to the Point of Beginning. Parcel, not including Bay Bottom, contains 610,265 square feet, or 14.0 acres, more or less.

AND ALSO

Lots 20 - 2 3 and the Southwesterly 40.49 feet of Lot 19, KEY HAVEN, FOURTH ADDITION, according to the plat thereof. as recorded in Plot Book 4, Page 152, of the Public Records of Monroe County, Florida..

AND ALSO

Lots 3-8, 11-24, and adjacent canals and roads, "KEY HAVEN, NINTH ADDITION", all as shown on Plat Book 5, Page 113, of the Public Records of Monroe County, Florida.

AND ALSO

All of the uplands of "ENCHANTED ISLAND", as shown on Plat Book 6, Page 89, of the Public Records of Monroe County, Florida.

AND ALSO

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows:

COMMENCING at the West end of the Boca Chica Viaduct, S.R.D. station 129 plus 66.17 run Southwesterly along the centerline of State highway No. 5 for a distance of 1200 feet to a point; thence at right angles in a Northwesterly direction for a distance of 200 feet to the Point of Beginning of the property hereinafter described, said Point of Beginning also being on the Northwesterly right of way line of State Road No. 5, from said Point of Beginning, continue Northwesterly and at right angles to said right of way for a distance of 1350 feet to a point; thence at right angles and in a Southwesterly direction for a distance of 1100 feet to a point; thence at right angles and in a Southeasterly direction for a distance of 1350 feet to the aforementioned right of way; thence at right angles and in a Northeasterly direction along said Northwesterly right of way 1100 feet back to the Point of Beginning.

AND Shoreline

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows: COMMENCING at the West end of the Boca Chica Viaduct, S.R.D., station 129 plus 66.17 run Southwesterly along the centerline of State Highway No. 5 for a distance of 3689.36 feet to the centerline of Key Haven Road; thence N 30°11'33" W a distance of 426.82 feet; thence S 80°51'01" W a distance of 269.6± to the shoreline and Point of Beginning; thence N.05°23'21"W, a distance of 6.29 feet; thence N.08°02'46" W., a distance of 8.34 feet; thence N.17°29'46" W., a distance of 21.93 feet; thence N.19°46'37" W., a distance of 33.99 feet; thence N.13°37'11" W., a distance of 35.36 feet; thence N.08°14'13" W., a distance of 11.57 feet; thence N.03°35'59"W a distance of 15.44 feet; thence N.02°48'23" W., a distance of 33.25 feet; thence N.02°11'24"W., a distance of 13.05 feet; thence N. 02°17'28" W., a distance of 10.13 feet; thence N.08°44'00" W., a distance of 16.11 feet; thence N. 17°18'13" W., a distance of 38.38 feet; thence N.23°03'47" W., a distance of 26.96 feet; thence N. 21°50'03" W., a distance of 20.22 feet; thence N.14°34'40" W., a distance of 20.05 feet; thence N. 15° 47'05" W., a distance of 13.39 feet; thence N.20°00'14" W., a distance of 16.89 feet; thence N.20°17'04" W., a distance of 19.37 feet; thence N.20°32'20" W., a distance of 15.40 feet; thence N.20°36'28"W., a distance of 34.76 feet; thence N.17°20'58" W., a distance of 28.39 feet; thence N.19°35'20" W. a distance of 15.85 feet; thence N.50°11'42" W., a distance of 4.33 feet; thence N.58°17'30" W., a distance of 12.48 feet; thence N.28°59'35" W., a distance of 16.73 feet; thence N.28°27'35" W., a distance of 14.59 feet; thence N.47°27'45" W., a distance of 12.05 feet; thence N.45°42'29" W., a distance of 11.50 feet; thence N.27°52'17" W., a distance of 15.10 feet; thence N.26°01'34" W. a distance of 16.95 feet; thence N.36°17'24" W., a distance of 17.07 feet; thence N.52°43'22"W., a distance of 2.93 feet; thence N.72°28'37" W., a distance of 1.69 feet; thence N.72° 02'01"W., a distance of 3.17 feet; thence N. 58°10'37" W., a distance of 12.55 feet; thence N.56°56'22" W., a distance of 13.71 feet; thence N. 62°52'23" W., a distance of 15.63 feet; thence N.63°35'17" W., a distance of 20.94 feet; thence N. 64°26'46" W.. a distance of 20.42 feet; thence N.65°36'29" W., a distance of 18.48 feet; thence N.73°13'31" W., a distance of 12.57 feet; thence N.75°51'03" W., a distance of 21.92 feet; thence N.66°18'26" W., a distance of 17.21 feet; thence N.56°56'38" W., a distance of 20.87 feet; thence N.44°04'51" W., a distance of 11.34 feet; thence N.16°08'14" W., a distance of 11.32 feet; thence N.33°28'13" W., a distance of 14.03 feet; thence N.67°24'28" W., a distance of 14.84 feet; thence N.68°10'32" W., a distance of 18.32 feet; thence N.58°17'14" W., a distance of 17.70 feet; thence N.57°58'07" W., a distance of 19.44 feet; thence N.67°06'05" W, a distance of 24.36 feet; thence N.74°22'18" W., a distance of 24.57 feet; thence N.74° 25'44" W., a distance of 26.11 feet; thence N.67°30'56" W., a distance of 26.27 feet; thence N.57°18'36"W., a distance of 69.99 feet; thence N.51°38'01" W., a distance of 107.25 feet; thence N.49°09'27" W., a distance of 16.49 feet; thence N.48°49'45" W., a distance of 44.44 feet; thence N.46°13'30" W., a distance of 63.33 feet; thence N.40°57'01" W., a distance of 85.88 feet to the Point of Terminus

LESS AND EXCEPT:

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows:

From the intersection of the centerline of U.S. Highway No. 1 and the Westerly abutment of the Boca Chica Viaduct go S 80°51'47" W along the centerline of U.S. Highway No. 1 a distance of 3710.25 feet; thence N 09°34'47" E a distance of 211.17 feet to a point in the Northerly right of way line of U.S. Highway No. 1; thence continue N 09°34'47" E a distance of 492.16 feet; thence N 05°20'37" E a distance of 292.56 feet; thence N 85°32'59" E a distance of 50.60 feet to the Point of Beginning; thence S 85°32'55" E a distance of 27.79 feet; thence S 43°46'24" W a distance of 44.48 feet; thence N 05°20'37" E a distance of 25.81 feet to a point on a curve with radius of 263.27 feet and a central angle of 01°52'24"; thence Northwesterly along said curve a distance of 8.61 feet back to the Point of Beginning.

Prepared by and return to:  
JOHN M. SPOTTSWOOD  
500 FLEMING STREET  
KEY WEST, FL 33040

Doc# 1586452 06/09/2006 3:34PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

06/09/2006 3:34PM \$0.70  
DEED DOC STAMP CL: PU

Parcel ID Number:

Doc# 1586452  
Bk# 2215 Pg# 1194

# Quitclaim Deed

This Quitclaim Deed, Made this 30th day of May, 2006 A.D. Between  
KEY HAVEN ESTATES, Ltd., formerly known as LUJAN LIMITED PARTNERSHIP,  
a Florida limited partnership  
of the County of Monroe, State of Florida, grantor, and  
KEY HAVEN ESTATES, LLC, a Florida limited liability company

whose address is: 201 Front Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of MONROE, State of Florida, to wit:

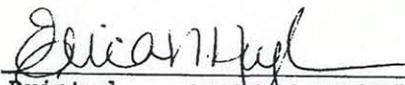
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

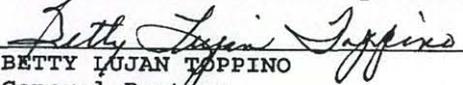
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise  
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for  
the use, benefit and profit of the said grantee forever.

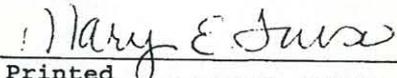
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KEY HAVEN ESTATES, Ltd., formerly  
known as LUJAN LIMITED PARTNERSHIP,  
Ltd., a Florida limited partnership

  
Printed ERIC N. HUGHES  
Witness

By:  (Seal)  
BETTY LUJAN TOPPINO  
General Partner  
P.O. Address: 1104 Truman Avenue, Key West, FL 33040

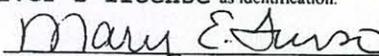
  
Printed MARY E. TURSO  
Witness

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 30th day of May, 2006 by  
BETTY LUJAN TOPPINO, General Partner on behalf of KEY HAVEN ESTATES,  
Ltd., formerly known as LUJAN LIMITED PARTNERSHIP, a Limited  
Florida Partnership

she is personally known to me or she has produced her Florida driver's license as identification.



  
Printed Name: MARY E. TURSO  
Notary Public  
My Commission Expires:

**EXHIBIT "A"**

Lots 3-8, 11-24, and adjacent roads and canals, KEY HAVEN NINTH ADDITION, according to the plat thereof as recorded in Plat Book 5, Page 113, of the Public Records of Monroe County, Florida.

AND

Lots 20-23 and the Southwesterly 40.49 feet of Lot 19, KEY HAVEN FOURTH ADDITION, according to the plat thereof as recorded in Plat Book 4, Page 152.

AND

ALL of the uplands, ENCHANTED ISLANDS, according to the plat thereof as recorded in Plat Book 6, Page 89, of the Public Records of Monroe County, Florida.

AND

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows:

COMMENCING at the West end of the Boca Chica Viaduct, S.R.D. station 129 plus 66.17 run Southwesterly along the centerline of State highway No. 5 for a distance of 1200 feet to a point; thence at right angles in a Northwesterly direction for a distance of 200 feet to the Point of Beginning of the property hereinafter described, said Point of Beginning also being on the Northwesterly right of way line of State Road No. 5, from said Point of Beginning, continue Northwesterly and at right angles to said right of way for a distance of 1350 feet to a point; thence at right angles and in a Southwesterly direction for a distance of 1100 feet to a point; thence at right angles and in a Southeasterly direction for a distance of 1350 feet to the aforementioned right of way; thence at right angles and in a Northeasterly direction along said Northwesterly right of way 1100 feet back to the Point of Beginning.

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida, and more particularly described as follows:

COMMENCING at the West end of the Boca Chica Viaduct, S.R.D. station 129 plus 66.17 run Southwesterly along the centerline of State highway No. 5 for a distance of 2300.00 feet to a point; thence at a right angle for a distance of 200.00 feet to the Northwesterly right of way line of U.S. Highway No. 1 and the Point of Beginning; thence South 80 degrees 51' 47" West a distance of 1434.21 feet; thence North 30 degrees 11' 33" West a distance of 753.27 feet; thence North 40 degrees 11' 33" West a distance of 4.83 feet; thence North 49 degrees 48' 27" East a distance of 600.00 feet; thence South

40 degrees 11' 33" East a distance of 97.47 feet to a point on a curve to the right having a radius of 213.27 feet, a central angle of 32 degrees 28' 06", a tangent length of 62.10 feet, a chord bearing South 23 degrees 57' 31" East, and a chord length of 119.24 feet; thence along the arc of said curve, an arc length of 120.86 feet to a point on a curve to the right, having a radius of 25.00 feet, a central angle of 26 degrees 06' 27", a tangent length of 5.80 feet, a chord bearing of South 56 degrees 27' 29" East, and a chord length of 11.29 feet; thence along the arc of said curve, an arc length of 11.39 feet to the point of reverse curvature of a curve to the left having a radius of 50.00 feet; a central angle of 41 degrees 15' 08", a tangent length of 18.82 feet, a chord bearing of South 64 degrees 01' 50" East, and a chord length of 35.23 feet; thence along the arc of said curve, an arc length of 36.00 feet; thence South 84 degrees 39' 23" East a distance of 90.03 feet to a point on a curve to the left, having a radius of 169.32 feet, a central angle of 45 degrees 32' 10", a tangent length of 71.06 feet, a chord bearing of South 72 degrees 34' 32" West, and a chord length of 131.03 feet; thence along the arc of said curve, an arc length of 134.57 feet; thence North 49 degrees 48' 27" East a distance of 400.51 feet; thence South 40 degrees 11' 33" East a distance of 100.07 feet; thence North 49 degrees 46' 10" East a distance of 99.51 feet; thence North 76 degrees 34' 47" East a distance of 145.00 feet; thence South 02 degrees 00' 13" East a distance of 93.70 feet; thence North 80 degrees 51' 47" East a distance of 237.81 feet; thence South 09 degrees 08' 13" East a distance of 856.07 feet back to the Point of Beginning.

SHORELINE:

Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows:

COMMENCING at the West end of the Boca Chica Viaduct, S.R.D. station 129 plus 66.17 run Southwesterly along the centerline of State highway No. 5 for a distance of 3889.36 feet to the centerline of Kay Haven Boulevard; thence North 30 degrees 11' 33" West a distance of 426.82 feet; thence South 80 degrees 51' 01" West a distance of 269.61 to the shoreline and Point of Beginning; thence North 05 degrees 23' 21" West a distance of 6.29 feet; thence North 08 degrees 02' 45" West, a distance of 6.34 feet; thence North 17 degrees 29' 46" West, a distance of 21.93 feet; thence North 19 degrees 46' 37" West, a distance of 33.99 feet; thence North 13 degrees 37' 11" West, a distance of 35.36 feet; thence North 08 degrees 14' 13" West, a distance of 11.57 feet; thence North 03 degrees 35' 59" West, a distance of 15.44 feet; thence North 02 degrees 48' 23" West, a distance of 33.25 feet; thence North 02 degrees 11' 24" West, a distance of 13.05 feet; thence North 02 degrees 17' 15" West, a distance of 10.13 feet; thence North 08 degrees 44' 00" West, a distance of 16.11 feet; thence North 17 degrees 18' 13" West, a distance of 38.38 feet; thence North 23 degrees 03' 47" West, a distance of 26.96 feet; thence North 21 degrees 50' 03" West, a distance of 20.22 feet; thence North 14 degrees 34' 40" West, a distance of 20.05 feet; thence North 15 degrees 47' 05" West, a distance of 13.39 feet; thence North 20 degrees 00' 14" West, a distance of 16.89 feet; thence North 20 degrees 17' 04" West, a distance of 19.37 feet; thence North 20 degrees 32' 20" West, a distance of 15.40 feet; thence North 20 degrees 38' 28" West, a distance of 34.75 feet; thence North 17 degrees 20' 58" West, a distance of 28.39 feet; thence North 19

degrees 35' 20" West, a distance of 15.85 feet; thence North 50 degrees 11' 42" West, a distance of 4.33 feet; thence North 58 degrees 17' 30" West, a distance of 12.48 feet; thence North 28 degrees 59' 35" West, a distance of 16.73 feet; thence North 28 degrees 27' 35" West, a distance of 14.59 feet; thence North 47 degrees 27' 45" West, a distance of 12.05 feet; thence North 45 degrees 42' 29" West, a distance of 11.50 feet; thence North 27 degrees 52' 17" West, a distance of 15.10 feet; thence North 26 degrees 01' 34" West, a distance of 16.95 feet; thence North 36 degrees 17' 24" West, a distance of 17.07 feet; thence North 52 degrees 43' 22" West, a distance of 2.93 feet; thence North 72 degrees 28' 37" West, a distance of 1.69 feet; thence North 72 degrees 02' 01" West, a distance of 3.17 feet; thence North 58 degrees 10' 37" West, a distance of 12.55 feet; thence North 56 degrees 56' 22" West, a distance of 13.71 feet; thence North 82 degrees 52' 23" West, a distance of 15.63 feet; thence North 63 degrees 35' 17" West, a distance of 20.94 feet; thence North 64 degrees 26' 46" West, a distance of 20.42 feet; thence North 65 degrees 36' 29" West, a distance of 18.48 feet; thence North 73 degrees 13' 31" West, a distance of 12.57 feet; thence North 75 degrees 51' 03" West, a distance of 21.92 feet; thence North 66 degrees 18' 26" West, a distance of 17.21 feet; thence North 56 degrees 56' 38" West, a distance of 20.87 feet; thence North 44 degrees 04' 51" West, a distance of 11.34 feet; thence North 16 degrees 08' 14" West, a distance of 11.32 feet; thence North 33 degrees 28' 13" West, a distance of 14.03 feet; thence North 67 degrees 24' 28" West, a distance of 14.84 feet; thence North 68 degrees 10' 32" West, a distance of 18.32 feet; thence North 58 degrees 17' 14" West, a distance of 17.70 feet; thence North 57 degrees 58' 07" West, a distance of 19.44 feet; thence North 67 degrees 06' 05" West, a distance of 24.36 feet; thence North 74 degrees 22' 16" West, a distance of 24.57 feet; thence North 74 degrees 25' 44" West, a distance of 26.11 feet; thence North 67 degrees 30' 56" West, a distance of 26.27 feet; thence North 57 degrees 18' 38" West, a distance of 69.99 feet; thence North 51 degrees 38' 01" West, a distance of 107.25 feet; thence North 49 degrees 09' 27" West, a distance of 16.49 feet; thence North 48 degrees 49' 45" West, a distance of 44.44 feet; thence North 46 degrees 13' 30" West, a distance of 63.33 feet; thence North 40 degrees 57' 01" West, a distance of 85.33 feet to the Point of Terminus.

LESS EXCEPT:

From the intersection of the centerline of U.S. Highway No. 1 and the Westerly abutment of the Boca Chica Viaduct go South 80 degrees 51' 47" West along the centerline of U.S. Highway No. 1 a distance of 3710.25 feet; thence North 09 degrees 34' 47" East a distance of 211.17 feet to a point in the Northerly right of way line of U.S. Highway No. 1; thence continue North 09 degrees 34' 47" East a distance of 492.16 feet; thence North 05 degrees 20' 37" East a distance of 292.56 feet; thence North 85 degrees 32' 59" East a distance of 50.60 feet to the Point of Beginning; thence South 85 degrees 32' 55" East a distance of 27.79 feet; thence South 43 degrees 46' 24" West a distance of 44.48 feet; thence North 05 degrees 20' 37" East a distance of 25.81 feet to a point on a curve with a radius of 263.27 feet and a central angle of 01 degree 52' 24"; thence Northwesterly along said curve a distance of 8.61 feet back to the Point of Beginning.

## **Appendix B**

# Monroe County Property Record Card (023)

Alternate Key: 1121312 Roll Year 2009  
 Effective Date: 1/23/2009 3:26:55 PM Run: 01/23/2009 03:27 PM

FLORIDA KEYS LAND TRUST INC

P O BOX 500536  
 MARATHON FL 33050-0536

Parcel 00103760-000000-11-66-32 Nbhd 10040  
 Alt Key 1121312 Mill Group 50CM  
 Affordable Housing No PC 3500  
 Inspect Date Next Review  
 Business Name  
 Physical Addr 5550 OVERSEAS HWY, MARATHON

## Associated Names

Name	DBA	Role
FLORIDA KEYS LAND TRUST INC,		Owner

## Legal Description

02/03/11 66 32 KEY VACCAS LOT 1 & PT GOVT LOT 2 & LOT 3 & PT LOTS 4-5 & PT BAY BOTTOM W OF & ADJ TO LOT 5 OR495-1079 OR498-1063/64 OR498-1058/61 OR506-952 OR725-385/88QC OR728-747/50QC OR844-1459/61 OR1033-2180/82CT OR1077-437/41(FG)

## Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
12988	00HH	0	0	Yes	50.03	AC	0.00		1.00	1.00	1.00	1.00		N		
12989	000X	0	0	Yes	10.52	AC	0.00		1.00	1.00	1.00	1.00		N		
12991	100H	0	0	No	1.45	AC	0.00		1.00	1.00	1.00	1.00		N		
12994	000T	0	0	Yes	2.79	AC	0.00		1.00	1.00	1.00	1.00		N		

Total Just Value

# Monroe County Property Record Card (023)

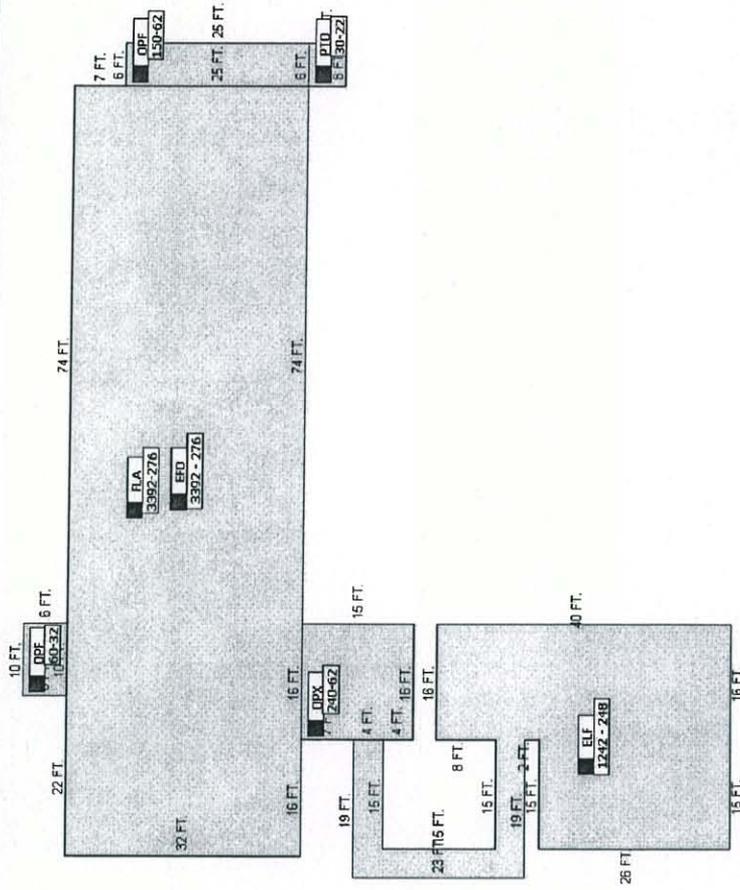
Alternate Key: 1121312

Roll Year 2009

Effective Date: 1/23/2009 3:26:55 PM

Run: 01/23/2009 03:27 PM

Building Sketch 41473



## Building Characteristics

Building Nbr	1-Main Building	Building Type	0	Perimeter	276	Functional Obs	0.00
Effective Age	14	Condition	A	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	3392	Quality Grade	350	Year Built	1958		
Fireplaces	0	3 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0		
				Extra Fix	8		

## Sections

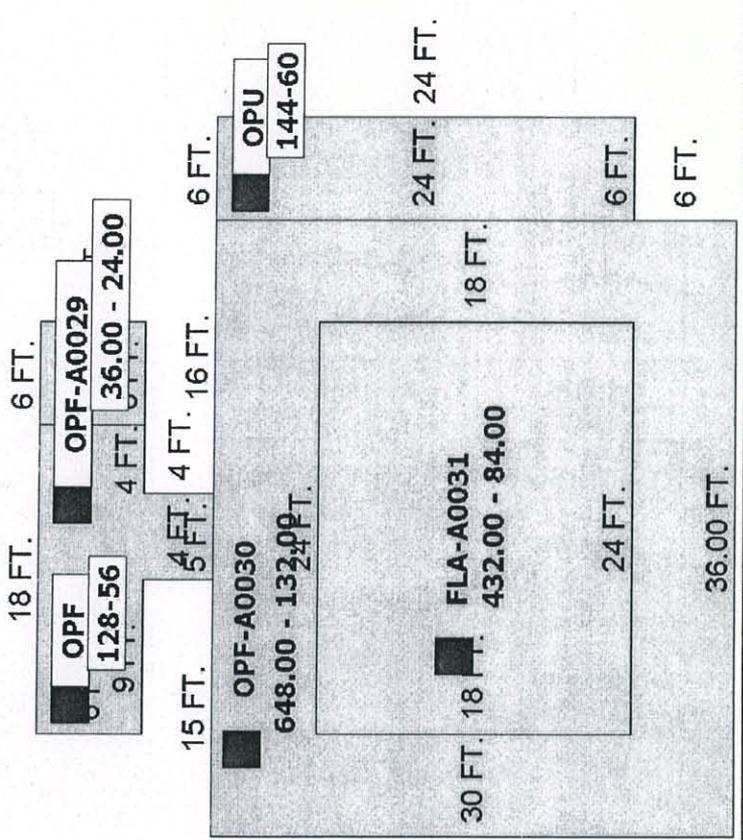
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
ELF	0		1	1991		1,242	037	0.00
EFD	0		1	1958		3,392	036	0.00
FLA	1	12	1	1958		3,392	000	0.00
OPF	2	0	1	1991		60	001	0.00
OPX	3	0	1	1991		240	002	0.00
PTO	5	0	1	1991		30	004	0.00

# Monroe County Property Record Card (023)

Alternate Key: 1121312 Roll Year 2009  
 Effective Date: 1/23/2009 3:26:55 PM Run: 01/23/2009 03:27 PM

OPF	6	0	1	1991	150	005	0.00				
Interior Finish				Exterior Finish							
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
190875	8611	TOURIST ATTRAC-A-	100.00	N	Y		2711	C.B.S.	100.00		
190877	8612		100.00	N	N						

Building Sketch 41474



Building Characteristics									
Building Nbr	2-Adjoining Main	Building Type	0	Perimeter	84	Functional Obs	0.00		
Effective Age	9	Condition	A	Depreciation %	0.12	Economic Obs	0.00		
Grnd Floor Area	432	Quality Grade	350	Year Built	1991				
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0		
Sections									
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %	
OPU	1	0	1	1991		144	009	0.00	

# Monroe County Property Record Card (023)

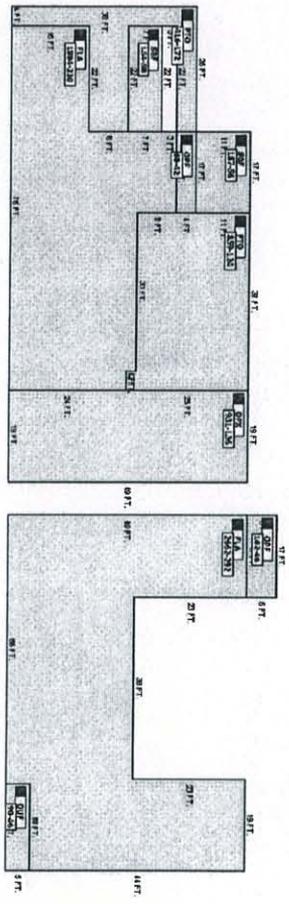
Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM  
 Roll Year 2009  
 Run: 01/23/2009 03:27 PM

OPF	2	0	1	1991	128	010	0.00
OPF	3	1	1	1991	36	029	0.00
OPF	4	0	1	1991	648	030	0.00
FLA	5	8	1	1991	432	031	0.00

### Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Exterior Finish	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
0	1	TOURIST ATTRAC-A-	100.00			2712	AB AVE WOOD SIDING			100.00		

Building Sketch 41475



### Building Characteristics

Building Nbr	3-Office/Research	Building Type	0	Perimeter	512	Functional Obs	0.00
Effective Age	22	Condition	A	Depreciation %	0.26	Economic Obs	0.00
Grnd Floor Area	4546	Quality Grade	350	Year Built	1958		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	13

# Monroe County Property Record Card (023)

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM  
 Roll Year 2009  
 Run: 01/23/2009 03:27 PM

## Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	8	1	1991		1,884	012	0.00
OUF	2	0	1	1991		90	020	0.00
OPF	3	0	1	1991		102	021	0.00
OPF	4	0	1	1991		68	013	0.00
SBF	5	0	1	1991		187	014	0.00
PTO	6	0	1	1991		416	015	0.00
SBF	7	0	1	1991		154	016	0.00
PTO	8	0	1	1991		859	017	0.00
FLA	9	8	1	1991		2,662	019	0.00
OPX	9	0	1	1991		931	018	0.00

## Interior Finish

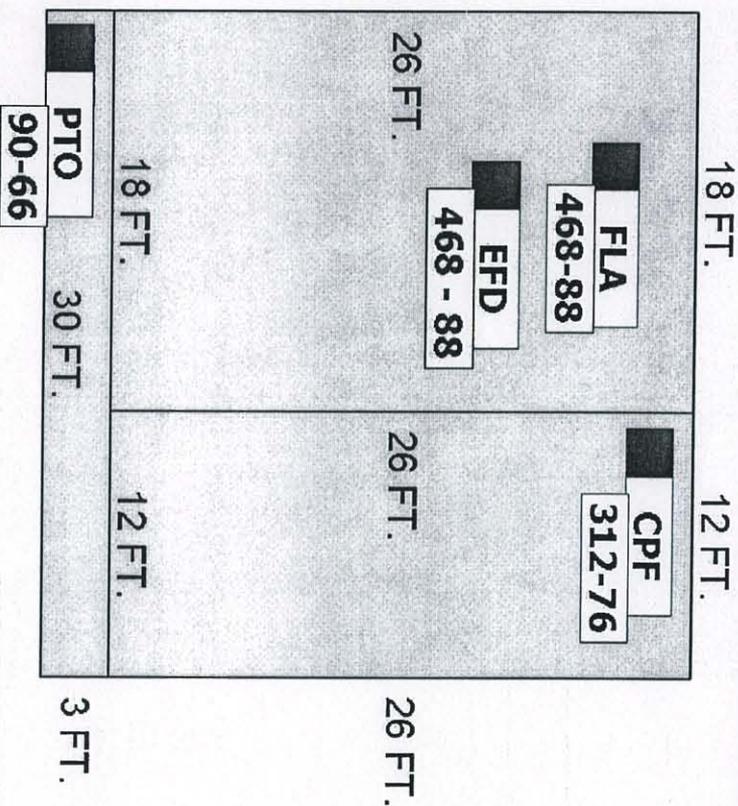
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
190887	8615	OFFICE BLD-1 STORY	100.00	N	Y	2713	C.B.S.		100.00		
190894	8616	OFFICE BLD-1 STORY	100.00	N	Y						

## Exterior Finish

**Monroe County Property Record Card (023)**

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM  
 Roll Year 2009  
 Run: 01/23/2009 03:27 PM

Building Sketch 41476



**Building Characteristics**

Building Nbr 4-Misc Build Building Type 0 Perimeter 88 Functional Obs 0.00  
 Effective Age 22 Condition A Depreciation % 0.26 Economic Obs 0.00  
 Grnd Floor Area 468 Quality Grade 300 Year Built 1958

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

**Sections**

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
EFD	0		1	1958		468	038	0.00
CPF	1		1	1991		312	022	0.00
FLA	2		1	1958		468	023	0.00
PTO	3		1	1991		90	024	0.00

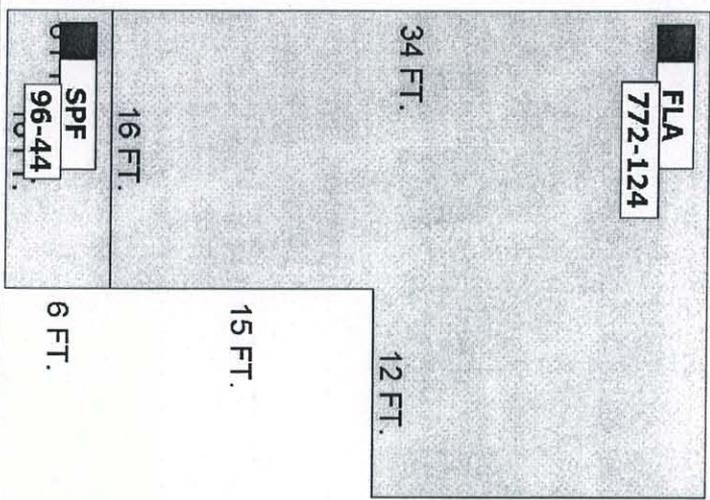
**Interior Finish**

Sec Nbr Int Nbr Description Area % Sprinkler A/C Total RCN Exterior Finish Ext Nbr Wall Type Area % Wall Rate RCN

# Monroe County Property Record Card (023)

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM  
 Roll Year 2009  
 Run: 01/23/2009 03:27 PM

190898 8617 TOURIST ATTRAC 100.00 N N N 2714 C.B.S. 100.00  
 Building Sketch 41477 28 FT.



## Building Characteristics

Building Nbr	5-Misc Build	Building Type	0	Perimeter	124	Functional Obs	0.00
Effective Age	22	Condition	A	Depreciation %	0.26	Economic Obs	0.00
Grnd Floor Area	772	Quality Grade	300	Year Built	1958		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	3

## Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	9	1	1957		772	026	0.00
SPF	2	0	1	1957		96	027	0.00

## Interior Finish

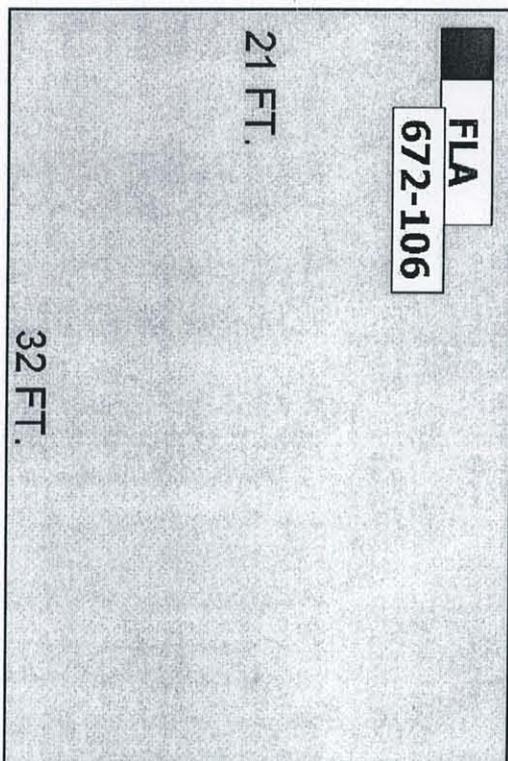
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
190901	8618	OFFICE BLD-1 STORY	100.00	N	N	2715	C.B.S.		100.00		

**Monroe County Property Record Card (023)**

Building Sketch 41478

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM

Roll Year 2009  
 Run: 01/23/2009 03:27 PM



**Building Characteristics**

Building Nbr	6-Misc Build	Building Type	0	Perimeter	106	Functional Obs	0.00
Effective Age	63	Condition	F	Depreciation %	0.60	Economic Obs	0.00
Grnd Floor Area	672	Quality Grade	200	Year Built	1900		
Fireplaces	0	3 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0		
				Extra Fix	0		

**Sections**

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	7	1	1991		672	028	0.00

**Interior Finish**

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
190903	8619	TOURIST ATTRAC-A-	100.00	N	N			C.B.S.	100.00		

# Monroe County Property Record Card (023)

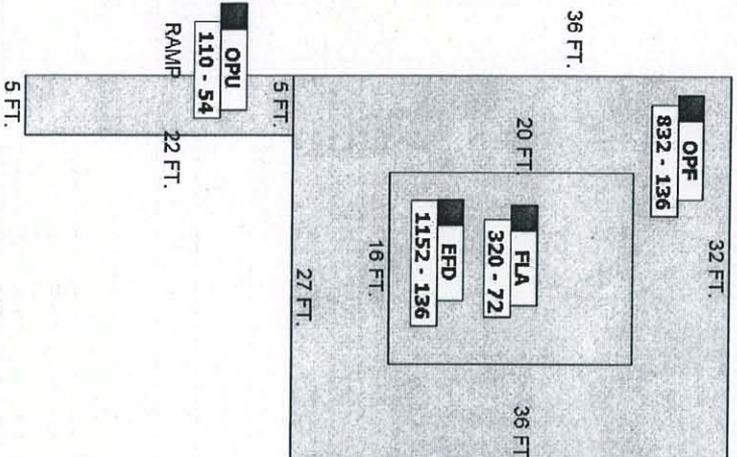
Building Sketch 3165

Alternate Key: 1121312

Effective Date: 1/23/2009 3:26:55 PM

Roll Year 2009

Run: 01/23/2009 03:27 PM



## Building Characteristics

Building Nbr 7-Exhibit Build Building Type 0 Perimeter 72 Functional Obs 0.00  
 Effective Age 1 Condition G Depreciation % 0.03 Economic Obs 0.00  
 Grnd Floor Area 320 Quality Grade 250 Year Built 2007  
 Fireplaces 0 3 Fix Bath 0 5 Fix Bath 0 7 Fix Bath 0  
 2 Fix Bath 0 4 Fix Bath 0 6 Fix Bath 0 Extra Fix 0

## Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
EFD	0		1	2007		1,152	035	0.00
OPU	0		1	2007		110	034	0.00
OPF	0		1	2007		832	033	0.00
FLA	0	10	1	2007		320	032	0.00

## Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
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## Exterior Finish

# Monroe County Property Record Card (023)

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM  
 Roll Year 2009  
 Run: 01/23/2009 03:27 PM

3720 100 TOURIST ATTRAC-D- 100.00 N N N 1 AB AVE WOOD SIDING 100.00

## Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
23	DK4:WOOD DOCKS	144	SF	0.00	24	6	1995	1996	3	40		
22	TK2:TIKI	121	SF	0.00	11	11	1990	1991	2	40		
21	PT3:PATIO	805	SF	0.00	35	23	1990	1991	2	50		
20	WD2:WOOD DECK	1,062	SF	0.00	0	0	1990	1991	3	40		
19	TK2:TIKI	81	SF	0.00	9	9	1990	1991	2	40		
18	TK2:TIKI	81	SF	0.00	9	9	1990	1991	3	40		
17	CA2:CARPORT	1,224	SF	0.00	36	34	1990	1991	3	50		
16	WD2:WOOD DECK	300	SF	0.00	75	4	2003	2004	1	40		
15	WD2:WOOD DECK	72	SF	0.00	18	4	2003	2004	1	40		
14	FN2:FENCES	240	SF	0.00	40	6	1975	1976	2	30		
13	CL2:CH LINK FENCE	470	SF	0.00	94	5	1975	1976	1	30		
12	UB2:UTILITY BLDG	160	SF	0.00	10	16	1984	1985	2	50		
11	CL2:CH LINK FENCE	9,600	SF	0.00	0	0	1975	1976	2	30		
10	CL2:CH LINK FENCE	584	SF	0.00	146	4	1975	1976	1	30		
9	PT3:PATIO	200	SF	0.00	100	2	1964	1965	2	50		
8	PT3:PATIO	128	SF	0.00	32	4	1975	1976	2	50		
7	FN2:FENCES	440	SF	0.00	55	8	1975	1976	2	30		
6	CL2:CH LINK FENCE	1,700	SF	0.00	170	10	1975	1976	1	30		
5	AP2:ASPHALT PAVING	4,950	SF	0.00	55	90	1969	1970	2	25		
4	AC2:WALL AIR COND	3	UT	0.00	0	0	1979	1980	3	20		
3	AC2:WALL AIR COND	3	UT	0.00	0	0	1979	1980	2	20		
2	UB2:UTILITY BLDG	120	SF	0.00	10	12	1996	1997	3	50		
1	UB2:UTILITY BLDG	100	SF	0.00	10	10	1979	1980	1	50		
24	FN2:FENCES	840	SF	0.00	210	4	2006	2007	5	30		

Total Depreciated Value

## Appraiser Notes

BLDG 1 =ADDERLEY HOUSE .M/C#2=AMPTHEATER BLDG 2 =MAIN BLDG BLDG 3 =KIDS MUSEUM BLDG 4 =CRANE HOUSE BLDG 5 =GARAGE BLDG 6 = FL LAND/SEA OFFICE  
 1/11/2001 BLD #1 OF 6 WAS IN OLD RECORDS AS A R-1 RESIDENTIAL, IT NEEDED TO BE KEYED IN AS A COMERCIAL 35A. ONLY WAY TO KEY INTO SYSTEM WAS TO DELETE  
 THE BLD AND PUT BACK IN AS BLD # 7. TPP 8986979 - AT&T COMMUNICATIONS

# Monroe County Property Record Card (023)

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM  
 Roll Year 2009  
 Run: 01/23/2009 03:27 PM

Building Permits	Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	P2007-75 3	Jul 12 2007 12:00AM		40,000		RE-ROOF
	200452	Feb 9 2000 12:00AM	Jan 11 2001 12:00AM	2,400		REMOVE EXOTICS
	010373	Mar 29 2001 12:00AM	May 25 2001 12:00AM	10,000		EXOTIC PLANT REMOVAL
	2-2018	Oct 9 2002 12:00AM	Aug 15 2003 12:00AM	1,060		BOARD WLKS
	9720929	Aug 13 1997 12:00AM		9,100		ROOFING
	9720818	Aug 22 1997 12:00AM		6,500		CONSTR OUTDOOR KITCHEN
	9720630	Jun 4 1997 12:00AM		3,250		EXTERIOR RENOVATIONS
	9620933	Sep 13 1996 12:00AM		10,197		REMODEL MUSEUM
	9521094	Nov 9 1995 12:00AM		1,100		IGUANA CAGE
	952035	Jan 26 1995 12:00AM		2,400		EXPANSION OF DOCKS
	9420310	Apr 7 1994 12:00AM		44,570		REMOVED SFH
	9520743	Jun 30 1995 12:00AM		1,450		A/C
	8920865	Aug 1 1989 12:00AM		300		SCREEN FRONT PORCH
	8920616	Aug 1 1989 12:00AM		3,500		ENCL PORCH
	8920953	Aug 1 1989 12:00AM		4,500		PARTITION WALLS/STORAGE
	8920532	Jun 8 1989 12:00AM		1,800		SHED
	8920617	May 30 1989 12:00AM		5,034		REP/POOL/CARPET
	91201880	Jul 19 1991 12:00AM		2,500		INTERIOR RENOVATION
	9020217	Jun 15 1990 12:00AM		100,000		CHILD MUSEUM
	89201261	Oct 26 1989 12:00AM		150,000		REVOVATION INT MUSEUM
	9020948	Jan 24 1991 12:00AM		26,000		CHICKEE HUTS
	P2005-10 12	Jul 14 2005 12:00AM		8,000		EXOTIC TREE REMOVAL
	P005-185 9	Dec 14 2005 12:00AM		28,825		Replace existing fence (1375 fence)
	P2007-10 3	Jan 25 2007 12:00AM		2,935		CONDENSINF REPL
	P2006-16 08	Dec 8 2006 12:00AM		14,000		INSTALL 6 STREET LIGHTS
	P2006-76 8	May 9 2006 12:00AM		7,385		RE-ROOF
	P2006-13 25	Sep 13 2006 12:00AM		2,000		MINI SPLIT
	P2004-00 73	Jan 21 2004 12:00AM		5,514		RE-ROOF
	P2005-01	Feb 1 2005 12:00AM		3,500		REMOVE (2) INTERIOR WALLS, RENOVATE

**Monroe County Property Record Card (023)**

Alternate Key: 1121312 Roll Year 2009  
 Effective Date: 1/23/2009 3:26:55 PM Run: 01/23/2009 03:27 PM

94			
P2004-07	Sep 21 2004 12:00AM	5,300	EXISTING BATHROOM
30			ACCESS RAMP TO EXISTING STORAGE BUILDING
P2003-14	Dec 16 2003 12:00AM	2,000	CONSTRUCT 125 AMP ELECTRICAL SERVICE AND SUBFEED FOR NEW EXHIBIT CENTER
32			
P2003-07	Aug 29 2003 12:00AM	80,000	CRACKER STYLE STORAGE BUILDING 16 X 20
19			

# Monroe County Property Record Card (023)

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM  
 Roll Year 2009  
 Run: 01/23/2009 03:27 PM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	764,132	0	1,231,603	57,124	2,052,859	2,052,859	2,052,859	N	0
2007F	C	2,067,484	0	860,048	46,254	2,973,786	2,973,786	2,973,786	N	0
2006F	C	2,067,484	0	868,263	46,851	2,982,598	2,982,598	2,982,598	N	0
2005F	C	2,067,484	0	870,530	47,809	2,985,823	2,985,823	2,985,823	N	0
2004F	C	1,698,528		879,745	48,900	2,627,173	2,627,173	2,627,173	N	0
2003F	C	1,699,300		883,619	47,271	2,630,190	2,630,190	2,630,190		0
2002F	C	1,699,300		883,619	48,312	2,631,231	2,631,231	2,631,231		0
2001F	C	1,688,410		883,619	49,194	2,621,223	2,621,223	2,621,223		0
2000F	C	1,688,410		798,236	17,957	2,504,603	2,504,603	2,504,603		0
1999F	C	1,688,410		798,236	18,418	2,505,064	2,505,064	2,505,064		0
1998F	C	1,688,410		541,280	18,944	2,248,634	2,248,634	2,248,634		0
1997F	C	1,688,410		541,280	17,964	2,247,654	2,247,654	2,247,654		0
1996F	C	1,258,554		497,845	16,947	1,773,346	1,773,346	1,773,346		0
1995F	C	1,258,554		497,845	17,334	1,773,733	1,773,733	1,773,733		0
1994F	C	1,258,554		497,845	17,800	1,774,199	1,774,199	1,774,199		0
1993F	C	1,191,664		497,845	18,186	1,707,695	1,707,695	1,707,695		0
1992F	C	1,191,664		497,845	18,654	1,708,163	1,708,163	1,708,163		0
1991F	C	287,055		27,562	0	314,617	314,617	314,617		0
1990F	C	271,965		27,562	0	299,527	299,527	299,527		0
1989F	C	271,965		24,906	14,183	311,054	311,054	311,054		0
1988F	C	271,965		20,457	14,183	306,605	306,605	0		306,605
1987F	C	1,267,855		20,225	14,183	1,302,263	1,302,263	0		1,302,263
1986F	C	1,306,600		20,332	14,183	1,341,115	1,341,115	38,750		1,302,365
1985F	C	1,306,600		19,508	14,183	1,340,291	1,340,291	38,750		1,301,541
1984F	C	1,306,600		18,363	14,183	1,339,146	1,339,146	38,750		1,300,396
1983F	C	1,306,600		18,363	14,183	1,339,146	1,339,146	38,750		1,300,396
1982F	C	766,825		18,688	14,183	799,696	799,696	38,750		760,946

# Monroe County Property Record Card (023)

Alternate Key: 1121312  
 Effective Date: 1/23/2009 3:26:55 PM

Roll Year 2009  
 Run: 01/23/2009 03:27 PM

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
844	1459	12/1/1981	Warranty Deed	0	M	V	45
1077	437	12/1/1988	Warranty Deed	4	M	I	1,350,000

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
12	NON-PROFIT	1989	1		100.00

**Monroe County Property Record Card (168)**

Alternate Key: 9093798 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:36 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-000100-25-67-25 Nbhhd 109  
 Alt Key 9093798 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT ANDREA LN, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 1 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	24,759.00	SF	0.00			0.00	0.00	0.51		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093799 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

Parcel 00141132-000200-25-67-25 Nhd 109  
 Alt Key 9093799 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ANDREA LN, KEY HAVEN

Associated Names	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner
		C/O

Legal Description  
 LOT 2 KEY HAVEN ESTATES PB7-78

Land Data	1.1	Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W					Yes	14,792.00	SF	0.00		0.00	0.00	0.00	0.61		N		
Total Just Value																		

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 90933800  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-000300-25-67-25 Nbhd 109  
 Alt Key 90933800 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ANDREA LN, KEY HAVEN

Associated Names	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner
		C/O

**Legal Description**  
 LOT 3 KEY HAVEN ESTATES PB7-78

Land Data	1.1																			
Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value				
1	M10W			Yes	18,649.00	SF	0.00			0.00	0.00	0.56		N						
Total Just Value																				

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093801  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-000400-25-67-25 Nhd 109  
 Alt Key 9093801 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ANDREA LN, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 4 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	23,560.00	SF	0.00			0.00	0.00	0.52		N		
Total Just Value																

**Monroe County Property Record Card (168)**

Alternate Key: 9093802 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-000500-25-67-25 Nbhhd 109  
 Alt Key 9093802 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND KEY HAVEN TER, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 5 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	22,230.00	SF	0.00			0.00	0.00	0.53		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 90933803  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-000600-25-67-25 Nbhd 109  
 Alt Key 90933803 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND KEY HAVEN TER, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 6 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	18,664.00	SF	0.00			0.00	0.00	0.56		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093804  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-000700-25-67-25 Nbhd 109  
 Alt Key 9093804 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND KEY HAVEN TER, KEY HAVEN

Associated Names	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**  
 LOT 7 KEY HAVEN ESTATES PBT-78

Land Data	1.1	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W				Yes	14,903.00	SF	0.00		0.00	0.00	0.00	0.61		N		
Total Just Value																	

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 90933805  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-000800-26-67-25      Nbhd 109  
 Alt Key 90933805      Mill Group 100A  
 Affordable Housing No      PC 0000  
 FEMA Injunction      Next Review  
 Inspect Date  
 Business Name  
 Physical Addr VACANT LAND KEY HAVEN TER, KEY HAVEN

Associated Names		DBA	Role
Name	KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**  
 LOT 8 KEY HAVEN ESTATES PBT-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	13,140.00	SF	0.00			0.00	0.00	0.65		N		
<b>Total Just Value</b>																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093806  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-000900-26-67-25 Npbd 109  
 Alt Key 9093806 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND KEY HAVEN TER, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 9 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	14,416.00	SF	0.00		0.00	0.00	0.00	0.62		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 90933807  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-001000-26-67-25 Nbhd 109  
 Alt Key 90933807 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND KEY HAVEN TER, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 10 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	18,267.00	SF	0.00			0.00	0.00	0.56		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093808 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

Parcel 00141132-001100-26-67-25 Nbhnd 109  
 Alt Key 9093808 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**

LOT 11 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	15,302.00	SF	0.00		0.00	0.00	0.00	0.60		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093809 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

Parcel 00141132-001200-26-67-25 Nbnhd 109  
 Alt Key 9093809 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner
		C/O

**Legal Description**

LOT 12 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	18,396.00	SF	0.00			0.00	0.00	0.56		N		
Total Just Value																

**Monroe County Property Record Card (168)**

Alternate Key: 9093810 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-001300-26-67-25 Nbhnd 109  
 Alt Key 9093810 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 13 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	17,383.00	SF	0.00		0.00	0.00	0.00	0.57		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093811  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-001400-26-67-25 Nbhd 109  
 Alt Key 9093811 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE DR, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 14 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	19,366.00	SF	0.00			0.00	0.00	0.55		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093812 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

Parcel 00141132-001500-26-67-25 Nhd 109  
 Alt Key 9093812 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner
		C/O

**Legal Description**

LOT 15 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	21,142.00	SF	0.00		0.00	0.00	0.00	0.53		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093813  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-001600-26-67-25 Npbd 109  
 Alt Key 9093813 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 16 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	18,438.00	SF	0.00		0.00	0.00	0.00	0.56		N		
Total Just Value																

**Monroe County Property Record Card** (168)

Alternate Key: 9093814 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-001700-26-67-25 Nhd 109  
 Alt Key 9093814 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner
		C/O

**Legal Description**

LOT 17 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	17,201.00	SF	0.00		0.00	0.00	0.00	0.58		N		
Total Just Value																

**Monroe County Property Record Card** (168)

Alternate Key: 9093816 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:37 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-001800-26-67-25 Nbhhd 109  
 Alt Key 9093816 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**

LOT 18 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	18,438.00	SF	0.00		0.00	0.00	0.00	0.56		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093817  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-001900-26-67-25 Nbhhd 109  
 Alt Key 9093817 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 19 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	16,744.00	SF	0.00			0.00	0.00	0.58		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093818  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:37 PM

Parcel 00141132-002000-26-67-25 Nbhd 109  
 Alt Key 9093818 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE BLVD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 20 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	24,559.00	SF	0.00			0.00	0.00	0.51		N		
Total Just Value																

**Monroe County Property Record Card (168)**

Alternate Key: 9093819 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:38 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-002100-26-67-25 Nbhhd 109  
 Alt Key 9093819 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND MANGROVE LN, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 21 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	18,336.00	SF	0.00			0.00	0.00	0.56		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093820  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:38 PM

Parcel 00141132-002200-26-67-25 Nhd 109  
 Alt Key 9093820 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND MANGROVE LN, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 22 KEY HAVEN ESTATES PB7-78

Land Data	1.1	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D				Yes	23,579.00	SF	0.00		0.00	0.00	0.00	0.52		N		
Total Just Value																	

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093821 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:38 PM

Parcel 00141132-002300-26-67-25 Nhd 109  
 Alt Key 9093821 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND MANGROVE LN, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**

LOT 23 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	22,632.00	SF	0.00		0.00	0.00	0.00	0.52		N		
Total Just Value																

**Monroe County Property Record Card** (168)

Alternate Key: 90933822 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:38 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-002400-26-67-25 Nbhd 109  
 Alt Key 90933822 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND MANGROVE LN, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 24 KEY HAVEN ESTATES PB7-78

**Land Data** 1.1

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	18,406.00	SF	0.00			0.00	0.00	0.56		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093823 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:38 PM

Parcel 00141132-002500-26-67-25 Nhd 109  
 Alt Key 9093823 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 25 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	21,141.00	SF	0.00			0.00	0.00	0.53		N		
Total Just Value																

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 90933824  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:38 PM

Parcel 00141132-002600-26-67-25 Nbhd 109  
 Alt Key 90933824 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND SHORELINE RD, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**

LOT 26 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10D			Yes	17,820.00	SF	0.00			0.00	0.00	0.57		N		
Total Just Value																

**Monroe County Property Record Card** (168)

Alternate Key: 9093832  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:38 PM

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Parcel 00141132-003400-25-67-25 Nbhd 109  
 Alt Key 9093832 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

Associated Names	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**  
 LOT 34 KEY HAVEN ESTATES PB7-78

Land Data	1.1	Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W		Yes	19,651.00	SF	0.00					0.00	0.00	0.55		N			
2	000E		Yes	2,245.00	SF	0.00					0.00	0.00	0.00		N			
<b>Total Just Value</b>																		

**Appraiser Notes**  
 LOT 34 GOES TO CENTERLINE OF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093833  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:38 PM

Parcel 00141132-003500-25-67-25 Nbhd 109  
 Alt Key 9093833 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 35 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	12,137.00	SF	0.00			0.00	0.00	0.67		N		
2	000E			Yes	1,680.00	SF	0.00			0.00	0.00	0.00		N		
<b>Total Just Value</b>																

**Appraiser Notes**

LOT 35 GOES TO CENTERLINE OF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093834  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:38 PM

Parcel 00141132-003600-25-67-25 Nbhd 109  
 Alt Key 9093834 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

Associated Names	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**  
 LOT 36 KEY HAVEN ESTATES PB7-78

Land Data	1.1	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W				Yes	10,944.00	SF	0.00		0.00	0.00	0.00	0.71	N			
2	000E				Yes	600.00	SF	0.00		0.00	0.00	0.00	0.00	N			
<b>Total Just Value</b>																	

**Appraiser Notes**  
 LOT 36 GOES TO CENTERLINE OF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 90933835  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:38 PM

Parcel 00141132-003700-25-67-25  
 Alt Key 90933835  
 Affordable Housing No  
 FEMA Injunction  
 Inspect Date  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

Nbhd 109  
 Mill Group 100A  
 PC 0000  
 Next Review

Associated Names	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**  
 LOT 37 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	13,517.00	SF	0.00			0.00	0.00	0.64		N		
2	000E			Yes	1,250.00	SF	0.00			0.00	0.00	0.00		N		
<b>Total Just Value</b>																

**Appraiser Notes**  
 PER PLAT LOT 37 INCLUDES THE 1205 SF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093836 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:38 PM

Parcel 00141132-003800-25-67-25 Nbhd 109  
 Alt Key 9093836 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC, MONSALVATGE, STEPHANIE		Owner C/O

**Legal Description**

LOT 38 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	10,969.00	SF	0.00			0.00	0.00	0.71		N		
2	000E			Yes	1,250.00	SF	0.00			0.00	0.00	0.00		N		
<b>Total Just Value</b>																

**Appraiser Notes**

PER PLAT LOT 38 ENCOMPASSES THE 1250 SF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093837  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:39 PM

Parcel 00141132-003900-25-67-25      Nbhd 109  
 Alt Key 9093837      Mill Group 100A  
 Affordable Housing No      PC 0000  
 FEMA Injunction  
 Inspect Date      Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 39 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	8,872.00	SF	0.00			0.00	0.00	0.79		N		
2	000E			Yes	1,200.00	SF	0.00			0.00	0.00	0.00		N		
Total Just Value																

**Appraiser Notes**

PER PLAT LOT 39 ENCOMPASSES THE 1200 SF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093838  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:39 PM

Parcel 00141132-004000-25-67-25  
 Alt Key 9093838  
 Affordable Housing No  
 FEMA Injunction  
 Inspect Date  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

Nbhd 109  
 Mill Group 100A  
 PC 0000  
 Next Review

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 40 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	8,252.00	SF	0.00		0.00	0.00	0.00	0.82		N		
2	000E			Yes	1,200.00	SF	0.00		0.00	0.00	0.00	0.00		N		
Total Just Value																

**Appraiser Notes**

PER PLAT LOT 40 ENCOMPASSES THE 1200 SF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093839 Roll Year 2009  
 Effective Date: 3/25/2009 12:28:38 PM Run: 03/25/2009 12:39 PM

Parcel 00141132-004100-25-67-25 Nbrhd 109  
 Alt Key 9093839 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 41 KEY HAVEN ESTATES PB7-78

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	9,690.00	SF	0.00		0.00	0.00	0.00	0.75		N		
2	000E			Yes	1,425.00	SF	0.00		0.00	0.00	0.00	0.00		N		
Total Just Value																

**Appraiser Notes**

PER PLAT LOT 41 ENCOMPASSES THE 1425 SF ROAD EASEMENT

**Monroe County Property Record Card (169)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093840  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:39 PM

Parcel 00141132-004200-25-67-25 Nbhhd 109  
 Alt Key 9093840 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

**Associated Names**

Name	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**

LOT 42 KEY HAVEN ESTATES PB7-78

**Land Data 1.1**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W			Yes	11,897.00	SF	0.00			0.00	0.00	0.68		N		
2	000E			Yes	3,240.00	SF	0.00			0.00	0.00	0.00		N		
<b>Total Just Value</b>																

**Appraiser Notes**

PER PLAT LOT 42 ENCOMPASSES THE 3240 SF ROAD EASEMENT

**Monroe County Property Record Card (168)**

KEY HAVEN ESTATES LLC  
 CARE OF: MONSALVATGE, STEPHANIE  
 201 FRONT ST STE 107  
 KEY WEST FL 33040

Alternate Key: 9093841  
 Effective Date: 3/25/2009 12:28:38 PM  
 Roll Year 2009  
 Run: 03/25/2009 12:39 PM

Parcel 00141132-004300-25-67-25 Nbhd 109  
 Alt Key 9093841 Mill Group 100A  
 Affordable Housing No PC 0000  
 FEMA Injunction  
 Inspect Date Next Review  
 Business Name  
 Physical Addr VACANT LAND ENCHANTED WAY, KEY HAVEN

Associated Names	DBA	Role
KEY HAVEN ESTATES LLC,		Owner
MONSALVATGE, STEPHANIE		C/O

**Legal Description**  
 LOT 43 KEY HAVEN ESTATES PB7-78

Land Data	1.1	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1	M10W				Yes	18,762.00	SF	0.00			0.00	0.00	0.56		N		
2	000E				Yes	1,240.00	SF	0.00			0.00	0.00	0.00		N		
<b>Total Just Value</b>																	

**Appraiser Notes**  
 PER PLAT LOT 43 ENCOMPASES THE 1240 SF ROAD EASEMENT

## Appendix C

# Sender Site

- Legend**
-  **Highlighted Feature**
  -  **Lot Lines**
  -  **Easements**
  -  **Road Centerlines**
  -  **Water Names**
  -  **Parcels**
  -  **Shoreline**
  -  **Section Lines**



PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

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



# Receiver Site

- Legend**
- Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines

**PALMIS**

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

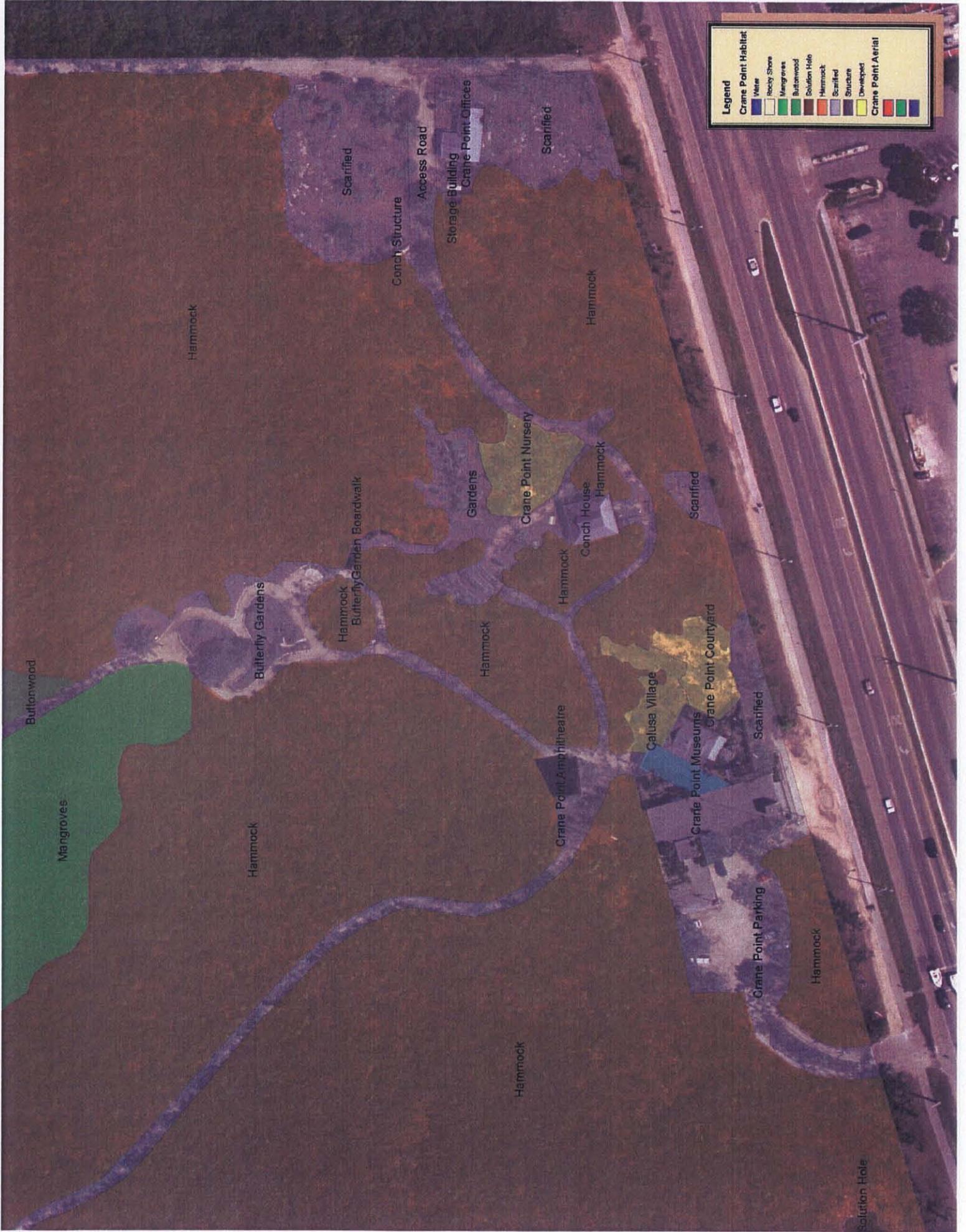
**DISCLAIMER:** The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot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

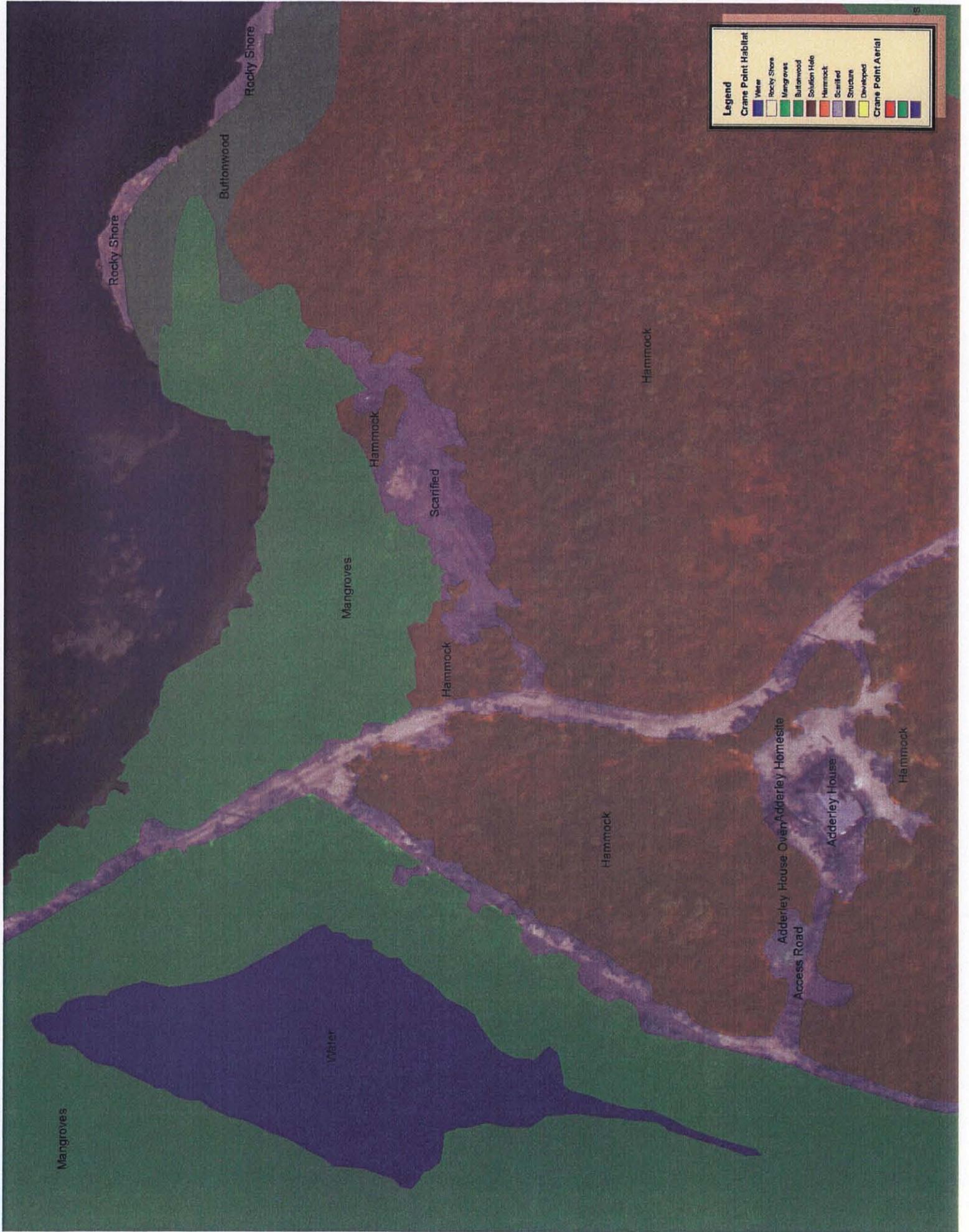
Date Created: February 24, 2009 2:44 PM

## **Appendix D**









**Legend**

**Crane Point Habitat**

- Water
- Rocky Shore
- Mangroves
- Buttongrove
- Solution Hole
- Hammock
- Scarified
- Structure
- Developed
- Crane Point Aerial

Mangroves

Water

Mangroves

Hammock

Scarified

Hammock

Hammock

Hammock

Adderley House Over

Access Road

Adderley House

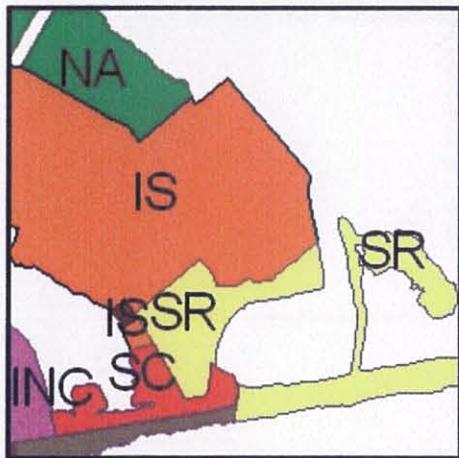
Hammock

Rocky Shore

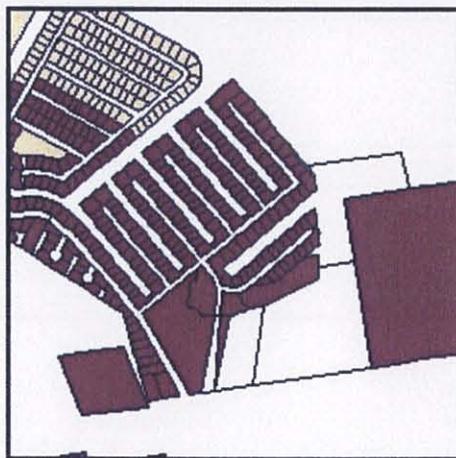
Buttongrove

Rocky Shore

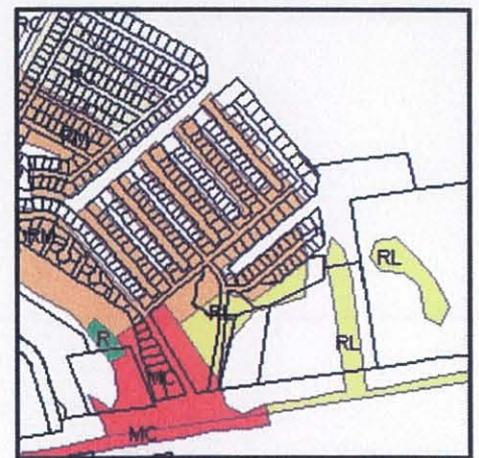
# Key Haven Plat



Land Use District Designation



Zoning Designation



Future Land Use Map  
(non-official GIS version - for informational purposes only)



## **Appendix E**

AFFIDAVIT OF TRANSFERABLE DEVELOPMENT  
RIGHT OWNERSHIP

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared,  
Lynn Maps, the Chairman of FLORIDA KEYS LAND TRUST,  
INC., a Florida nonprofit corporation, who, being first duly sworn by me, a Notary Public  
within and for the County and State aforesaid, deposes and says that FLORIDA KEYS  
LAND TRUST, INC. is the owner of the following described sender site property:

02/03/11 66 32 Key Vaccas Lot 1 & Pt Govt Lot 2 & Lot 3 & Pt  
Lots 4-5 & Pt Bay Bottom W of & Adj to Lot 5 OR495-1079,  
OR498-1063/64, OR498-1058/61, OR506-952, OR725-  
385/88QC, OR728-747/50QC, OR844-1459/61, OR1033-  
2180/82CT, OR1077-437/41(FG), Property Appraiser Parcel  
#00103760-000000

Affiant further states that, according to Department of Community Affairs letter  
to owner's agent, The Craig Company, dated December 15, 2008, attached as Exhibit A  
hereto, as owner of the aforescribed property, Affiant is entitled to 16.6 transfer  
development rights under the current City of Marathon zoning and future land use  
designation of Conservation for said real property.

FLORIDA KEYS LAND TRUST, INC.

BY: Lynn E. Maps  
Title: Chairman

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29 day of  
January, 2009, by Lynn Maps, the Chairman  
of FLORIDA KEYS LAND TRUST, INC., () who is personally known to me or  
() who has produced \_\_\_\_\_ as identification, and who did take  
an oath.



John Henderson  
Notary Public  
My Commission Expires: 12/12/2009



Exhibit A

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

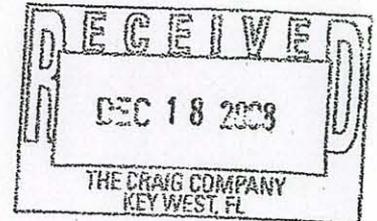
*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 15, 2008

Mr. Don Craig  
The Craig Company  
P.O. Box 970  
Key West, Florida 33041



Re: Florida Keys Land Trust, Inc/Crane Point Hammock

Dear Mr. Craig:

The Department of Community Affairs (Department) has reviewed the material that you have provided regarding the history of the transfer of development rights (TDRs) from the Florida Keys Land Trust, Inc/Crane Point Hammock property. The material suggests that during the period 1997 to 2005, prior to the Marathon Comprehensive Plan becoming effective, this property may have contained between 57-342 residential TDRs and that 105 TDRs were sold and transferred off the property. The development rights history submitted to the Department indicates these transfers reduced the development rights previously existing under the Monroe County regulations to 237 residential TDRs (342 TDRs - 105 TDRs = 237 TDRs) on the Crane Point property. The calculations of the number of development rights appear to be based on a Zoning District density instead of the density of the Future Land Use Designation of the Comprehensive Plan. The 2010 Monroe County Comprehensive Plan Future Land Use Map designates the Crain Point property as Institutional. The zoning map with a designation of Urban Commercial (UC) was not changed to reflect the Institutional Future Land Use designation that was adopted by Monroe County in 1997. The Institutional Future Land Use category does not have any residential density allocated to this category.

The information you provided also includes a letter, dated July 10, 2007, from the City of Marathon establishing approximately 251 TDRs on the Crain Point property. The City of Marathon letter based this calculation on the UC Monroe County zoning district. This calculation of the number of development rights was again based on the Monroe County Zoning District density instead of the density of the Marathon Comprehensive Plan that was in effect at the time the letter was issued.

Don Craig  
December 15, 2008  
Page 2

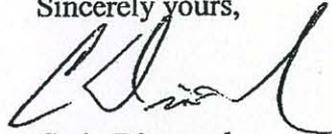
The Marathon Comprehensive Plan Future Land Use Map designates the Crain Point property as Conservation. The Conservation designation has an assigned density of one unit per 4 acres. When the City of Marathon designated this property as Conservation, no party filed an appeal challenging the Conservation land use designation. When this designation was adopted, the Crane Point property could no longer calculate its TDRs based on the Monroe County zoning district.

The analysis in the letter does not reflect the adopted land use map designation of Conservation for the Crane Point property. The City of Marathon letter was prepared after the adoption of the future land use map and does not provide any basis for vesting development rights to the Crain Point property after the Marathon Comprehensive Plan was adopted in 2005. Further, in 2007, the City updated its land development regulations and zoning maps. In this update, the Crain Point property was zoned Conservation-Native Area with an assigned density of one unit per 4 acres.

No vesting agreement was entered between the City of Marathon and Crane Point Hammock, and as a result, the change to the future land use map and zoning map reduced the development potential of the site. In an effort to assist the Florida Keys Land Trust, and using the entire acreage of the Crane Point property, the Department recognizes 16.6 TDRs under the current City of Marathon zoning and future land use designation of Conservation for the Crane Point property. Without regard to the previously transferred TDRs, this balance of 16.6 development rights remain that may be transferred. Once these rights have been extinguished, no remaining rights may be transferred. The Department recommends that the City establish documentation that reflects the transfer and extinguishment of any development rights from Crane Point Hammock.

Thank for the opportunity to comment on this item. If you have any questions, please contact Rebecca Jetton at (850) 922-1766.

Sincerely yours,



Craig Diamond  
Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
Ed Swift

Attachment: Crane Point TDR summary

**Attachment**  
Crane Point TDR summary

Year	Jurisdiction	FLUM	Zoning	Acres (approx.)	Density	TDR Potential	Notes
1988	Monroe County	Information not provided	Destination Resort (DR)	57 acres	1 unit/acre residential	Approx. 57 TDRs for residential use	Current Com Plan assigns DR zoning under Mixed Use/ Commercial FLUM and N zoning under Residential Conservation FLUM
			Native Area (NA)	0.9 acres of hammock	1 unit/acre residential		
				8.5 acres of mangroves	0		
1988	Monroe County	Information not provided	Urban Commercial (UC)	57 acres	6 unit/acre residential	Approx. 342 TDRs for residential use	Current Com Plan assigns DR zoning under Mixed Use/ Commercial FLUM and N zoning under Residential Conservation FLUM
				0.9 acres of hammock	6 unit/acre residential		
				8.5 acres of mangroves	0		
1996	Monroe County	Institutional (INS).	No corresponding zoning	57 acres	0 for residential 15 rooms/ spaces for transient	Approx. 855 TDRs for transient use	Monroe County Com Plan and FLUM become effective.
				0.9 acres of hammock	0 for residential 15 rooms/ spaces for transient		
				8.5 acres of mangroves	0		

2005	Marathon	Conservation (C)	LDRs & Zoning map not in effect.	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	Marathon County Com Plan and FLUM becom effective.
2007	Marathon	Conservation (C)	Native Area (C-NA)	66.4 acres	1 unit/ 4 acres residential	Approx. 16.6 TDRs for residential use	LDRs & Zoning map become effective.

The information you provided indicates that the following TDR were sold and transferred offsite:

Receiving Site	Acres	TDRs [calculation based upon the Monroe County Urban Commercial Zoning (6units/acre)]
Seanic	10 acres	60 TDRs
Sunday Bay	1.7 acres	10 TDRs
Kavala	2 acres	12 TDRs
Twin Harbors	3.88 acres	23 TDRs
<b>Total</b>	<b>17.58 acres</b>	<b>105 TDRs</b>

## **Appendix F**

AFFIDAVIT OF INTENT TO TRANSFER  
DEVELOPMENT RIGHTS

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared,  
Lynn Mapes, the Chairman of FLORIDA KEYS LAND TRUST,  
INC., a Florida nonprofit corporation, who, being first duly sworn by me, a Notary Public  
within and for the County and State aforesaid, deposes and says that FLORIDA KEYS  
LAND TRUST, INC. is the owner of the following described sender site property:

02/03/11 66 32 Key Vaccas Lot 1 & Pt Govt Lot 2 & Lot 3 & Pt  
Lots 4-5 & Pt Bay Bottom W of & Adj to Lot 5 OR495-1079,  
OR498-1063/64, OR498-1058/61, OR506-952, OR725-  
385/88QC, OR728-747/50QC, OR844-1459/61, OR1033-  
2180/82CT, OR1077-437/41(FG), Property Appraiser Parcel  
#00103760-000000

Affiant further states that Affiant intends to transfer 15 of the residential  
development rights identified by Department of Community Affairs letter to owner's  
agent, The Craig Company, dated December 15, 2008, attached as Exhibit A hereto, to  
which the aforesaid property is entitled, to property owned by Key Haven Estates, LLC.,  
which receiver site is described as:

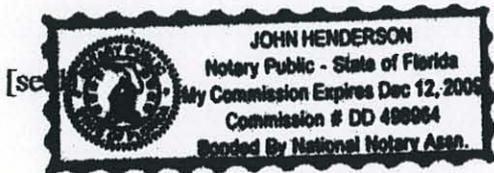
25 67 25 an unnamed island (F/K/A Enchanted Island PB6-89)  
RES NO 134-1995, OR52-267/270, OR63-360/361, OR467-  
177/181, OR1223-754/755Q/C, OR1719-2197/98, OR2215-  
1194/1197QC, OR2371-1753/56C, Property Appraiser Parcel  
#00116981-000000

FLORIDA KEYS LAND TRUST, INC.

BY: [Signature]  
Title: Chairman

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29 day of  
January, 2009, by Lynn Mapes, the Chairman  
of FLORIDA KEYS LAND TRUST, INC., () who is personally known to me or  
( ) who has produced \_\_\_\_\_ as identification, and who did take  
an oath.



[Signature]  
Notary Public  
My Commission Expires: 12/12/2009



Exhibit A

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

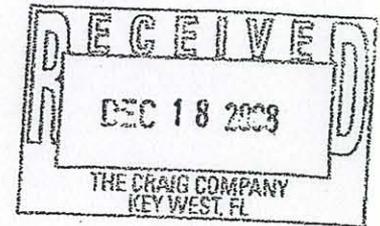
*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 15, 2008

Mr. Don Craig  
The Craig Company  
P.O. Box 970  
Key West, Florida 33041



Re: Florida Keys Land Trust, Inc/Crane Point Hammock

Dear Mr. Craig:

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2555 SHUMARD OAK BOULEVARD + TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) + 850-921-0781 (f) + Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

+ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) + FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) +  
+ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) +

Don Craig  
December 15, 2008  
Page 2

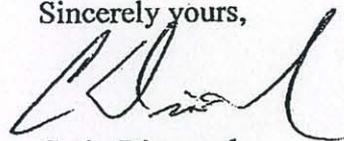
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No vesting agreement was entered between the City of Marathon and Crane Point Hammock, and as a result, the change to the future land use map and zoning map reduced the development potential of the site. In an effort to assist the Florida Keys Land Trust, and using the entire acreage of the Crane Point property, the Department recognizes 16.6 TDRs under the current City of Marathon zoning and future land use designation of Conservation for the Crane Point property. Without regard to the previously transferred TDRs, this balance of 16.6 development rights remain that may be transferred. Once these rights have been extinguished, no remaining rights may be transferred. The Department recommends that the City establish documentation that reflects the transfer and extinguishment of any development rights from Crane Point Hammock.

Thank for the opportunity to comment on this item. If you have any questions, please contact Rebecca Jetton at (850) 922-1766.

Sincerely yours,



Craig Diamond  
Chief of State Planning

CD/kj

cc: George Garrett, City of Marathon  
Ed Swift

Attachment: Crane Point TDR summary

**Attachment**  
Crane Point TDR summary

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				8.5 acres of mangroves	0		
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Kavala	2 acres	12 TDRs
Twin Harbors	3.88 acres	23 TDRs
<b>Total</b>	<b>17.58 acres</b>	<b>105 TDRs</b>

## **Appendix G**

**SEE ATTACHED  
DOCUMENTS**

## **Appendix H**

**SEE ATTACHED  
DOCUMENTS**

## **Appendix I**



2/11/09

(Date)

I hereby authorize The Craig Company be listed as authorized agent  
(Name of Agent)

for Key Haven Estates LLC for the purpose of conducting all business necessary to  
(Name of Owner(s) / Applicant)

process and obtain approval in regard to Receiver Site for Request for Minor Conditional Use Permit for the Transfer of Development Rights  
(Project Name) (Application Type)

for Real Estate No(s): 00116981-000000 and on attachment hereto from  
the Monroe County Planning and Environmental Resources Department.

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

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

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

[Handwritten Signature]  
Owner(s) / Applicant Signature

Edwin O. Swift III  
Printed Name of Owner(s) / Applicant

NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February, 2009.

Edwin O. Swift III is  personally known  produced identification

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

Marion Hope Casas  
Notary



Attachment to Agent Authorization – The Craig Company as  
Agent for Key Haven Estates LLC

Additional Real Estate No(s):

00123100-000000  
00123140-000000  
00123150-000000  
00123170-000000  
00123200-000000  
00123210-000000  
00123220-000000  
00123230-000000  
00135870-000000  
00135880-000000  
00135890-000000  
00135900-000000  
00135910-000000

## Appendix J

## Monroe County Property Appraiser - Radius Report

<b>AK:</b> 1400181	<b>Parcel ID:</b> 00326120-000000	<b>Physical Location:</b> 1570 52ND STGULF	MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 8 SQR F & U NDIVIDED INTEREST IN FLORAL PAI		
<b>Owners Name:</b>	NEAL PAUL W AND IRENE C		
<b>Address::</b>	98 MAPLE AVE	OLD SAYBROOK, CT 06475	
<b>AK:</b> 1121339	<b>Parcel ID:</b> 00103770-000000	<b>Physical Location:</b> MARATHON	
<b>Legal Description:</b>	11-66-32 KEY VACCAS PT GOV LOT 2 (4.75AC) AND BAY BOTTOM N OF AND ADJ TO PT LOT		
<b>Owners Name:</b>	MUSACCHIA BARBARA REV INTER VIVOS TR 1/30/1996		
<b>Address::</b>	PO BOX 500452	MARATHON, FL 33050	
<b>AK:</b> 1121282	<b>Parcel ID:</b> 00103740-000000	<b>Physical Location:</b> MARATHON	
<b>Legal Description:</b>	11 66 32 N66211-16.4 KEY VACCAS PT LOT 2 OR388-102 4-1025		
<b>Owners Name:</b>	COUNTY OF MONROE		
<b>Address::</b>	500 WHITEHEAD STREET	KEY WEST, FL 33040	
<b>AK:</b> 1400106	<b>Parcel ID:</b> 00326030-000000	<b>Physical Location:</b> 5207 DOGWOOD DELL	MARATHON
<b>Legal Description:</b>	BKE LT 7 CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 7 SQR E & UNDIVIDED INTEREST IN F		
<b>Owners Name:</b>	RUDACILLE ANNA C		
<b>Address::</b>	5207 DOGWOOD DELL	MARAHTON, FL 33050	
<b>AK:</b> 8792093	<b>Parcel ID:</b> 00103660-000300	<b>Physical Location:</b> 5585 OVERSEAS HWY	MARATHON
<b>Legal Description:</b>	11 66 32 KEY VACCAS PT GOVT LOT 2 (AKA PT PARCEL C - MCDONALD'S LEASE) OR946-2204		
<b>Owners Name:</b>	WINN DIXIE PROPERTIES LLC		
<b>Address::</b>	5050 EDGEWOOD COURT	JACKSONVILLE, FL 32254-3699	
<b>AK:</b> 1398306	<b>Parcel ID:</b> 00324210-000000	<b>Physical Location:</b> 5171 OVERSEAS HWY	MARATHON
<b>Legal Description:</b>	AMENDED PLAT OF MARAMEADE SUB PB3-185 KEY VACCA AL L BLOCK A & LOTS 1 THRU 7, PT LO		
<b>Owners Name:</b>	FIRST FLORIDA KEYS PROPERTIES INC-% SCHMITT REAL ESTATE CO		
<b>Address::</b>	11100 OVERSEAS HIGHWAY	MARATHON, FL 33050	
<b>AK:</b> 8557990	<b>Parcel ID:</b> 00325840-000000	<b>Physical Location:</b> 1260 52ND ST GULF	MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 8 BLK C & U NDIVIDED INTEREST IN FLORAL PAI		
<b>Owners Name:</b>	THOMAS DIRK		
<b>Address::</b>	1260 52ND STREET GULF	MARATHON, FL 33050	
<b>AK:</b> 1399957	<b>Parcel ID:</b> 00325880-000000	<b>Physical Location:</b> 545 52ND STGULF	MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 12 SQR C & U NDIVIDED INTEREST IN FLORAL PAI		
<b>Owners Name:</b>	FREY GARY E		
<b>Address::</b>	545 52ND ST GULF	MARATHON, FL 33050	
<b>AK:</b> 1399884	<b>Parcel ID:</b> 00325810-000000	<b>Physical Location:</b> 5150 LOGGERHEAD LN	MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 5 SQR C & UN DIVIDED INTEREST IN FLORAL PARI		
<b>Owners Name:</b>	ST COLUMBA'S EPISCOPAL CHURCH		
<b>Address::</b>	PO BOX 500426	MARATHON, FL 33050-0426	
<b>AK:</b> 1399841	<b>Parcel ID:</b> 00325770-000000	<b>Physical Location:</b> MARATHON	
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 1 SQR C & UN DIVIDED INTEREST IN FLORAL PARI		
<b>Owners Name:</b>	ST COLUMBA'S EPISCOPAL CHURCH		
<b>Address::</b>	PO BOX 500426	MARATHON, FL 33050-0426	
<b>AK:</b> 1399931	<b>Parcel ID:</b> 00325860-000000	<b>Physical Location:</b> RT OF 1300 52ND ST.	GULF MARATHON
<b>Legal Description:</b>	BKC LT 10 CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 10 SQR C & UNDIVIDED INTEREST IN I		
<b>Owners Name:</b>	BETHEL CHRIS H		
<b>Address::</b>	1300-52ND STREET	MARATHON, FL 33050	
<b>AK:</b> 1400211	<b>Parcel ID:</b> 00326150-000000	<b>Physical Location:</b> 5208 DOGWOOD DELL	MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 3 SQR G & U NDIVIDED INTEREST IN FLORAL PAI		
<b>Owners Name:</b>	GRYCZEWSKI THEODORE W SR & DARLENE ANN		
<b>Address::</b>	5208 DOGWOOD DELL	MARATHON, FL 33050	
<b>AK:</b> 1399965	<b>Parcel ID:</b> 00325890-000000	<b>Physical Location:</b> 451 52ND STGULF	MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 13 SQR C & U NDIVIDED INTEREST IN FLORAL PAI		
<b>Owners Name:</b>	ST COLUMBA'S EPISCOPAL CHURCH		
<b>Address::</b>	PO BOX 500426	MARATHON, FL 33050-0426	

<b>AK:</b> 1400297	<b>Parcel ID:</b> 00326240-000000	<b>Physical Location:</b> 1548 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA LOT 12 SQR G & UNDIVIDE D INTEREST IN FLORAL PARK OR47	
<b>Owners Name:</b>	GIERULA STANLEY J L/E	
<b>Address:::</b>	1548 52ND ST GULF MARATHON, FL 33050	
<b>AK:</b> 1399990	<b>Parcel ID:</b> 00325920-000000	<b>Physical Location:</b> 1203 WESTWARD HO LNGULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 3 SQR D & UN DIVIDED INTEREST IN FLORAL PARI	
<b>Owners Name:</b>	KENSON PAUL C JR	
<b>Address:::</b>	P O BOX 500092 MARATHON, FL 33050-0092	
<b>AK:</b> 1400319	<b>Parcel ID:</b> 00326260-000000	<b>Physical Location:</b> 1544 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 14 SQR G & UNDIVIDED INTEREST IN FLORAL P.	
<b>Owners Name:</b>	DALRYMPLE JAMES	
<b>Address:::</b>	P O BOX 522765 MARATHON SHORES, FL 33052-2765	
<b>AK:</b> 1400262	<b>Parcel ID:</b> 00326210-000000	<b>Physical Location:</b> 1583 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 9 SQR G & UN DIVIDED INTEREST IN FLORAL PARI	
<b>Owners Name:</b>	NEUGENT GEORGE & SUSAN	
<b>Address:::</b>	PO BOX 1574 MARATHON, FL 33050	
<b>AK:</b> 1400351	<b>Parcel ID:</b> 00326300-000000	<b>Physical Location:</b> 1565 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 3 SQR H & U NDIVIDED INTEREST IN FLORAL PAI	
<b>Owners Name:</b>	LEWIS MORRIS H W III	
<b>Address:::</b>	1565 52ND ST MARATHON, FL 33050	
<b>AK:</b> 1400041	<b>Parcel ID:</b> 00325970-000000	<b>Physical Location:</b> CORNER LOT MARATHON
<b>Legal Description:</b>	BKE LT 1 CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 1 S QR E & UNDIVIDED INTEREST IN FL	
<b>Owners Name:</b>	BETHEL CHRIS H	
<b>Address:::</b>	1300 52ND STREET GULF MARATHON, FL 33050	
<b>AK:</b> 1399850	<b>Parcel ID:</b> 00325780-000000	<b>Physical Location:</b> 541 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 2 SQR C & UN DIVIDED INTEREST IN FLORAL PARI	
<b>Owners Name:</b>	ST COLUMBA'S EPISCOPAL CHURCH	
<b>Address:::</b>	PO BOX 500426 MARATHON, FL 33050-0426	
<b>AK:</b> 1400343	<b>Parcel ID:</b> 00326290-000000	<b>Physical Location:</b> 1549 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 2 SQR H & UN DIVIDED INTEREST IN FLORAL PARI	
<b>Owners Name:</b>	RICE DAVID P & MARY L T/C	
<b>Address:::</b>	133 MOCKINGBIRD LANE MARATHON, FL 33050	
<b>AK:</b> 1400246	<b>Parcel ID:</b> 00326190-000000	<b>Physical Location:</b> RT OF 1255 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 7 SQR G & UN DIVIDED INTEREST IN FLORAL PARI	
<b>Owners Name:</b>	GROSTEFON LIVING TRUST 01/17/2007 C/O GROSTEFON ROBERT A JR TRUSTEE	
<b>Address:::</b>	356 82ND ST MARATHON, FL 33050	
<b>AK:</b> 1400301	<b>Parcel ID:</b> 00326250-000000	<b>Physical Location:</b> 1546 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 LOT 13 SQR G & UNDIVIDE D INTEREST IN FLORAL PARK OR51	
<b>Owners Name:</b>	IRWIN BRUCE & CELESTE	
<b>Address:::</b>	1546 52ND ST GULF MARATHON, FL 33050	
<b>AK:</b> 8578075	<b>Parcel ID:</b> 00325740-000100	<b>Physical Location:</b> MARATHON
<b>Legal Description:</b>	BK B LTPT11 CRANE HAMMOCK SUBDIVISION PB3-51 (WLY 23 FEET LOT 11) & UNDIVIDED INTE	
<b>Owners Name:</b>	MARATHON POWER SQUADRON INC	
<b>Address:::</b>	P O BOX 500055 MARATHON, FL 33050	
<b>AK:</b> 1399809	<b>Parcel ID:</b> 00325730-000000	<b>Physical Location:</b> LOGGERHEAD LN MARATHON
<b>Legal Description:</b>	BK B LT 10 CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 1 0 SQR B AND UNDIVIDED INTEREST	
<b>Owners Name:</b>	MARATHON GARDEN CLUB INC	
<b>Address:::</b>	P O BOX 500826 MARATHON, FL 33050	
<b>AK:</b> 1399973	<b>Parcel ID:</b> 00325900-000000	<b>Physical Location:</b> 201 WESTWARD HO MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 1 SQR D & UN DIVIDED INTEREST IN FLORAL PARI	
<b>Owners Name:</b>	HUFF JON B & CHARLENE A	
<b>Address:::</b>	PO BOX 501593 MARATHON, FL 33050	
<b>AK:</b> 1399876	<b>Parcel ID:</b> 00325800-000000	<b>Physical Location:</b> 1050 WESTWARD HO LN MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 4 SQR C & UN DIVIDED INTEREST IN FLORAL PARI	
<b>Owners Name:</b>	ST COLUMBA'S EPISCOPAL CHURCH	
<b>Address:::</b>	PO BOX 500426 MARATHON, FL 33050-0426	

<b>AK:</b> 1399949	<b>Parcel ID:</b> 00325870-000000	<b>Physical Location:</b> 575 52ND ST GULF MARATHON
<b>Legal Description:</b>	BK C LT 11 CRANE HAMMOCK SUB KEY VACA PB3-51 & UND	DIVIDED INTEREST IN FLORAL PARK
<b>Owners Name:</b>	DARCZUK STANLEY C AND MARY LOU	
<b>Address::</b>	575 52ND ST GULF	MARATHON, FL 33050
<b>AK:</b> 1400025	<b>Parcel ID:</b> 00325950-000000	<b>Physical Location:</b> 1503 WESTWARD HO LN MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 6 SQR D & UN	DIVIDED INTEREST IN FLORAL PARI
<b>Owners Name:</b>	KENSON PAUL C JR	
<b>Address::</b>	PO BOX 92	MARATHON, FL 33050
<b>AK:</b> 1400009	<b>Parcel ID:</b> 00325930-000000	<b>Physical Location:</b> 1301 52ND ST GULF MARATHON
<b>Legal Description:</b>	BK D LT 4 CRANE HAMMOCK SUB KEY VACA & UNDIVIDED	UNDIVIDED INTEREST IN FLORAL P
<b>Owners Name:</b>	SAMMONS JANE W	
<b>Address::</b>	1301 52ND STREET GULF	MARATHON, FL 33050
<b>AK:</b> 1400033	<b>Parcel ID:</b> 00325960-000000	<b>Physical Location:</b> 5353 DOGWOOD DELL MARATHON
<b>Legal Description:</b>	BK D LT 7 CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 7	SQR D AND UNDIVIDED INTEREST I
<b>Owners Name:</b>	ROBBINS BOYD MINOR	
<b>Address::</b>	55 OBEDIAM TRIPLETT RD	CRAWFORDVILLE, FL 32327-3678
<b>AK:</b> 1399787	<b>Parcel ID:</b> 00325710-000000	<b>Physical Location:</b> 5151 LOGGERHEAD LN MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 8 & 9 SQR B	& UNDIVIDED INTEREST IN FLORAL
<b>Owners Name:</b>	FLORIDA CONFERENCE ASSN OF 7TH DAY ADVENTIST	
<b>Address::</b>	PO BOX 500015	MARATHON, FL 33050
<b>AK:</b> 1399817	<b>Parcel ID:</b> 00325740-000000	<b>Physical Location:</b> LOGGERHEAD LN MARATHON
<b>Legal Description:</b>	BK B LT PT 11 CRANE HAMMOCK SUB KEY VACA PB3-51 LO	T 11 SQR B LESS W'LY 23 FT AND U
<b>Owners Name:</b>	MARATHON GARDEN CLUB INC	
<b>Address::</b>	PO BOX 500826	MARATHON, FL 33050
<b>AK:</b> 1399779	<b>Parcel ID:</b> 00325690-000000	<b>Physical Location:</b> 5270 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOTS 6 AND 7 SQR	B AND UNDIVIDED INTEREST IN FLI
<b>Owners Name:</b>	MARATHON GARDEN CLUB INC	
<b>Address::</b>	P O BOX 500826	MARATHON, FL 33050
<b>AK:</b> 8877668	<b>Parcel ID:</b> 00103750-000200	<b>Physical Location:</b> 5401 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	11 66 32 KEY VACCAS PT GOVT LOT 2 OR71-167/68 OR37	5-17/18 OR442-542/43 OR479-82/83 (
<b>Owners Name:</b>	BIOSPHERE PROPERTIES INC C/O BANK OF AMERICA ATTN: CORP REAL ESTATE ASSESSMENTS	
<b>Address::</b>	101 N TRYON ST	CHARLOTTE, NC 28255
<b>AK:</b> 1121274	<b>Parcel ID:</b> 00103730-000000	<b>Physical Location:</b> 5271 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	11 66 32 KEY VACCAS PT LOT 2 OR396-809 OR598-184 O	R787-839 OR787-841 OR791-1184/11
<b>Owners Name:</b>	FIRST FLORIDA KEYS PROPERTIES INC	
<b>Address::</b>	11100 OVERSEAS HWY	MARATHON, FL 33050
<b>AK:</b> 1400017	<b>Parcel ID:</b> 00325940-000000	<b>Physical Location:</b> 1501 WESTWARD HO MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 5 SQR D & UN	DIVIDED INTEREST IN FLORAL PARI
<b>Owners Name:</b>	DIEGUEZ GERALD & JENNIFER PLATT (H/W)	
<b>Address::</b>	1501 WESTWARD HO LN	MARATHON, FL 33050
<b>AK:</b> 1400190	<b>Parcel ID:</b> 00326130-000000	<b>Physical Location:</b> DOGWOOD DELL MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 1 SQR G AND	UNDIVIDED INTEREST IN FLORAL F
<b>Owners Name:</b>	RABITO KIMBERLY	
<b>Address::</b>	253 29TH ST OCEAN	MARATHON, FL 33050
<b>AK:</b> 1399761	<b>Parcel ID:</b> 00325680-000000	<b>Physical Location:</b> OVERSEAS HWY MARATHON
<b>Legal Description:</b>	BK B LT 5 CRANE HAMMOCK SUB KEY VACA LOT 5 BLK B A	ND UNDIVIDED INTEREST IN FLORA
<b>Owners Name:</b>	MARATHON GARDEN CLUB INC	
<b>Address::</b>	P O BOX 500826	MARATHON, FL 33050
<b>AK:</b> 1121207	<b>Parcel ID:</b> 00103680-000000	<b>Physical Location:</b> 5515 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	11-66-32 KEY VACCAS PT LOT 2 OR77-333/35 OR929	-2165/73(MERGER) OR933-404/10 OF
<b>Owners Name:</b>	LANDCO LLC	
<b>Address::</b>	97 WEST OKEECHOBEE RD	HIALEAH, FL 33010
<b>AK:</b> 1400335	<b>Parcel ID:</b> 00326280-000000	<b>Physical Location:</b> 1545 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 1 SQR H & UN	DIVIDED INTEREST IN FLORAL PARI
<b>Owners Name:</b>	GAUTHIER CAROLYNE	
<b>Address::</b>	1545 52ND STREET GULF	MARATHON, FL 33050

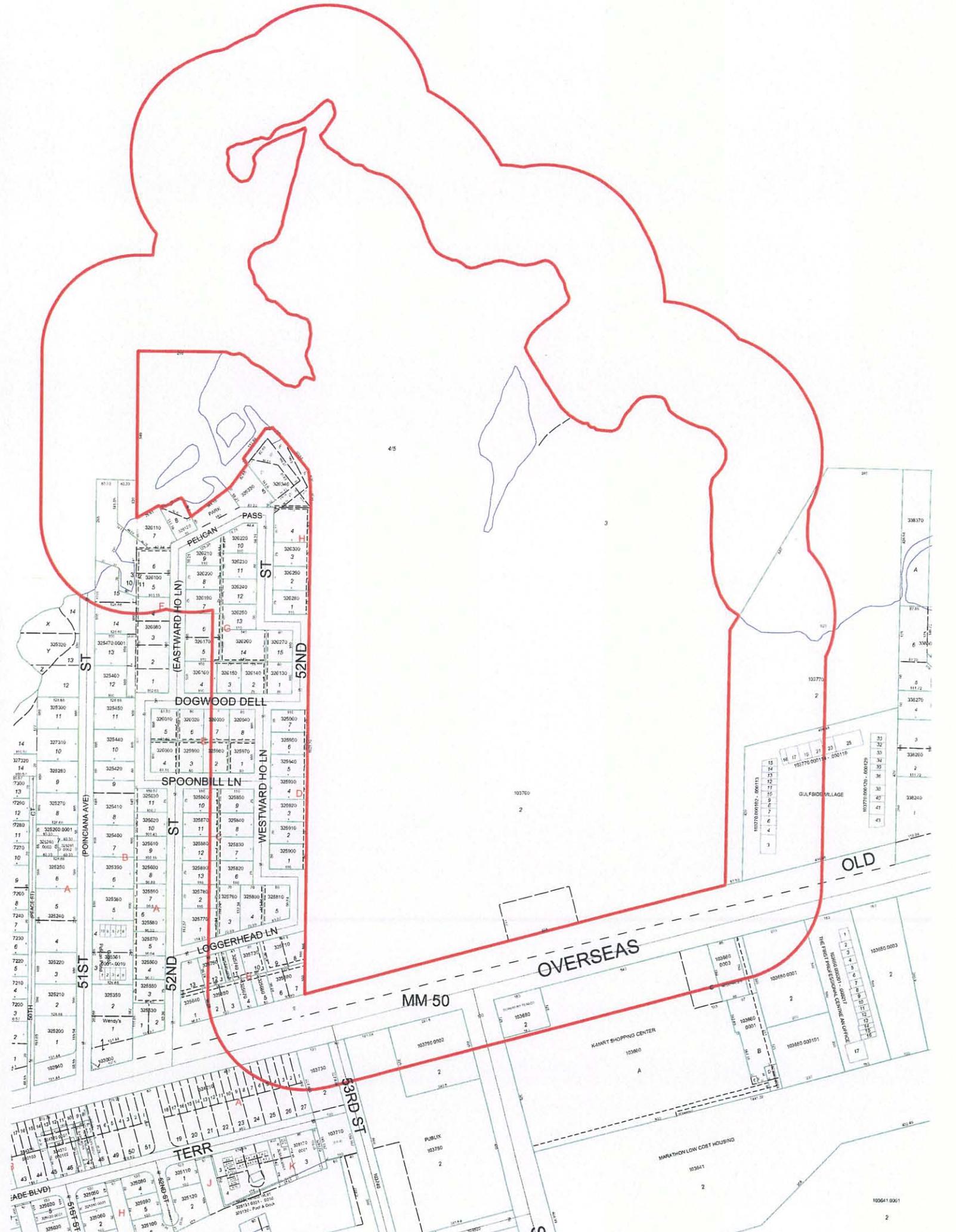
<b>AK:</b> 1400050	<b>Parcel ID:</b> 00325980-000000	<b>Physical Location:</b> 1201 SPOONBILL DR GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 2 SQR E & UN	DIVIDED INTEREST IN FLORAL PAR
<b>Owners Name:</b>	HERNANDEZ JOSE DAVID	
<b>Address::</b>	1201 SPOONBILL DR	MARATHON, FL 33050
<b>AK:</b> 1400238	<b>Parcel ID:</b> 00326170-000000	<b>Physical Location:</b> 1150 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 5 & ALL LOT	6 SQR G & UNDIVIDED INTEREST IN
<b>Owners Name:</b>	WONDERLIN TIM F & DEBRA	
<b>Address::</b>	1150 52ND STREET GULF	MARATHON, FL 33050
<b>AK:</b> 1400220	<b>Parcel ID:</b> 00326160-000000	<b>Physical Location:</b> 5210 DOGWOOD DELL MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 4 SQR G & U	NDIVIDED INTEREST IN FLORAL PAI
<b>Owners Name:</b>	GRATTON JOHN C & LAURA R	
<b>Address::</b>	5210 DOGWOOD DELL	MARATHON, FL 33050
<b>AK:</b> 1399752	<b>Parcel ID:</b> 00325670-000000	<b>Physical Location:</b> OVERSEAS HWY MARATHON
<b>Legal Description:</b>	BK B LT 4 CRANE HAMMOCK SUB KEY VACA LOT 4 SQR B A	ND UNDIVIDED INTEREST IN FLORA
<b>Owners Name:</b>	MARATHON GARDEN CLUB INC	
<b>Address::</b>	P O BOX 500826	MARATHON, FL 33050
<b>AK:</b> 1399736	<b>Parcel ID:</b> 00325650-000000	<b>Physical Location:</b> 5230 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK PB3-51 KEY VACCA LOTS 2 & 3 BK B & U	NDIVIDED INT IN FLORAL PARK OR
<b>Owners Name:</b>	KWOK DEVELOPMENT INC	
<b>Address::</b>	5230 OVERSEAS HWY	MARATHON, FL 33050
<b>AK:</b> 1399906	<b>Parcel ID:</b> 00325830-000000	<b>Physical Location:</b> 1070 52ND ST GULF MARATHON
<b>Legal Description:</b>	BK C LT 7 & UNDIVIDED INTEREST IN FLORAL PARK CRAN	E HAMMOCK SUB KEY VACA PB3-51
<b>Owners Name:</b>	BECKMANN RICHARD K	
<b>Address::</b>	12188 OVERSEAS HWY	MARATHON, FL 33050
<b>AK:</b> 1400386	<b>Parcel ID:</b> 00326330-000000	<b>Physical Location:</b> 1580 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA PT LOT 5 SQR H	& UNDIVIDED INTEREST IN FLORAL
<b>Owners Name:</b>	INGHRAM JOANN	
<b>Address::</b>	1580 52ND STREET GULF	MARATHON, FL 33050
<b>AK:</b> 1399400	<b>Parcel ID:</b> 00325320-000000	<b>Physical Location:</b> 1401 51ST ST MARATHON
<b>Legal Description:</b>	LTS 12 13 & 14 BK A WOODBURNS SUB PB2-29 KEY VACCA	PARCELS X Y & Z G-53-377/378 OR
<b>Owners Name:</b>	FLEMING DAVID & NANCY T	
<b>Address::</b>	524 MAIN STREET PMB 290	HONESDALE, PA 18431-1841
<b>AK:</b> 1399922	<b>Parcel ID:</b> 00325850-000000	<b>Physical Location:</b> 1300 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 9 SQR C & UN	DIVIDED INTEREST IN FLORAL PAR
<b>Owners Name:</b>	BETHEL CHRIS	
<b>Address::</b>	1300 52ND ST GULF	MARATHON, FL 33050
<b>AK:</b> 1400114	<b>Parcel ID:</b> 00326040-000000	<b>Physical Location:</b> 1398 WESTWARD HO LN GULF MARATHON
<b>Legal Description:</b>	BKE LT 8 CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 8 S	QR E & UNDIVIDED INTEREST IN FL
<b>Owners Name:</b>	MARTEL RICHARD I	
<b>Address::</b>	1398 WESTWARD HO LANE	MARATHON, FL 33050
<b>AK:</b> 1400254	<b>Parcel ID:</b> 00326200-000000	<b>Physical Location:</b> 1525 52ND ST GULF MARATHON
<b>Legal Description:</b>	BKG LT 8 CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 8	SQR G & UNDIVIDED INTEREST IN I
<b>Owners Name:</b>	ADAMS GLADYS A	
<b>Address::</b>	PO BOX 500522	MARATHON, FL 33050
<b>AK:</b> 1400203	<b>Parcel ID:</b> 00326140-000000	<b>Physical Location:</b> 5206 DOGWOOD DELL MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT 2 SQR G & U	NDIVIDED INTEREST IN FLORAL PAI
<b>Owners Name:</b>	BOURDON THOMAS E & DINAH S	
<b>Address::</b>	1008 LAUREL PARK LN	CHARLOTTE, NC 28270
<b>AK:</b> 1400271	<b>Parcel ID:</b> 00326220-000000	<b>Physical Location:</b> 1575 52ND ST GULF MARATHON
<b>Legal Description:</b>	BKG LT 10 CRANE HAMMOCK SUB KEY VACA PB3-51 & UNDI	VIDED INTEREST IN FLORAL PARK I
<b>Owners Name:</b>	RUDELL RICHARD	
<b>Address::</b>	P O BOX 82	KEY COLONY BEACH, FL 33051
<b>AK:</b> 1400327	<b>Parcel ID:</b> 00326270-000000	<b>Physical Location:</b> 1536 52ND ST MARATHON
<b>Legal Description:</b>	BK G LT 15 CRANE HAMMOCK SUB PB3-51 KEY VACCA O	R616-752 OR673-712 OR731-111Q/C
<b>Owners Name:</b>	FEDERAL ALEXANDRA	
<b>Address::</b>	1536 52ND ST GULF	MARATHON, FL 33050

<b>AK:</b> 1400289	<b>Parcel ID:</b> 00326230-000000	<b>Physical Location:</b> 1554 52ND ST GULF MARATHON
<b>Legal Description:</b>	BK G LT 11 CRANE HAMMOCK SUB PB3-51 KEY VACCA LOT	11 SQR G & UNDIVIDED INTEREST I
<b>Owners Name:</b>	FARELLA PAUL J AND FRANCES C/O FARRELAS VILLAGE CAFE	
<b>Address::</b>	5800 OVERSEAS HWY UNIT 13	MARATHON, FL 33050
<b>AK:</b> 1121291	<b>Parcel ID:</b> 00103750-000000	<b>Physical Location:</b> 5407 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	11 66 32 KEY VACCAS PT GOVT LOT 2 OR71-167/168 OR3	75-17/18 OR442-541/542/543 OR479-
<b>Owners Name:</b>	BIOSPHERE PROPERTIES INC C/O PUBLIX	
<b>Address::</b>	11100 OVERSEAS HWY	MARATHON, FL 33050
<b>AK:</b> 1399981	<b>Parcel ID:</b> 00325910-000000	<b>Physical Location:</b> 1203 WESTWARD HO LNGULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB KEY VACA PB3-51 LOT 2 SQR D &	UNDIVIDED INTEREST IN FLORAL P.
<b>Owners Name:</b>	COLONNA ROMANO PEITRO AND HELENA	
<b>Address::</b>	903 CHERRY LN	RIVERTON, NJ 08077
<b>AK:</b> 1399892	<b>Parcel ID:</b> 00325820-000000	<b>Physical Location:</b> 1060 52ND ST GULF MARATHON
<b>Legal Description:</b>	BK C LOT 6 AND UNDIVIDED INT IN FLORAL PARK CRANE	HAMMOCK SUB PB3-51 KEY VACA F
<b>Owners Name:</b>	FARNES KIMBERLY	
<b>Address::</b>	1060 52ND ST GULF	MARATHON, FL 33050
<b>AK:</b> 1399868	<b>Parcel ID:</b> 00325790-000000	<b>Physical Location:</b> MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 3 SQR C & UN	DIVIDED INTEREST IN FLORAL PARI
<b>Owners Name:</b>	ST COLUMBA'S EPISCOPAL CHURCH	
<b>Address::</b>	PO BOX 500426	MARATHON, FL 33050-0426
<b>AK:</b> 1400173	<b>Parcel ID:</b> 00326110-000000	<b>Physical Location:</b> 1560 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA PT LOT 7 SQR	F & UNDIV INT IN FLORAL PARK & P
<b>Owners Name:</b>	QUILL RICHARD M	
<b>Address::</b>	P O BOX 324	LEWES, DE 19958
<b>AK:</b> 1399825	<b>Parcel ID:</b> 00325750-000000	<b>Physical Location:</b> 12 LOGGERHEAD LN MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACA LOT 12 SQR B & U	NDIVIDED INTEREST IN FLORAL PAI
<b>Owners Name:</b>	MARATHON POWER SQUADRON INC	
<b>Address::</b>	P O BOX 500055	MARATHON, FL 33050
<b>AK:</b> 8703473	<b>Parcel ID:</b> 00103770-000102	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 3 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 3 & 6.906% COMMO	N ELEMENT OR995-978 OR1048-185
<b>Owners Name:</b>	GATOR ENTERTAINMENT INC	
<b>Address::</b>	99625 US 1	KEY LARGO, FL 33037
<b>AK:</b> 8703481	<b>Parcel ID:</b> 00103770-000103	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 4 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLGE CONDOMINIUM UNIT 4 & 3.303% COMMON	ELEMENTS OR1012-514 OR1089-47
<b>Owners Name:</b>	GLEN BOE & ASSOCIATES INC & JOANN B INGRAM CPA PA & DAVID P KIRWAN PA T/C	
<b>Address::</b>	5800 OVERSEAS HWY #4	MARATHON, FL 33050
<b>AK:</b> 8703490	<b>Parcel ID:</b> 00103770-000104	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 6 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 6 OR990-2060 OR	1229-2480/82CASE#92-10310-CA-09
<b>Owners Name:</b>	HEADLEY SARA E	
<b>Address::</b>	205 FILES LANDING RD	HOT SPINGS, AR 71913
<b>AK:</b> 8703503	<b>Parcel ID:</b> 00103770-000105	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 7 MARATHON
<b>Legal Description:</b>	UNIT 7 GULFSIDE VILLAGE CONDOMINIUM OR992-1349 OR2	283-699
<b>Owners Name:</b>	FELTS CHIROPRACTIC CENTER, INC	
<b>Address::</b>	1595 HARBOR DRIVE	MARATHON, FL 33050
<b>AK:</b> 8703511	<b>Parcel ID:</b> 00103770-000106	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 8 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 8 & 1.688% COMMO	N ELEMENT OR997-1489
<b>Owners Name:</b>	J B DANFORD INC	
<b>Address::</b>	5800 OVERSEAS HIGHWAY SUITE 8	MARATHON, FL 33050
<b>AK:</b> 8703520	<b>Parcel ID:</b> 00103770-000107	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 9 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 9 & 2.215% COMMO	N ELEMENT OR990-2061 OR1054-18
<b>Owners Name:</b>	FLOWERS BY J & J INC	
<b>Address::</b>	5800 OVERSEAS HIGHWAY - SUITE 9	MARATHON, FL 33050
<b>AK:</b> 8703538	<b>Parcel ID:</b> 00103770-000108	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 10 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 10 & 2.256% COM	MON ELEMENTS OR990-1999 OR127
<b>Owners Name:</b>	COYTE WENDY J TRUSTEE (WENDY J COYTE REV TR 01/04/02)	
<b>Address::</b>	247 KEY DEER BLVD	BIG PINE KEY, FL 33043

<b>AK:</b> 8703546	<b>Parcel ID:</b> 00103770-000109	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 11 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 11 & 2.240% COMM ON ELEMENTOR992-1998 OR1220-5	
<b>Owners Name:</b>	KILHEFFER LEWIS E III TRUSTEE (LEWIS EDGAR KILHEFFER III REV TRUST 01/04/02)	
<b>Address::</b>	247 KEY DEER BLVD	BIG PINE KEY, FL 33043
<b>AK:</b> 8703554	<b>Parcel ID:</b> 00103770-000110	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 12 - 14 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNITS 12, 13 & 14 & 6 .789% COMMON ELEMENT OR993-4	
<b>Owners Name:</b>	FARELLA PAUL J & FRANCES T	
<b>Address::</b>	5800 OVERSEAS HIGHWAY #13	MARATHON, FL 33050
<b>AK:</b> 8703589	<b>Parcel ID:</b> 00103770-000113	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 15 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 15 & 2.498% COMM ON ELEMENT OR998-592 OR1230-86	
<b>Owners Name:</b>	MARATHON & LOWER KEYS ASSOC OF REALTORS INC	
<b>Address::</b>	5800 OVERSEAS HWY #15	MARATHON, FL 33050
<b>AK:</b> 8703597	<b>Parcel ID:</b> 00103770-000114	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 16 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 16 & 2.171% COMM ON ELEMENT OR998-591	
<b>Owners Name:</b>	FREEMAN WALLACE BRUCE & NORMA MAE	
<b>Address::</b>	5800 OVERSEAS HIGHWAY SUITE 16	MARATHON, FL 33050
<b>AK:</b> 8703601	<b>Parcel ID:</b> 00103770-000115	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 17 & 19 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 17 & 19 & 9.090% COMMON ELEMENT OR994-568 OR	
<b>Owners Name:</b>	HILL/NARDONE REALTY TRUST MARCH 28 2000	
<b>Address::</b>	PO BOX 510732	KEY COLONY BEACH, FL 33051
<b>AK:</b> 8703627	<b>Parcel ID:</b> 00103770-000117	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 21 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 21 & 4.555% COMM ON ELEMENT OR992-1348	
<b>Owners Name:</b>	BEACHCOMBER JEWELERS INC	
<b>Address::</b>	P O BOX 5284	KEY WEST, FL 33045-5284
<b>AK:</b> 8703635	<b>Parcel ID:</b> 00103770-000118	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 23 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 23 & 4.523% COMM ON ELEMENT OR991-1064 OR1791-9	
<b>Owners Name:</b>	JANYTH INC	
<b>Address::</b>	5800 OVERSEAS HWY #23	MARATHON, FL 33050
<b>AK:</b> 8703643	<b>Parcel ID:</b> 00103770-000119	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 25 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 25 & 11.365% COM MON ELEMENTS OR992-1988 OR106	
<b>Owners Name:</b>	BARRY DANIEL O JR & ARCHER BARRY A	
<b>Address::</b>	98200 OVERSEAS HIGHWAY	KEY LARGO, FL 33037
<b>AK:</b> 8703651	<b>Parcel ID:</b> 00103770-000120	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 30 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 30 & 3.332% COMM ON ELEMENT OR998-597 OR2043-10	
<b>Owners Name:</b>	BRIGGLE JOHN L AND DEBRA (H/W)	
<b>Address::</b>	5800 OVERSEAS HWY UNIT 30	MARATHON, FL 33050
<b>AK:</b> 8703660	<b>Parcel ID:</b> 00103770-000121	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 32 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 32 OR998-597 O R1036-2189 OR1729-2114Q/C OR174	
<b>Owners Name:</b>	DONNELLY PETER J	
<b>Address::</b>	23 OAK TER	NEPTUNE, NJ 07753-3355
<b>AK:</b> 8703678	<b>Parcel ID:</b> 00103770-000122	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 33 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 33 & 3.435% COMM ON ELEMENT OR1038-344 OR1041-9	
<b>Owners Name:</b>	CRAFTIES INC %JAMES J MORRISON	
<b>Address::</b>	973 OCOTILLO LANE	MARATHON, FL 33050
<b>AK:</b> 8703686	<b>Parcel ID:</b> 00103770-000123	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 34 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 34 & 2.257% COMM ON ELEMENTOR991-1686 OR2140-1	
<b>Owners Name:</b>	THE HILL/NARDONE REALTY TRUST DTD 03/28/00	
<b>Address::</b>	PO BOX 510732	KEY COLONY BEACH, FL 33051
<b>AK:</b> 8703694	<b>Parcel ID:</b> 00103770-000124	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 35 MARATHON
<b>Legal Description:</b>	UNIT 35 GULFSIDE VILLAGE CONDOMINIUM OR995-120 OR 2304-2357	
<b>Owners Name:</b>	KZ PROPERTY VENTURES LLC	
<b>Address::</b>	P O BOX 430	PENNINGTON, NJ 08534
<b>AK:</b> 8703708	<b>Parcel ID:</b> 00103770-000125	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 36 MARATHON
<b>Legal Description:</b>	UNIT 36 GULFSIDE VILLAGE CONDOMINIUM OR992-1340 OR2248-843	
<b>Owners Name:</b>	WEILER ENGINEERING CORP, THE	
<b>Address::</b>	20020 VETERANS BLVD UNIT 4	PORT CHARLOTTE, FL 33954

<b>AK:</b> 8703716	<b>Parcel ID:</b> 00103770-000126	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 38 MARATHON
<b>Legal Description:</b>	UNIT 38 GULFSIDE VILLAGE CONDOMINIUM OR995-125	OR1017-957 OR2196-1318
<b>Owners Name:</b>	FLORIDA KEYS AREA HEALTH EDUCATION CENTER INC	
<b>Address::</b>	5800 OVERSEAS HWY STE 38	MARATHON, FL 33050
<b>AK:</b> 8703724	<b>Parcel ID:</b> 00103770-000127	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 40 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 40 & 2.239% COMM	ON ELEMENT OR995-125
<b>Owners Name:</b>	GREENMAN FRANKLIN D & JUDY BAN	
<b>Address::</b>	90-B SOMBRERO BEACH ROAD	MARATHON, FL 33050
<b>AK:</b> 8703732	<b>Parcel ID:</b> 00103770-000128	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 41 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 41 & 4.646% COMM	ON ELEMENT OR1016-2456
<b>Owners Name:</b>	GREENMAN FRANKLIN D & JUDY BAN	
<b>Address::</b>	90-B SOMBRERO BEACH ROAD	MARATHON, FL 33050
<b>AK:</b> 8703741	<b>Parcel ID:</b> 00103770-000129	<b>Physical Location:</b> 5800 OVERSEAS HWY STE 43 MARATHON
<b>Legal Description:</b>	GULFSIDE VILLAGE CONDOMINIUM UNIT 43 & 4.550% COMM	ON ELEMENT OR992-1346 OR1185-7
<b>Owners Name:</b>	MARTIN-VEGUE DEREK AND ANNE M	
<b>Address::</b>	5409 OVERSEAS HWY UNIT 249	MARATHON, FL 33050
<b>AK:</b> 1120979	<b>Parcel ID:</b> 00103650-000100	<b>Physical Location:</b> MARATHON
<b>Legal Description:</b>	11 66 32 N66211-12.2-1 KEY VACCAS PT LOT 2 OR659-2	54 OR771-874/5E
<b>Owners Name:</b>	FIRST NATIONAL BANK OF MARATHON C/O ORION BANK	
<b>Address::</b>	PO BOX 98	MARATHON, FL 33050
<b>AK:</b> 1120995	<b>Parcel ID:</b> 00103650-000201	<b>Physical Location:</b> 5701 OVERSEAS HWY STE 2 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 1 & 6.50404% COMMON I
<b>Owners Name:</b>	FIRST STATE BANK OF THE FLORIDA KEYS	
<b>Address::</b>	1201 SIMONTON STREET	KEY WEST, FL 33040
<b>AK:</b> 1121002	<b>Parcel ID:</b> 00103650-000202	<b>Physical Location:</b> 5701 OVERSEAS HWY 2 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 2 & 5.42005% COMMON I
<b>Owners Name:</b>	MCQUEEN WILLIAM C JR TR 10/7/97 C/O MCQUEEN WILLIAM C TRUSTEE	
<b>Address::</b>	795 91ST COURT OCEAN	MARATHON, FL 33050
<b>AK:</b> 1121011	<b>Parcel ID:</b> 00103650-000203	<b>Physical Location:</b> 5701 OVERSEAS HWY 3 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 3 & 5.42005% COMMON I
<b>Owners Name:</b>	SECKINGER OWEN OWEN J AND GERALDINE M	
<b>Address::</b>	117 AVENUE E - COCO PLUM	MARATHON, FL 33050
<b>AK:</b> 1121029	<b>Parcel ID:</b> 00103650-000204	<b>Physical Location:</b> 5701 OVERSEAS HWY 4 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 4 & 5.42005% COMMON I
<b>Owners Name:</b>	HALTERMAN MARK W & CLORINDA M ROBLES-HALTERMAN (H/W)	
<b>Address::</b>	10003 S JAMESTOWN AVE	TULSA, OK 74137
<b>AK:</b> 1121037	<b>Parcel ID:</b> 00103650-000205	<b>Physical Location:</b> 5701 OVERSEAS HWY 5 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 5 & 5.42005% COMMON I
<b>Owners Name:</b>	SLOSAR RICHARD AND SHARON	
<b>Address::</b>	71 MUTINY PL	KEY LARGO, FL 33037
<b>AK:</b> 1121045	<b>Parcel ID:</b> 00103650-000206	<b>Physical Location:</b> 5701 OVERSEAS HWY 6 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 6 & 5.42005% COMMON I
<b>Owners Name:</b>	ROCHE ORLANDO B	
<b>Address::</b>	P O BOX 500056	MARATHON, FL 33050
<b>AK:</b> 1121053	<b>Parcel ID:</b> 00103650-000207	<b>Physical Location:</b> 5701 OVERSEAS HWY 7 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 7 & 5.42005% COMMON I
<b>Owners Name:</b>	ROCHE ORLANDO B	
<b>Address::</b>	P O BOX 500056	MARATHON, FL 33050
<b>AK:</b> 1121061	<b>Parcel ID:</b> 00103650-000208	<b>Physical Location:</b> 5701 OVERSEAS HWY 8 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 8 & 4.87804% COMMON I
<b>Owners Name:</b>	SMITH STEVEN J & BARBARA D	
<b>Address::</b>	88 CALLE ENSUENO	MARATHON, FL 33050
<b>AK:</b> 1121070	<b>Parcel ID:</b> 00103650-000209	<b>Physical Location:</b> 5701 OVERSEAS HWY 9 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIU	M UNIT NO 9 & 4.87804% COMMON I
<b>Owners Name:</b>	SMITH STEVEN J & BARBARA D	
<b>Address::</b>	88 CALLE ENSUENO	MARATHON, FL 33050

<b>AK:</b> 8552238	<b>Parcel ID:</b> 00103650-000210	<b>Physical Location:</b> 5701 OVERSEAS HWY 10 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT NO 10 & 4.87804% COMMON	
<b>Owners Name:</b>	SMITH STEVEN J & BARBARA D	
<b>Address::</b>	5701 OVERSEAS HIGHWAY	MARATHON, FL 33050
<b>AK:</b> 1121096	<b>Parcel ID:</b> 00103650-000211	<b>Physical Location:</b> 5701 OVERSEAS HWY 11 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT NO 11 & 4.87804% COMMON	
<b>Owners Name:</b>	FREUND KRIS	
<b>Address::</b>	5701 OVERSEAS HIGHWAY SUITE 11	MARATHON, FL 33050
<b>AK:</b> 1121100	<b>Parcel ID:</b> 00103650-000212	<b>Physical Location:</b> 5701 OVERSEAS HWY 12 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT NO 12 & 4.87804% COMMON	
<b>Owners Name:</b>	DEVANE WILLIAM N JR & DORI JAMES J T/C	
<b>Address::</b>	PO BOX 500177	MARATHON, FL 33050
<b>AK:</b> 1121118	<b>Parcel ID:</b> 00103650-000213	<b>Physical Location:</b> 5701 OVERSEAS HWY 13 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT NO 13 & 4.87804% COMMON	
<b>Owners Name:</b>	DEVANE WILLIAM N JR & DORL JAMES J T/C	
<b>Address::</b>	PO BOX 500177	MARATHON, FL 33050
<b>AK:</b> 1121126	<b>Parcel ID:</b> 00103650-000214	<b>Physical Location:</b> 5701 OVERSEAS HWY 14 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT NO 14 & 4.06504% COMMON	
<b>Owners Name:</b>	TERZIAN DEBORAH A	
<b>Address::</b>	P O BOX 2668	KEY LARGO, FL 33037
<b>AK:</b> 8552246	<b>Parcel ID:</b> 00103650-000215	<b>Physical Location:</b> 5701 OVERSEAS HWY 15 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT 15 & 4.06504% COMMON ELI	
<b>Owners Name:</b>	TERZIAN DEBORAH A	
<b>Address::</b>	P O BOX 2668	KEY LARGO, FL 33037
<b>AK:</b> 1121142	<b>Parcel ID:</b> 00103650-000216	<b>Physical Location:</b> 5701 OVERSEAS HWY 16 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT NO 16 & 4.06504% COMMON	
<b>Owners Name:</b>	FISHERMANS HOSPITAL INC	
<b>Address::</b>	PO BOX 500160	MARATHON, FL 33050
<b>AK:</b> 1121151	<b>Parcel ID:</b> 00103650-000217	<b>Physical Location:</b> 5701 OVERSEAS HWY 17 MARATHON
<b>Legal Description:</b>	THE FIRST PROFESSIONAL CENTRE AN OFFICE CONDOMINIUM M UNIT NO 17 & 19.51230% COMMON	
<b>Owners Name:</b>	FISHERMANS HOSPITAL INC	
<b>Address::</b>	PO BOX 500160	MARATHON, FL 33050
<b>AK:</b> 1400165	<b>Parcel ID:</b> 00326100-000000	<b>Physical Location:</b> 1550 52ND ST GULF MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOTS 5-6 & SW'L Y PT LOT 7 SQR F & UNDIV INT IN FI	
<b>Owners Name:</b>	HALASZ RICHARD	
<b>Address::</b>	1550 52ND ST GULF	MARATHON, FL 33050
<b>AK:</b> 1121312	<b>Parcel ID:</b> 00103760-000000	<b>Physical Location:</b> 5550 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	02/03/11 66 32 KEY VACCAS LOT 1 & PT GOVT LOT 2 & LOT 3 & PT LOTS 4-5 & PT BAY BC	
<b>Owners Name:</b>	FLORIDA KEYS LAND TRUST INC	
<b>Address::</b>	P O BOX 500536	MARATHON, FL 33050-0536
<b>AK:</b> 1400394	<b>Parcel ID:</b> 00326340-000000	<b>Physical Location:</b> 1590 PELICAN PASS MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA PT LOT 5 SQR H & UNDIV INTEREST IN FLORAL PAR	
<b>Owners Name:</b>	PLATT JAMES B III 5 YR QPRT F/B/O M P COOPER C/O PLATT JAMES B III TRUSTEE	
<b>Address::</b>	1590 PELICAN PASS	MARATHON, FL 33050
<b>AK:</b> 1400157	<b>Parcel ID:</b> 00326080-000000	<b>Physical Location:</b> 1500 52ND ST MARATHON
<b>Legal Description:</b>	CRANE HAMMOCK SUB PB3-51 KEY VACCA LOTS 1-4 BK F & UNDIVIDED INTEREST IN FLORAL F	
<b>Owners Name:</b>	BROWN HAROLD W	
<b>Address::</b>	1500 52ND STREET GULF	MARATHON, FL 33050
<b>AK:</b> 9091073	<b>Parcel ID:</b> 00103660-000400	<b>Physical Location:</b>
<b>Legal Description:</b>	11 66 32 KEY VACCA PT GOVT LT 2 (A/K/A PT PARCEL A AND ALL OF PARCEL D) (37 FT X 79	
<b>Owners Name:</b>	CITY OF MARATHON	
<b>Address::</b>	9805 OVERSEAS HWY	MARATHON, FL 33050
<b>AK:</b> 1121177	<b>Parcel ID:</b> 00103660-000000	<b>Physical Location:</b> 5575 OVERSEAS HWY MARATHON
<b>Legal Description:</b>	11-66-32 KEY VACCA PT GOV LOT 2 (A/K/A PART OF PAR CELS A AND C AND ALL OF PARCEL	
<b>Owners Name:</b>	WINN DIXIE PROPERTIES LLC C/O ASSESSMENT TECHNOLOGIES, LTD	
<b>Address::</b>	111 SOLEDAD AVE STE 1100	SAN ANTONIO, TX 78205



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OLD

MM-50

OVERSEAS

KAMART SHOPPING CENTER

MARATHON LOW COST HOUSING

GULFBREEZE VILLAGE  
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103770 0022 14 002219  
103770 0023 14 002319  
103770 0024 14 002419  
103770 0025 14 002519

## Monroe County Property Appraiser - Radius Report

<b>AK:</b> 1170062	<b>Parcel ID:</b> 00135820-000000	<b>Physical Location:</b> KEY HAVEN	
<b>Legal Description:</b>	BK LT 14 KEY HAVEN FOURTH ADDITION PB4-152 RACCOON		KEY OR207-258-259 OR208-217-218
<b>Owners Name:</b>	STEVENSON TRUST NUMBER 8 DTD JUNE 2003		
<b>Address::</b>	4124 FRANKLIN RD		NASHVILLE, TN 37204
<b>AK:</b> 1169986	<b>Parcel ID:</b> 00135740-000000	<b>Physical Location:</b> 11 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	BK LT 6 KEY HAVEN FOURTH ADDITION PB4-152 RACCOON		KEY OR400-59/60 OR1433-905/06(JM
<b>Owners Name:</b>	HERRICK SARAH B TRUSTEE (SARAH B HERRICK DEC OF TRUST)		
<b>Address::</b>	1401 REYNOLDS STREET		KEY WEST, FL 33040
<b>AK:</b> 1169978	<b>Parcel ID:</b> 00135730-000000	<b>Physical Location:</b> 9 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	BK LT 5 KEY HAVEN FOURTH ADDN PB4-152 RACCOON KEY		OR409-190/191 OR1129-966DC ORO
<b>Owners Name:</b>	GLASER LEONARD G AND JANET L		
<b>Address::</b>	9 KEY HAVEN TER		KEY WEST, FL 33040
<b>AK:</b> 1169960	<b>Parcel ID:</b> 00135720-000000	<b>Physical Location:</b> 7 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	LT 4 KEY HAVEN FOURTH ADDITION PB4-152 RACCOON KEY		OR278-180-181 OR1603-593D/C OF
<b>Owners Name:</b>	LECOUMPTE NICOLAS A AND ANGELIQUE		
<b>Address::</b>	7 KEY HAVEN TER		KEY WEST, FL 33040
<b>AK:</b> 1169951	<b>Parcel ID:</b> 00135710-000000	<b>Physical Location:</b> 5 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	LT 3 KEY HAVEN FOURTH ADDITION RACCOON KEY PB-4-15		2 OR326-434-435 OR1093-21 OR1368
<b>Owners Name:</b>	ROBERTS CHARLES F		
<b>Address::</b>	5585 2ND AVE		KEY WEST, FL 33040
<b>AK:</b> 1170020	<b>Parcel ID:</b> 00135780-000000	<b>Physical Location:</b> 19 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	LT 10 KEY HAVEN FOURTH ADDITION RACCOON KEY PB4-15		2 OR321-1/8 OR365-389 OR1921-11
<b>Owners Name:</b>	WELLINGS CRAIG M AND SYLWIA H		
<b>Address::</b>	19 KEY HAVEN TER		KEY WEST, FL 33040
<b>AK:</b> 1169994	<b>Parcel ID:</b> 00135750-000000	<b>Physical Location:</b> 13 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	BK LT 7 KEY HAVEN FOURTH ADDITION RACCOON KEY PB4-		152 OR339-168/169 OR1023-1722 OF
<b>Owners Name:</b>	SPOTTWOOD JOHN M JR & TERRI M		
<b>Address::</b>	500 FLEMING STREET		KEY WEST, FL 33040
<b>AK:</b> 1170003	<b>Parcel ID:</b> 00135760-000000	<b>Physical Location:</b> 15 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	BK LT 8 KEY HAVEN FOURTH ADDITION RACCOON KEY PB-4		-15PB4-152 OR475-515-516 OR835-8
<b>Owners Name:</b>	BRAUN ROGER J		
<b>Address::</b>	P O BOX 7499		NORTH PORT, FL 34287
<b>AK:</b> 1170011	<b>Parcel ID:</b> 00135770-000000	<b>Physical Location:</b> 17 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	BK LT 9 KEY HAVEN FOURTH ADDITION PB4-152 RACCOON		KEY OR433-126 OR867-2145 OR1098
<b>Owners Name:</b>	TOMITA JUDY		
<b>Address::</b>	17 KEY HAVEN TERR		KEY WEST, FL 33040
<b>AK:</b> 1170038	<b>Parcel ID:</b> 00135790-000000	<b>Physical Location:</b> 21 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	LT 11 KEY HAVEN FOURTH ADDITION RACCOON KEY PB4-15		2 OR471-967 OR777-620 OR963-1798
<b>Owners Name:</b>	BRYANT ROMANA		
<b>Address::</b>	21 KEY HAVEN TER		KEY WEST, FL 33040
<b>AK:</b> 1170054	<b>Parcel ID:</b> 00135810-000000	<b>Physical Location:</b> 25 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	BK LT 13 KEY HAVEN FOURTH ADDITION PB4-152 RACCOON		KEY OR263-232-233 OR1586-42 OR
<b>Owners Name:</b>	STEVENSON TRUST NUMBER 8 DTD JUNE 2003		
<b>Address::</b>	4124 FRANKLIN RD		NASHVILLE, TN 37204
<b>AK:</b> 1170046	<b>Parcel ID:</b> 00135800-000000	<b>Physical Location:</b> 23 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	LT 12 KEY HAVEN FOURTH ADDITION RACCOON KEY PB4-15		2 OR411-292-293 OR1293-428/28A (
<b>Owners Name:</b>	HENRIQUEZ RAPLH JR AND DANISE D		
<b>Address::</b>	23 KEY HAVEN TER		KEY WEST, FL 33040
<b>AK:</b> 1169943	<b>Parcel ID:</b> 00135700-000000	<b>Physical Location:</b> 3 KEY HAVEN TER KEY HAVEN	
<b>Legal Description:</b>	KEY HAVEN FOURTH ADDITION RACCOON KEY PB-4-152 PT		LOT 2 OR402-256-257 OR780-236 OF
<b>Owners Name:</b>	KRUMEL CHARLES B LIVING TR 03/21/2005 C/O KRUMEL CHARLES TRUSTEE		
<b>Address::</b>	3 KEY HAVEN TER		KEY WEST, FL 33040

<b>AK:</b> 1168459	<b>Parcel ID:</b> 00134130-000000	<b>Physical Location:</b> 18 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> KEY HAVEN FIRST ADDITION PB4-65 RACCOON KEY LOT 9		& NW'LY 1/2 LOT 10 BLK 1 OR153-15	
<b>Owners Name:</b> MACLAUGHLIN MARK J AND ELIZABETH			
<b>Address::</b> 18 ALLAMANDA AVE		KEY WEST, FL 33040	
<b>AK:</b> 1168441	<b>Parcel ID:</b> 00134120-000000	<b>Physical Location:</b> 20 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 8 KEY HAVEN FIRST ADDITION RACCOON KEY PB4		-65 OR382-240/241 OR832-1075 OR8	
<b>Owners Name:</b> JACKSON LESLEY J JR AND MARY G			
<b>Address::</b> 20 ALLAMANDA AVE		KEY WEST, FL 33040	
<b>AK:</b> 1168432	<b>Parcel ID:</b> 00134110-000000	<b>Physical Location:</b> 22 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 7 KEY HAVEN FIRST ADDITION PB4-65 RACCOON		KEY OR340-325/26 OR792-1963 OR8	
<b>Owners Name:</b> CZERWINSKI SHARON L			
<b>Address::</b> 22 ALLAMANDA AVE		KEY WEST, FL 33040	
<b>AK:</b> 1168424	<b>Parcel ID:</b> 00134100-000000	<b>Physical Location:</b> 24 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 6 KEY HAVEN FIRST ADDITION RACCOON KEY PB4		-65 OR487-619 OR776-1474/1475 OR	
<b>Owners Name:</b> JOHNSON FREDERICK H			
<b>Address::</b> 24 ALLAMANDA AVE		KEY WEST, FL 33040	
<b>AK:</b> 1168416	<b>Parcel ID:</b> 00134090-000000	<b>Physical Location:</b> 26 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 5 KEY HAVEN FIRST ADDITION RACCOON KEY PB4		-65 OR203-443/44 OR2123-614/616(P	
<b>Owners Name:</b> WELLS STEVEN S AND DENISE M			
<b>Address::</b> 3734 PAULA AVE		KEY WEST, FL 33040-4258	
<b>AK:</b> 1168408	<b>Parcel ID:</b> 00134080-000000	<b>Physical Location:</b> 28 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 4 KEY HAVEN FIRST ADDITION RACCOON KEY PB4		-65 OR549-251 OR689-236/239 OR13	
<b>Owners Name:</b> FL CANAL HOMES LLC			
<b>Address::</b> 705 SEA DUCK DR		DAYTONA BEACH, FL 32119	
<b>AK:</b> 1168394	<b>Parcel ID:</b> 00134070-000000	<b>Physical Location:</b> 30 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 3 KEY HAVEN FIRST ADDITION RACCOON KEY PB4		-65 OR520-986 OR1649-1954/55(CMS	
<b>Owners Name:</b> KEBSCHULL HERBERT WILLIAM TR (H W KEBSCHULL LIV TR 7/14/00) - % HERBERT W & FRANCES J KEBSCHULL			
<b>Address::</b> 30 ALLAMANDA AVE		KEY WEST, FL 33040	
<b>AK:</b> 1168386	<b>Parcel ID:</b> 00134060-000000	<b>Physical Location:</b> 32 ALLAMANDA AVE	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 2 KEY HAVEN FIRST ADDITION RACCOON KEY PB4		-65 OR283-1/2 OR1795-1277M/L OR1	
<b>Owners Name:</b> VIDAL MARIO M			
<b>Address::</b> 32 ALLAMANDA AVE		KEY WEST, FL 33040	
<b>AK:</b> 1168611	<b>Parcel ID:</b> 00134290-000000	<b>Physical Location:</b> 3 AZALEA DR	KEY HAVEN
<b>Legal Description:</b> BLK 2 SE'LY 1/2 LOT 26 & ALL LOT 27 KEY HAVEN FIR		ST ADDITION PB4-65 RACCOON KE'	
<b>Owners Name:</b> MCCLAIN ANGELA L TRUST 10/12/06 C/O MCCLAIN ANGELA L TRUSTEE			
<b>Address::</b> 3 AZALEA DR		KEY WEST, FL 33040	
<b>AK:</b> 1168939	<b>Parcel ID:</b> 00134630-000000	<b>Physical Location:</b> 6 AMARYLLIS DR	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 3 KEY HAVEN SECOND ADDITION RACCOON KEY PB		4-93 OR538-510 OR1487-114849(PET	
<b>Owners Name:</b> BENNETT BRIAN C			
<b>Address::</b> 6 AMARYLLIS DR		KEY WEST, FL 33040	
<b>AK:</b> 1168921	<b>Parcel ID:</b> 00134620-000000	<b>Physical Location:</b> 4 AMARYLLIS DR	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 2 KEY HAVEN SECOND ADDITION RACCOON KEY PB		4-107 OR160-191/92 OR1487-1148/49	
<b>Owners Name:</b> OLSAK MARTIN			
<b>Address::</b> 4 AMARYLLIS DR		KEY WEST, FL 33040	
<b>AK:</b> 1169447	<b>Parcel ID:</b> 00135140-000000	<b>Physical Location:</b> 7 AMARYLLIS DR	KEY HAVEN
<b>Legal Description:</b> BK 2 LT 26 KEY HAVEN SECOND ADDITION RACCOON KEY P		B-4-93OR526-313 OR674-562 OR788	
<b>Owners Name:</b> KEARNS ANNE C TRUSTEE (KEARNS TRUST UTD 12-17-98)			
<b>Address::</b> 5197 SUWANNEE ROAD		SPRING HILL, FL 34607	
<b>AK:</b> 1168912	<b>Parcel ID:</b> 00134610-000000	<b>Physical Location:</b> 2 AMARYLLIS DR	KEY HAVEN
<b>Legal Description:</b> BK 1 LT 1 KEY HAVEN SECOND ADDITION PB4-93 RACCOON		KEY OR445-922-923-E OR472-187 O	
<b>Owners Name:</b> SCHONECK JOHN AND DINA			
<b>Address::</b> 2 AMARYLLIS DR		KEY WEST, FL 33040	
<b>AK:</b> 1169455	<b>Parcel ID:</b> 00135150-000000	<b>Physical Location:</b> 5 AMARYLLIS DR	KEY HAVEN
<b>Legal Description:</b> BK 2 LT 27 KEY HAVEN SECOND ADDITION RACCOON KEY P		B4-93 OR433-712/13 OR1553-1477 O	
<b>Owners Name:</b> ESQUINALDO TIMOTHY AND DEANNA			
<b>Address::</b> 5 AMARYLLIS DR		KEY WEST, FL 33040	

<b>AK:</b> 1169463	<b>Parcel ID:</b> 00135160-000000	<b>Physical Location:</b> 3 AMARYLLIS DR KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 28 KEY HAVEN SECOND ADDITION RACCOON KEY P	B4-93 OR433-431
<b>Owners Name:</b>	QUIGLEY JOSEPH M & IRMA C	
<b>Address::</b>	NO 3 AMARYLLIS DRIVE	KEY WEST, FL 33040
<b>AK:</b> 1168947	<b>Parcel ID:</b> 00134640-000000	<b>Physical Location:</b> 8 AMARYLLIS DR KEY HAVEN
<b>Legal Description:</b>	BK 1 LT 4 KEY HAVEN SECOND ADDITION RACCOON KEY PB	-4-93OR209-255/256 OR1075-2445(C)
<b>Owners Name:</b>	BURCHETT ROBERT G AND JANE	
<b>Address::</b>	8 AMARYLLIS DR	KEY WEST, FL 33040
<b>AK:</b> 1168475	<b>Parcel ID:</b> 00134150-000000	<b>Physical Location:</b> 16 KEY HAVEN BLVD KEY HAVEN
<b>Legal Description:</b>	KEY HAVEN FIRST ADDITION PB4-65 RACCOON KEY SE'LY	1/2 LOT 10 BLK 1 & LOT 1 & PT LOT :
<b>Owners Name:</b>	MARTIN GERI LYNN	
<b>Address::</b>	P O BOX 2524	KEY WEST, FL 33045
<b>AK:</b> 1169471	<b>Parcel ID:</b> 00135170-000000	<b>Physical Location:</b> 1 AMARYLLIS DR KEY HAVEN
<b>Legal Description:</b>	KEY HAVEN SECOND ADDITION PB4-93 RACCOON KEY LOT	29 BK 2 OR329-464/65 OR1663-143:
<b>Owners Name:</b>	SHADDOW JILL	
<b>Address::</b>	1 AMARYLLIS DR	KEY WEST, FL 33040
<b>AK:</b> 1169196	<b>Parcel ID:</b> 00134890-000000	<b>Physical Location:</b> 18 KEY HAVEN RD KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 1 KEY HAVEN SECOND ADDITION PB4-93 RACCOON	KEY OR310-568 OR979-2342Q/C OR
<b>Owners Name:</b>	CUCCI JOSEPH	
<b>Address::</b>	315 SOMBRERO BEACH BLVD	MARATHON, FL 33050
<b>AK:</b> 1169218	<b>Parcel ID:</b> 00134910-000000	<b>Physical Location:</b> 22 KEY HAVEN RD KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 3 KEY HAVEN SECOND ADDITION RACCOON KEY PB	4-93 OR581-30 OR1733-249
<b>Owners Name:</b>	BOLNER MARY E	
<b>Address::</b>	22 KEY HAVEN RD	KEY WEST, FL 33040
<b>AK:</b> 1169226	<b>Parcel ID:</b> 00134920-000000	<b>Physical Location:</b> 24 KEY HAVEN RD KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 4 KEY HAVEN SECOND ADDITION RACCOON KEY PB	4-93 OR368-799/800 OR917-590 OR
<b>Owners Name:</b>	SPARENBERG AARON ROBERT	
<b>Address::</b>	24 KEY HAVEN RD	KEY WEST, FL 33040
<b>AK:</b> 1169200	<b>Parcel ID:</b> 00134900-000000	<b>Physical Location:</b> 20 KEY HAVEN RD KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 2 KEY HAVEN SECOND ADDITION RACCOON KEY PB	-4-93OR259-162-163
<b>Owners Name:</b>	MEANS ELLA H	
<b>Address::</b>	20 KEY HAVEN RD	KEY WEST, FL 33040
<b>AK:</b> 1168629	<b>Parcel ID:</b> 00134300-000000	<b>Physical Location:</b> 1 AZALEA DR KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 28 KEY HAVEN FIRST ADDITION RACCOON KEY PB	4-65 OR445-942E OR501-448-449 OR
<b>Owners Name:</b>	GOETZ HENRY AND MARLENE	
<b>Address::</b>	1 AZALEA DR	KEY WEST, FL 33040
<b>AK:</b> 1168661	<b>Parcel ID:</b> 00134350-000000	<b>Physical Location:</b> 6 ARBUTUS DR KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 3 KEY HAVEN AMENDED PLAT PB4-107 RACCOON K	EY OR288-327 OR458-340 OR1219-1
<b>Owners Name:</b>	HAMILTON ANDY B	
<b>Address::</b>	6 ARBUTUS DR	KEY WEST, FL 33040
<b>AK:</b> 1168670	<b>Parcel ID:</b> 00134360-000000	<b>Physical Location:</b> 8 ARBUTUS DR KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 4 KEY HAVEN AMENDED PLAT RACCOON KEY PB4-1	07 OR340-497/498 OR892-1225 OR2
<b>Owners Name:</b>	BRASIE QUENTIN	
<b>Address::</b>	8 ARBUTUS DR	KEY WEST, FL 33040
<b>AK:</b> 1168653	<b>Parcel ID:</b> 00134340-000000	<b>Physical Location:</b> 4 ARBUTUS DR KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 2 KEY HAVEN AMENDED PLAT RACCOON KEY PB4-1	07 OR437-726 OR787-1724 OR899-16
<b>Owners Name:</b>	BROZYNSKI ROMAN AND MARY	
<b>Address::</b>	4 ARBUTUS DR	KEY WEST, FL 33040
<b>AK:</b> 1169153	<b>Parcel ID:</b> 00134850-000000	<b>Physical Location:</b> 7 ARBUTUS DR KEY HAVEN
<b>Legal Description:</b>	BK 1 LT 25 KEY HAVEN SECOND ADDITION PB4-93 RACCOON	N KEY OR639-888 OR616-778-LIFE E
<b>Owners Name:</b>	WILSON JAMES E III & MARIA V	
<b>Address::</b>	7 ARBUTUS DR	KEY WEST, FL 33040
<b>AK:</b> 1169161	<b>Parcel ID:</b> 00134860-000000	<b>Physical Location:</b> 5 ARBUTUS DR KEY HAVEN
<b>Legal Description:</b>	BK 1 LT 26 KEY HAVEN SECOND ADDITION PB4-93 RACCOON	N KEY OR499-909 OR1032-660R/S O
<b>Owners Name:</b>	CLARK EDWARD G AND ANITA L	
<b>Address::</b>	5 ARBUTUS DR	KEY WEST, FL 33040

<b>AK:</b> 1169170	<b>Parcel ID:</b> 00134870-000000	<b>Physical Location:</b> 3 ARBUTUS DR	KEY HAVEN
<b>Legal Description:</b>	BK 1 LT 27 KEY HAVEN SECOND ADDITION RACCOON KEY P	B4-93 OR273-523/524	OR677-556 OR
<b>Owners Name:</b>	BARKER RONALD A AND SHEILA A		
<b>Address::</b>	3 ARBUTUS DR	KEY WEST, FL 33040	
<b>AK:</b> 1169188	<b>Parcel ID:</b> 00134880-000000	<b>Physical Location:</b> 1 ARBUTUS DR	KEY HAVEN
<b>Legal Description:</b>	BK 1 LT 28 KEY HAVEN SECOND ADDITION RACCOON KEY P	B4-93 OR445-924-925E	OR258-531-5
<b>Owners Name:</b>	KNOWLES BARBARA		
<b>Address::</b>	1 ARBUTUS DR	KEY WEST, FL 33040	
<b>AK:</b> 1168645	<b>Parcel ID:</b> 00134330-000000	<b>Physical Location:</b> 2 ARBUTUS DR	KEY HAVEN
<b>Legal Description:</b>	BK 2 LT 1 KEY HAVEN AMENDED PLAT RACCOON KEY PB4-1	07 OR445-944/945-E	OR480-635/636
<b>Owners Name:</b>	MITCHELL SUN CHA M		
<b>Address::</b>	2 ARBUTUS DR	KEY WEST, FL 33040	
<b>AK:</b> 9093847	<b>Parcel ID:</b> 00141132-004900	<b>Physical Location:</b> BAY BOTTOM	KEY HAVEN
<b>Legal Description:</b>	BAY BOTTOM ADJ TO LOTS 1THROUGH 17 KEY HAVEN ESTAT	ES PB7-78	
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107	KEY WEST, FL 33040	
<b>AK:</b> 1157457	<b>Parcel ID:</b> 00123160-000000	<b>Physical Location:</b>	KEY HAVEN
<b>Legal Description:</b>	25/26 67 25 BAY BOTTOM ADJ TO GOV LOTS 1 & 2 OR78-	406-407 OR629-715	OR889-2072 OR8
<b>Owners Name:</b>	LOOP DAN R		
<b>Address::</b>	1567 CURTNER AVE	SAN JOSE, CA 95125	
<b>AK:</b> 1157457	<b>Parcel ID:</b> 00123160-000000	<b>Physical Location:</b>	KEY HAVEN
<b>Legal Description:</b>	25/26 67 25 BAY BOTTOM ADJ TO GOV LOTS 1 & 2 OR78-	406-407 OR629-715	OR889-2072 OR8
<b>Owners Name:</b>	LOOP DAN R		
<b>Address::</b>	1567 CURTNER AVE	SAN JOSE, CA 95125	
<b>AK:</b> 1157538	<b>Parcel ID:</b> 00123240-000000	<b>Physical Location:</b> VACANT LAND	SOUTH STOCK ISLAND
<b>Legal Description:</b>	26 67 25 CC67526-19 BAY BTM ADJ U.S. 1&SW OF KEY H	AVEN RD OR324-561-562	
<b>Owners Name:</b>	CITY OF KEY WEST		
<b>Address::</b>	P O BOX 1409	KEY WEST, FL 33041	
<b>AK:</b> 1170101	<b>Parcel ID:</b> 00135860-000000	<b>Physical Location:</b>	KEY HAVEN
<b>Legal Description:</b>	LT 18 AND THE NE'LY 19.51 FT LOT 19 KEY HAVEN FOUR	TH ADDITION PB4-152	RACCOON KE
<b>Owners Name:</b>	LUJAN LIMITED PARTNERSHIP THE C/O SOUTHERNMOST INSURANCE		
<b>Address::</b>	1010 KENNEDY DR STE 300	KEY WEST, FL 33040	
<b>AK:</b> 1170097	<b>Parcel ID:</b> 00135850-000000	<b>Physical Location:</b>	KEY HAVEN
<b>Legal Description:</b>	BK LT 17 KEY HAVEN FOURTH ADDITION PB4-152 RACCOON	KEY OR291-272-280	OR321-1-8 OR1
<b>Owners Name:</b>	LUJAN LIMITED PARTNERSHIP THE C/O SOUTHERNMOST INSURANCE		
<b>Address::</b>	1010 KENNEDY DR STE 300	KEY WEST, FL 33040	
<b>AK:</b> 1170089	<b>Parcel ID:</b> 00135840-000000	<b>Physical Location:</b>	KEY HAVEN
<b>Legal Description:</b>	LOT 16 KEY HAVEN FOURTH ADDITION RACCOON KEY PB4-1	52 OR291-272/280	OR321-1/8 OR118
<b>Owners Name:</b>	MOORE RANDY W L/E		
<b>Address::</b>	3130 NORTHSIDE DR	KEY WEST, FL 33040	
<b>AK:</b> 1170071	<b>Parcel ID:</b> 00135830-000000	<b>Physical Location:</b> 24 KEY HAVEN TER	KEY HAVEN
<b>Legal Description:</b>	LOT 15 KEY HAVEN FOURTH ADDITION RACCOON KEY PB4-1	52 OR321-1/8	OR421-403/04 OR657-2
<b>Owners Name:</b>	MOORE RANDY W L/E		
<b>Address::</b>	3130 NORTHSIDE DR (BUSINESS)	KEY WEST, FL 33040	
<b>AK:</b> 1173452	<b>Parcel ID:</b> 00139300-000000	<b>Physical Location:</b>	KEY HAVEN
<b>Legal Description:</b>	BK LT 2 KEY HAVEN NINTH ADDITION RACCOON KEY PB5-1	13 OR411-652/655	ID #4-057010 OR8
<b>Owners Name:</b>	MOORE LAUREN L		
<b>Address::</b>	903 CASA MARINA COURT	KEY WEST, FL 33040	
<b>AK:</b> 1173444	<b>Parcel ID:</b> 00139290-000000	<b>Physical Location:</b> 5991 OVERSEAS HWY	KEY HAVEN
<b>Legal Description:</b>	BK LT 1 KEY HAVEN NINTH ADDITION RACCOON KEY PB5-1	13 OR411-652/655	ID #4-057010 OR8
<b>Owners Name:</b>	MOORE LAUREN L		
<b>Address::</b>	903 CASA MARINA COURT	KEY WEST, FL 33040	
<b>AK:</b> 1173525	<b>Parcel ID:</b> 00139370-000000	<b>Physical Location:</b> KEY HAVEN RD	KEY HAVEN
<b>Legal Description:</b>	BK LT 9 KEY HAVEN NINTH ADDITION RACCOON KEY PB5-1	13 OR411-652/655	ID #4-057010 OR8
<b>Owners Name:</b>	KEY HAVEN PARK & RECREATION INC		
<b>Address::</b>	3 BEECHWOOD DRIVE	KEY WEST, FL 33040	

<b>AK:</b> 1173533	<b>Parcel ID:</b> 00139380-000000	<b>Physical Location:</b> KEY HAVEN	
<b>Legal Description:</b>	BK LT 10 KEY HAVEN NINTH ADDITION RACCOON KEY PB5-		113 OR411-652/655 ID #4-057010 OR
<b>Owners Name:</b>	KEY HAVEN PARK & RECREATION INC		
<b>Address::</b>	3 BEECHWOOD DRIVE		KEY WEST, FL 33040
<b>AK:</b> 9093825	<b>Parcel ID:</b> 00141132-002700	<b>Physical Location:</b> VACANT LAND KEY HAVEN RD	KEY HAVEN
<b>Legal Description:</b>	LOT 27 KEY HAVEN ESTATES PB7-78		
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107		KEY WEST, FL 33040
<b>AK:</b> 9093826	<b>Parcel ID:</b> 00141132-002800	<b>Physical Location:</b> VACANT LAND KEY HAVEN RD	KEY HAVEN
<b>Legal Description:</b>	LOT 28 KEY HAVEN ESTATES PB7-78		
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107		KEY WEST, FL 33040
<b>AK:</b> 9093842	<b>Parcel ID:</b> 00141132-004400	<b>Physical Location:</b> VACANT LAND KEY HAVEN RD	KEY HAVEN
<b>Legal Description:</b>	TRACT 1 KEY HAVEN ESTATES PB7-78		
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107		KEY WEST, FL 33040
<b>AK:</b> 9093843	<b>Parcel ID:</b> 00141132-004500	<b>Physical Location:</b> VACANT LAND KEY HAVEN RD	KEY HAVEN
<b>Legal Description:</b>	TRACT 1A KEY HAVEN ESTATES PB7-78		
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107		KEY WEST, FL 33040
<b>AK:</b> 9093844	<b>Parcel ID:</b> 00141132-004600	<b>Physical Location:</b> VACANT LAND SHORELINE RD	KEY HAVEN
<b>Legal Description:</b>	TRACT 2 KEY HAVEN ESTATES PB7-78		
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107		KEY WEST, FL 33040
<b>AK:</b> 9093845	<b>Parcel ID:</b> 00141132-004700	<b>Physical Location:</b> VACANT LAND	KEY HAVEN
<b>Legal Description:</b>	TRACT 3 KEY HAVEN ESTATES PB7-78		
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107		KEY WEST, FL 33040
<b>AK:</b> 1157481	<b>Parcel ID:</b> 00123190-000000	<b>Physical Location:</b> VACANT LAND	SOUTH STOCK ISLAND
<b>Legal Description:</b>	CC67526-11 LITTLE RACCOON KEY BAY BOTTOM SWLY & AD		J OR206-177-179 OR235-381 OR368-
<b>Owners Name:</b>	DEPT OF TRANSPORTATION STATE ROAD DEPARTMENT		
<b>Address::</b>			TALLAHASSEE, FL 32399
<b>AK:</b> 8866071	<b>Parcel ID:</b> 00116981-000000	<b>Physical Location:</b> VACANT LAND	SOUTH STOCK ISLAND
<b>Legal Description:</b>	25 67 25 BAY BTM ADJ TO TRACT 3 AND LOTS 34-43 KEY		HAVEN ESTATES PB 7-78, . RES NC
<b>Owners Name:</b>	KEY HAVEN ESTATES LLC C/O MONSALVATGE STEPHANIE		
<b>Address::</b>	201 FRONT ST STE 107		KEY WEST, FL 33040

Formally Enchanted Island PB 6-89  
Plan No. 104 - 1995

HWY

OVERSEAS



26 25  
35 36



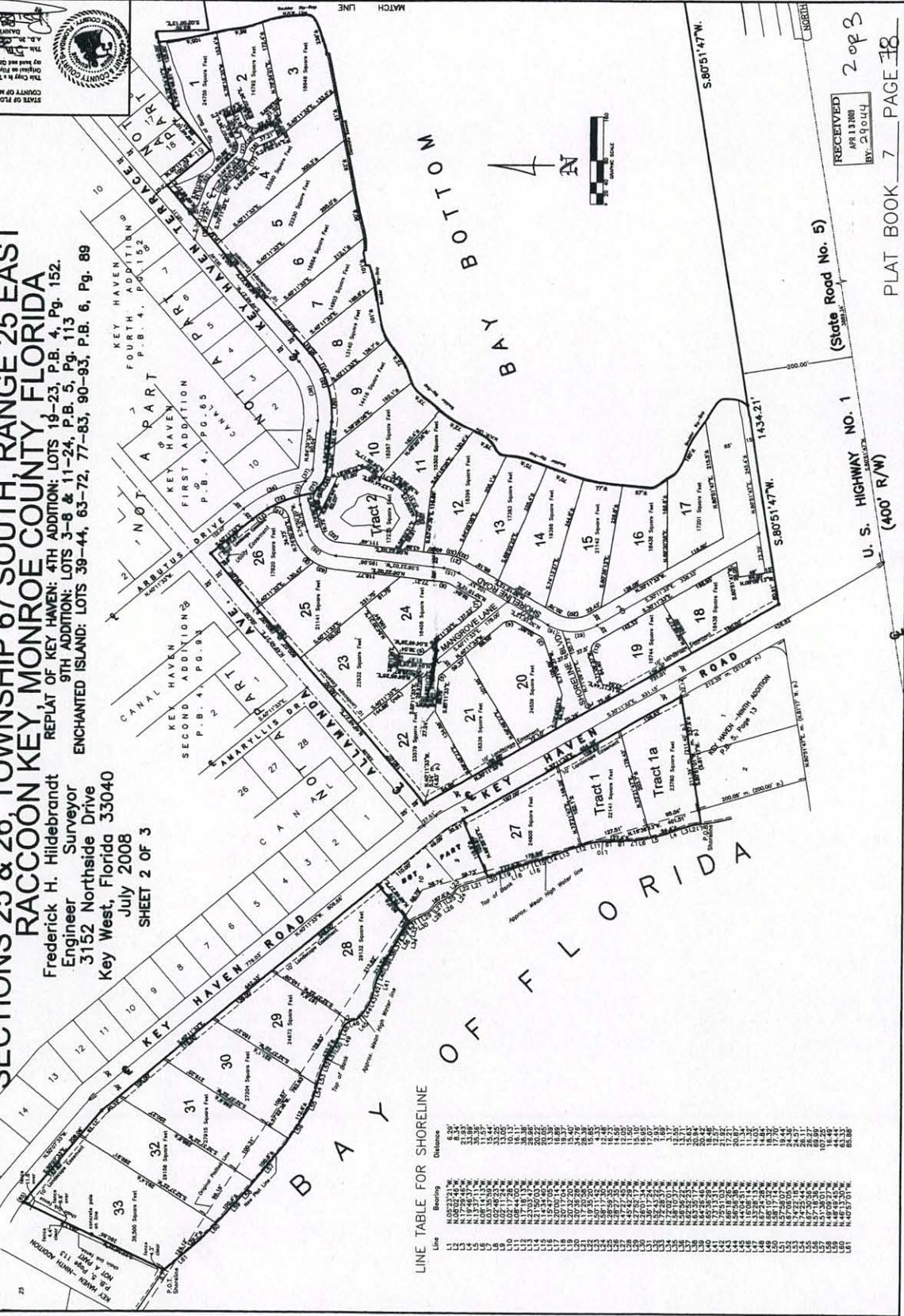
# PLAT OF KEY HAVEN ESTATES

SECTIONS 25 & 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 RACCOON KEY MONROE COUNTY FLORIDA

Replat of Key Haven:  
 4th Addition: Lots 19-23, P.B. 4, Pg. 152.  
 9th Addition: Lots 3-8 & 11-24, P.B. 5, Pg. 113.  
 Enchanted Island: Lots 39-44, 63-72, 77-83, 90-93, P.B. 6, Pg. 89.

Frederick H. Hildebrandt  
 Engineer Surveyor  
 3152 Northside Drive  
 Key West, Florida 33040  
 July 2008

SHEET 2 OF 3



LINE TABLE FOR SHORELINE

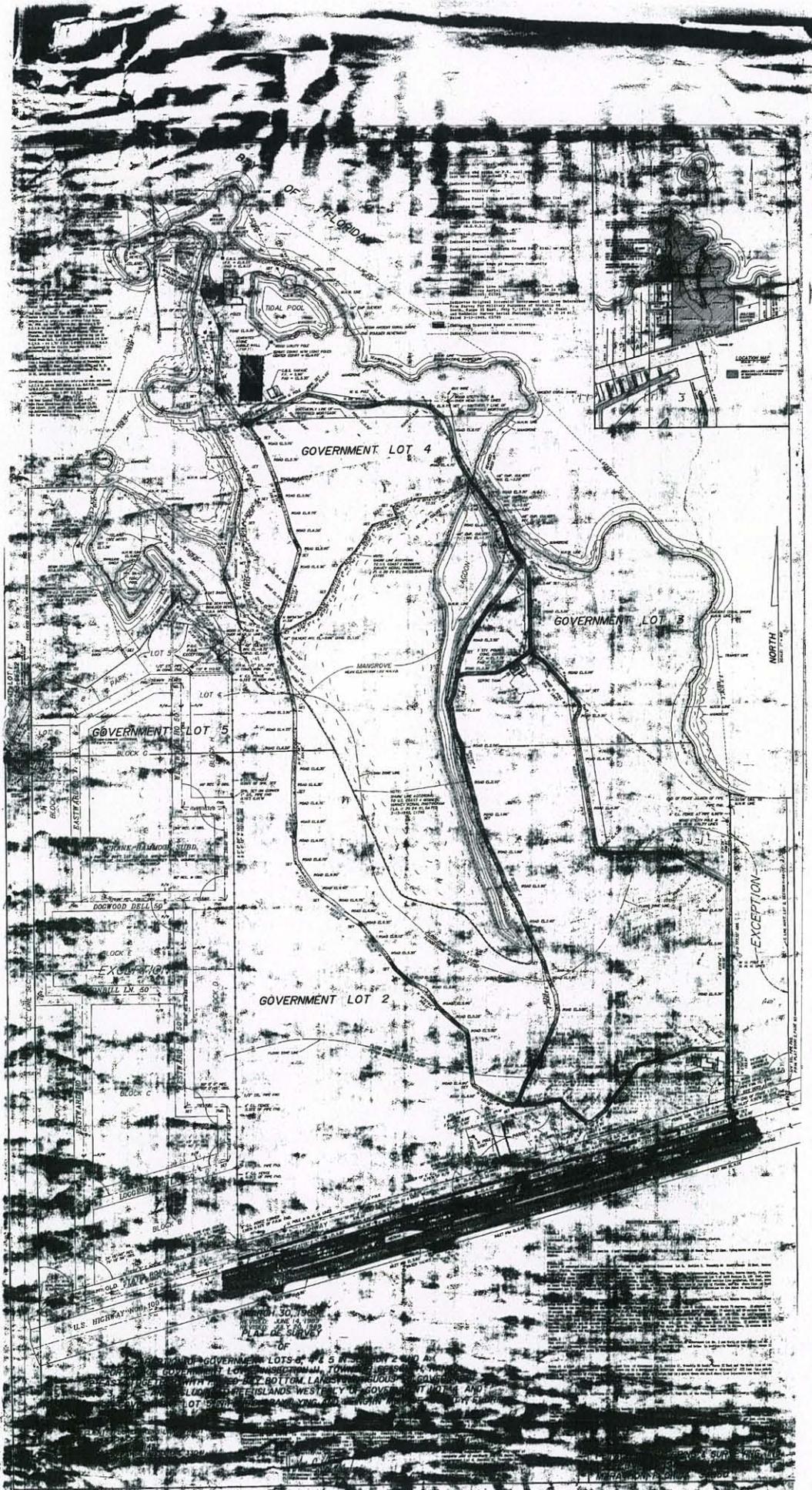
Line	Bearing	Distance
L1	S 89° 51' 47" W	6.20
L2	S 89° 51' 47" W	6.20
L3	S 89° 51' 47" W	6.20
L4	S 89° 51' 47" W	6.20
L5	S 89° 51' 47" W	6.20
L6	S 89° 51' 47" W	6.20
L7	S 89° 51' 47" W	6.20
L8	S 89° 51' 47" W	6.20
L9	S 89° 51' 47" W	6.20
L10	S 89° 51' 47" W	6.20
L11	S 89° 51' 47" W	6.20
L12	S 89° 51' 47" W	6.20
L13	S 89° 51' 47" W	6.20
L14	S 89° 51' 47" W	6.20
L15	S 89° 51' 47" W	6.20
L16	S 89° 51' 47" W	6.20
L17	S 89° 51' 47" W	6.20
L18	S 89° 51' 47" W	6.20
L19	S 89° 51' 47" W	6.20
L20	S 89° 51' 47" W	6.20
L21	S 89° 51' 47" W	6.20
L22	S 89° 51' 47" W	6.20
L23	S 89° 51' 47" W	6.20
L24	S 89° 51' 47" W	6.20
L25	S 89° 51' 47" W	6.20
L26	S 89° 51' 47" W	6.20
L27	S 89° 51' 47" W	6.20
L28	S 89° 51' 47" W	6.20
L29	S 89° 51' 47" W	6.20
L30	S 89° 51' 47" W	6.20
L31	S 89° 51' 47" W	6.20
L32	S 89° 51' 47" W	6.20
L33	S 89° 51' 47" W	6.20
L34	S 89° 51' 47" W	6.20
L35	S 89° 51' 47" W	6.20
L36	S 89° 51' 47" W	6.20
L37	S 89° 51' 47" W	6.20
L38	S 89° 51' 47" W	6.20
L39	S 89° 51' 47" W	6.20
L40	S 89° 51' 47" W	6.20
L41	S 89° 51' 47" W	6.20
L42	S 89° 51' 47" W	6.20
L43	S 89° 51' 47" W	6.20
L44	S 89° 51' 47" W	6.20
L45	S 89° 51' 47" W	6.20
L46	S 89° 51' 47" W	6.20
L47	S 89° 51' 47" W	6.20
L48	S 89° 51' 47" W	6.20
L49	S 89° 51' 47" W	6.20
L50	S 89° 51' 47" W	6.20
L51	S 89° 51' 47" W	6.20
L52	S 89° 51' 47" W	6.20
L53	S 89° 51' 47" W	6.20
L54	S 89° 51' 47" W	6.20
L55	S 89° 51' 47" W	6.20
L56	S 89° 51' 47" W	6.20
L57	S 89° 51' 47" W	6.20
L58	S 89° 51' 47" W	6.20
L59	S 89° 51' 47" W	6.20
L60	S 89° 51' 47" W	6.20
L61	S 89° 51' 47" W	6.20

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 BY 29044

(State Road No. 5)

U. S. HIGHWAY NO. 1  
 (400' R/W)

PLAT BOOK 7 PAGE 38



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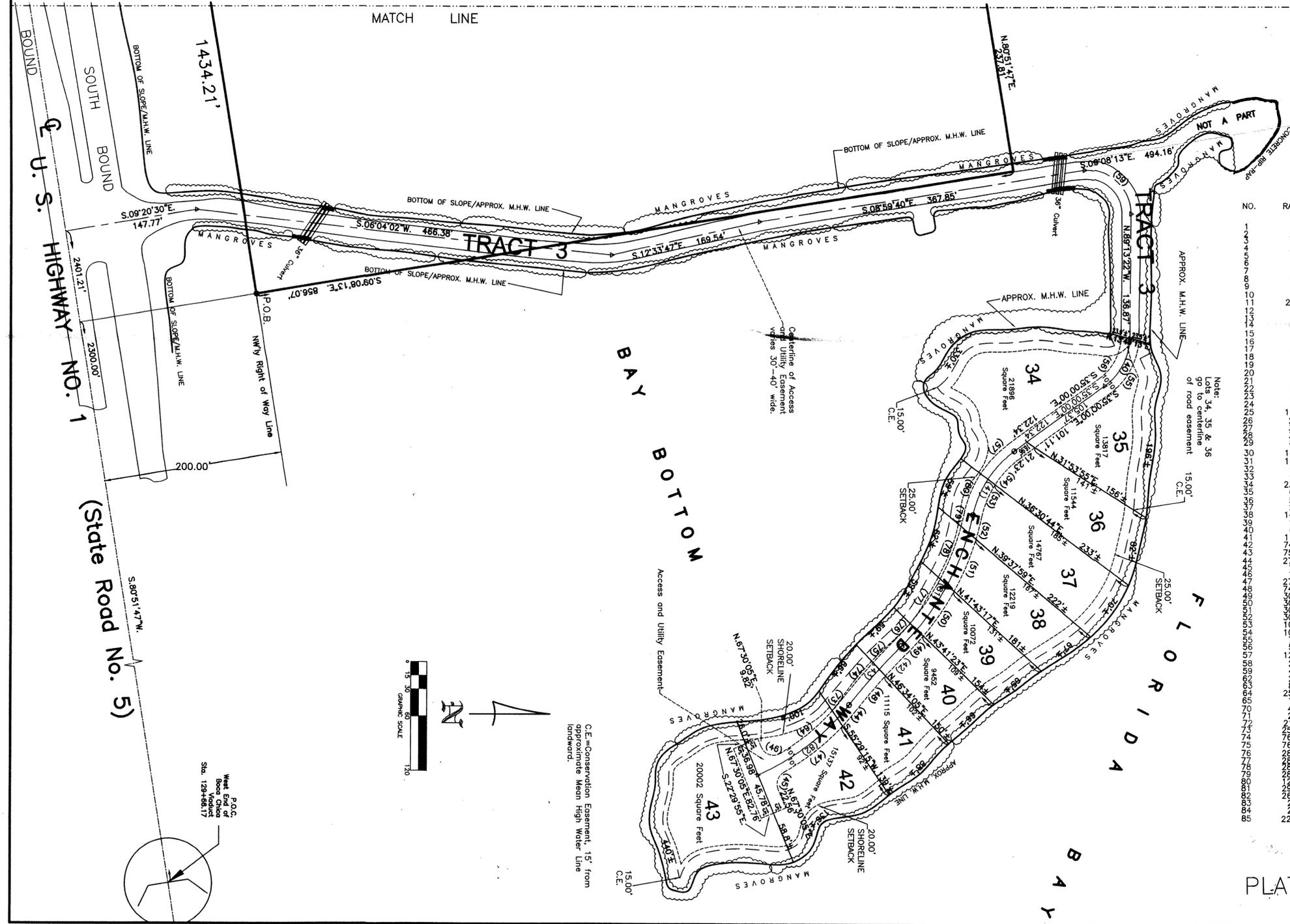
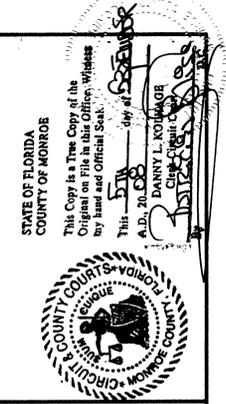
# PLAT OF KEY HAVEN ESTATES

SECTIONS 25 & 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 RACCOON KEY, MONROE COUNTY, FLORIDA

Frederick H. Hildebrandt  
 Engineer Surveyor  
 3152 Northside Drive  
 Key West, Florida 33040  
 July 2008

REPLAT OF KEY HAVEN: 4TH ADDITION: LOTS 19-23, P.B. 4, Pg. 152.  
 9TH ADDITION: LOTS 3-8 & 11-24, P.B. 5, Pg. 113  
 ENCHANTED ISLAND: LOTS 39-44, 63-72, 77-83, 90-93, P.B. 6, Pg. 89

SHEET 3 OF 3

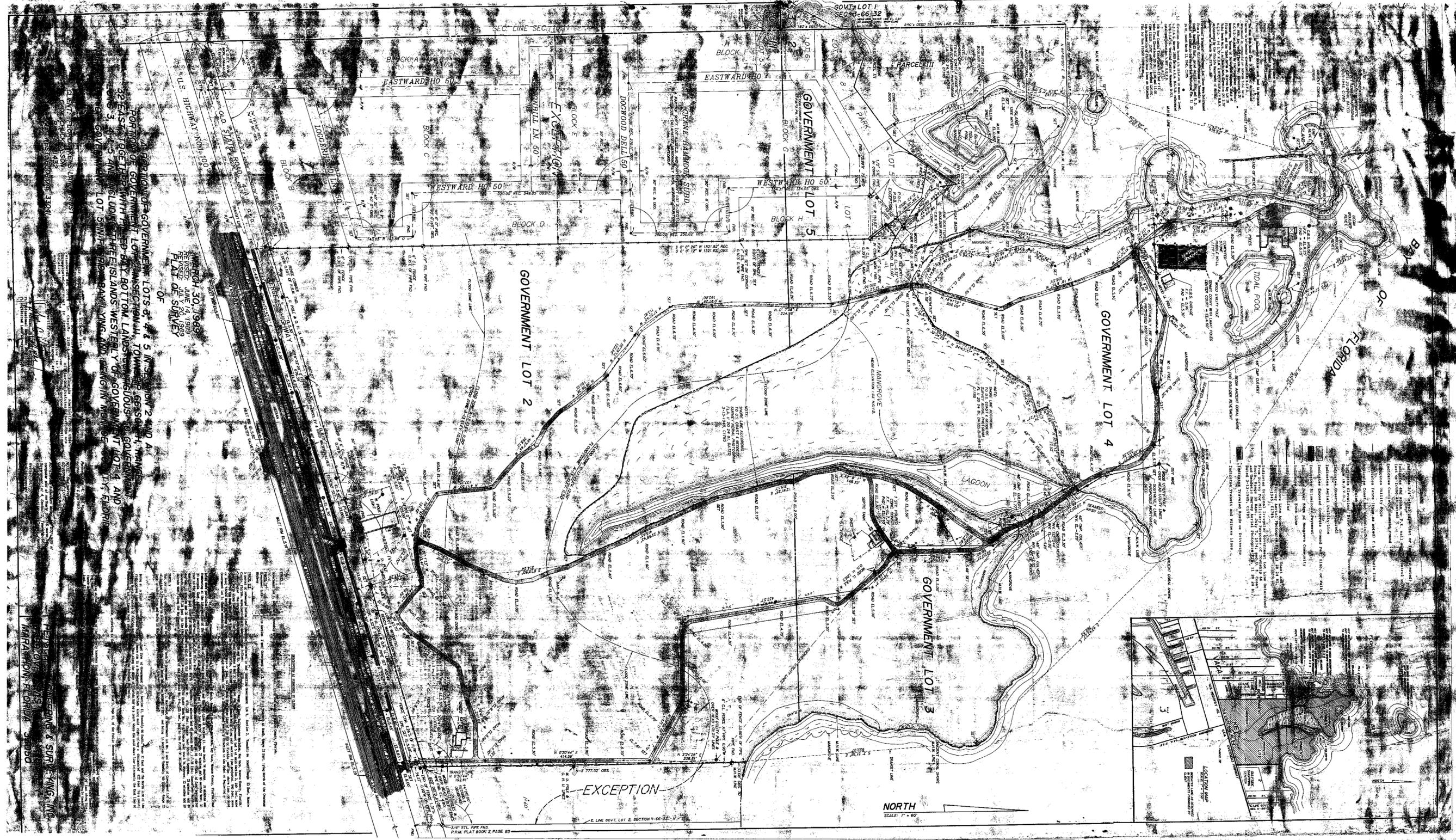


CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	15.00'	111°03'20"	29.07'	21.85'	24.73'	S.25°20'07"W
2	15.00'	87°16'36"	26.90'	21.84'	21.84'	S.21°19'57"W
3	15.00'	40°54'36"	16.90'	10.48'	10.48'	S.19°25'25"W
4	20.00'	70°26'45"	24.58'	14.12'	23.07'	S.04°58'11"W
5	99.00'	45°00'00"	3.93'	2.07'	3.93'	N.62°41'33"W
6	25.00'	48°00'00"	4.83'	2.62'	4.83'	N.17°44'34"W
7	5.00'	109°33'15"	9.56'	7.08'	8.17'	S.85°01'49"W
8	45.00'	23°53'07"	18.76'	9.52'	18.62'	N.18°18'36"W
9	85.00'	44°12'05"	65.57'	34.52'	63.96'	N.52°44'18"W
10	25.00'	106°03'33"	46.28'	33.21'	28.95'	N.21°48'33"W
11	213.27'	10°51'51"	40.44'	20.28'	40.38'	S.34°45'38"W
12	25.00'	103°51'56"	45.32'	31.92'	39.36'	N.21°44'24"W
13	10.00'	79°00'00"	17.92'	11.75'	17.92'	N.20°54'44"W
14	90.00'00"	90°00'00"	18.18'	9.77'	18.18'	S.00°00'00"W
15	70.00'	23°53'10"	29.18'	14.81'	28.97'	S.18°18'37"W
16	87.87'	18°19'53"	28.11'	14.18'	27.99'	N.21°05'18"W
17	90.00'	32°46'32"	28.17'	14.47'	27.79'	N.20°48'48"W
18	20.00'	52°04'40"	18.18'	9.77'	17.56'	N.40°36'11"W
19	20.00'	90°00'00"	31.42'	28.28'	31.42'	N.20°07'36"W
20	62.87'	60°26'48"	66.32'	36.62'	63.29'	N.00°01'51"W
21	95.00'	23°53'10"	39.60'	20.09'	39.32'	S.18°18'37"W
22	68.88'	48°00'00"	41.83'	23.82'	39.38'	N.40°36'11"W
23	25.00'	61°45'25"	26.95'	14.95'	25.66'	S.74°16'58"W
24	50.00'	41°15'08"	36.00'	18.82'	35.23'	N.64°01'50"W
25	169.32'	45°32'10"	134.57'	71.06'	131.05'	S.72°34'32"W
26	45.00'	70°11'53"	24.50'	14.06'	24.00'	N.79°44'28"W
27	45.00'	70°11'53"	42.89'	24.60'	42.89'	S.78°46'28"W
28	39.90'	52°04'40"	31.81'	17.10'	30.73'	S.50°54'44"W
29	87.87'	42°06'55"	64.59'	33.14'	64.59'	N.09°08'06"W
30	169.32'	21°18'45"	62.96'	31.85'	62.60'	N.84°41'29"W
31	169.32'	24°13'55"	71.81'	36.35'	71.08'	N.61°55'24"W
32	95.00'	11°35'42"	9.65'	19.19'	9.65'	N.24°27'21"W
33	95.00'	12°17'28"	20.38'	10.23'	20.34'	N.12°30'46"W
34	23.87'00"	45°32'10"	122.96'	62.84'	121.93'	S.25°42'04"W
35	68.28'00"	68°28'58"	71.70'	37.11'	68.28'	S.71°01'06"W
36	50.00'	61°45'25"	53.89'	29.90'	51.32'	S.74°16'58"W
37	25.00'	41°15'08"	18.00'	9.41'	17.61'	N.64°01'50"W
38	144.32'	45°32'10"	114.70'	60.57'	111.70'	N.72°48'27"W
39	65.00'	54°13'22"	15.71'	8.66'	15.00'	N.20°48'48"W
40	65.00'	54°13'22"	65.24'	33.28'	59.24'	S.62°06'41"W
41	115.00'	42°37'45"	85.55'	44.86'	83.59'	S.56°18'38"W
42	74.00'	07°46'15"	17.95'	35.69'	17.95'	N.07°46'15"W
43	75.00'	06°39'55"	43.67'	43.67'	87.20'	S.06°39'55"W
44	270.00'	04°49'51"	22.77'	11.39'	22.76'	S.04°49'51"W
45	1.00'	89°24'46"	21.85'	17.91'	17.91'	S.00°00'00"W
46	1.00'	89°24'46"	21.85'	17.91'	17.91'	S.00°00'00"W
47	270.00'	17°42'38"	83.46'	42.07'	83.13'	S.17°42'38"W
48	740.00'	03°55'11"	50.19'	25.11'	50.18'	S.03°55'11"W
49	125.00'	04°49'51"	16.78'	8.66'	16.81'	S.04°49'51"W
50	300.00'	11°24'42"	59.75'	26.97'	59.69'	S.11°24'42"W
51	300.00'	04°49'51"	16.78'	8.66'	16.81'	S.04°49'51"W
52	105.00'	21°05'44"	58.66'	19.55'	58.44'	S.21°05'44"W
53	105.00'	21°31'32"	19.96'	19.96'	39.22'	S.21°31'32"W
54	5.00'	56°58'55"	68.67'	39.84'	68.67'	S.56°58'55"W
55	5.00'	56°58'55"	34.38'	20.94'	34.38'	S.56°58'55"W
56	125.00'	21°02'21"	45.90'	23.21'	45.64'	S.21°02'21"W
57	25.00'	25°31'02"	11.13'	5.66'	11.04'	S.25°31'02"W
58	48.83'	92°38'18"	78.95'	51.13'	70.63'	N.43°32'21"W
59	25.00'	11°13'05"	5.66'	11.04'	5.66'	S.11°13'05"W
60	24.25'42"	24°25'42"	36.24'	18.40'	35.97'	N.18°25'23"W
61	250.00'	17°19'22"	75.59'	38.08'	75.30'	N.38°57'19"W
62	120.00'00"	31°42'00"	51.42'	25.98'	51.42'	N.10°11'13"W
63	40.00'	25°31'02"	11.81'	9.06'	17.89'	S.25°31'02"W
64	20.00'	26°06'27"	11.39'	5.80'	11.29'	S.26°06'27"W
65	20.00'	26°06'27"	11.39'	5.80'	11.29'	S.26°06'27"W
66	70.00'	23°28'45"	87.45'	44.35'	86.85'	N.23°28'45"W
67	70.00'	23°28'45"	87.45'	44.35'	86.85'	N.23°28'45"W
68	760.00'	03°59'44"	52.99'	26.51'	52.99'	N.03°59'44"W
69	760.00'	02°40'11"	35.41'	17.71'	35.41'	N.02°40'11"W
70	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
71	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
72	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
73	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
74	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
75	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
76	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
77	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
78	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
79	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
80	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
81	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
82	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
83	280.00'	04°09'50"	24.43'	12.91'	24.43'	N.04°09'50"W
84	20.00'	45°00'01"	15.71'	8.28'	15.31'	S.45°00'01"W
85	220.00'	02°30'52"	9.65'	4.83'	9.65'	S.51°22'30"W

PLAT BOOK 7 PAGE 18

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F:\October 2007>Data\Fred\Drawings\Key Haven Estates\ACAD\KeyHaven3-18-08.dwg, 7/22/2008 4:36:52 PM



PART OF GOVERNMENT LOTS 2, 3, 4 & 5 IN SECTION 2 AND A  
 PORTION OF GOVERNMENT LOT 1 IN SECTION 4, TOWNSHIP 36 SOUTH, RANGE  
 32 EAST, TOGETHER WITH THE BED AND BOTTOM LANDS ADJACENT TO GOVERNMENT  
 LOTS 3, 4, 5 AND INCLUDING THE ISLANDS WESTERNLY OF GOVERNMENT LOT 4 AND  
 GOVERNMENT LOT 5 WITH THE RIVER, CANAL, MANGROVE AND OTHER IMPROVEMENTS  
 OF

RECORDED IN PUBLIC RECORDS OF  
 FLORIDA, DECEMBER 15, 1989  
 RECORDED IN PUBLIC RECORDS OF  
 FLORIDA, JUNE 14, 1989  
 PLAN OF SURVEY

HENRY'S ENGINEERING & SURVEYING, INC.  
 1000 W. UNIVERSITY AVENUE, SUITE 100  
 GAITHERSBURG, MARYLAND 20878  
 TELEPHONE (301) 948-8888  
 FAX (301) 948-8889

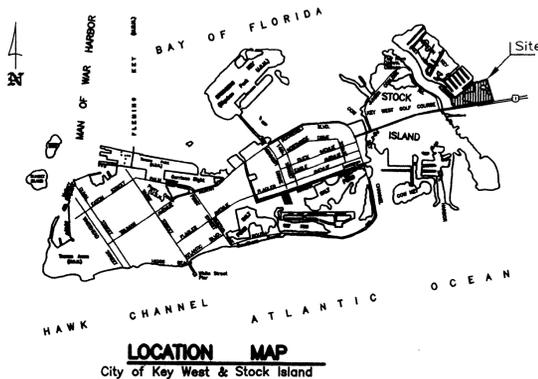
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 APR 13 2009  
 BY: SP044

# PLAT OF KEY HAVEN ESTATES

## SECTIONS 25 & 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST RACCOON KEY, MONROE COUNTY, FLORIDA

Frederick H. Hildebrandt  
Engineer Surveyor  
3152 Northside Drive  
Key West, Florida 33040  
July 2008  
SHEET 1 OF 3

REPLAT OF KEY HAVEN: 4TH ADDITION: LOTS 19-23, P.B. 4, Pg. 152.  
9TH ADDITION: LOTS 3-8 & 11-24, P.B. 5, Pg. 113  
ENCHANTED ISLAND: LOTS 39-44, 63-72, 77-83, 90-93, P.B. 6, Pg. 89



### NOTICE TO LOT PURCHASERS AND ALL OTHER CONCERNED INDIVIDUALS

Purchase of a platted lot shown hereon confers no right to build any structure on such lot, nor to use the lot for any particular purpose, nor to develop the lot. The development or use of each lot is subject to, and restricted by, the goals, objectives, and policies of the adopted comprehensive plan and land development regulations implementing the plan; therefore, no building permits shall be issued by the County unless the proposed development complies with the comprehensive plan and land development regulations.

### EASEMENT NOTE

That the easements as indicated within the road right-of-ways are hereby reserved for the installation and maintenance of public and/or private utilities and/or drainage facilities. The drainage and utility easements shall be free of permanent obstruction. Easements for drainage and utilities shall be provided along lot lines of six (6) feet on both sides of the lot lines thus creating easements a minimum of twelve (12) feet wide along said lot lines, and an easement for drainage, utilities and landscaping of six (6) feet along the front lot lines, except as shown on plat.

### SURVEYOR'S NOTES:

- Denotes Permanent Reference Monument, P.L.S. No. 2749
- Denotes Permanent Control Point, P.L.S. No. 2749
- Denotes 1/2" I.P., P.L.S. No. 2749 set
- North arrow and bearings based on F.D.O.T. R/W Map
- Bench Mark, R-397, Elev. 8.234
- denotes existing elevation, based on M.S.L., N.G.V.D. 1929 datum

### Abbreviations:

Sty. = Story	o/h = Overhead	C.B.S. = Concrete Block Stucco cov'd.
R/W = Right-of-Way	u/g = Underground	P.I. = Point of Intersection
fd. = Found	F.F.L. = Finish Floor Elevation	wd. = Wood
p. = Plot	L.B. = Low Beam	R = Radius
m. = Measured	Rad. = Radial	A = Arc (Length)
M.H.W. = Mean High Water	Irr. = Irregular	D = Delta, (Central angle)
O.R. = Official Records	conc. = concrete	w.m. = Water Meter
Sec. = Section	I.P. = Iron Pipe	bal. = Balcony
Twp. = Township	I.B. = Iron Bar	Pl. = Planter
Rge. = Range	Bas. = Baseline	Hydr. = Fire Hydrant
N.T.S. = Not to Scale	C.B. = Concrete Block	F.W. = Fire Well
C. = Centerline	P.O.B. = Point of Beginning	C.E. = Conservation Easement
Elev. = Elevation	P.B. = Plat Book	tel. = Telephone
B.M. = Bench Mark	pg. = page	Ench. = Encroachment
P.C. = Point of Curvature	Elec. = Electric	O.L. = On Line
P.T. = Point of Tangency	P.O.C. = Point of Commence	C.L.F. = Chain Link Fence
		A/C = Air Conditioner

### FLOOD MAP INFORMATION:

Map Number 12087C1528 K  
Map Revised February 18, 2005  
Site Lies in Flood Zone AE 9

Note: Square Footage of Lots extends to shoreline.

### ACKNOWLEDGMENT:

I HEREBY CERTIFY: That the attached plat entitled: "KEY HAVEN ESTATES" is true and correct representation of the lands as recently surveyed and platted under my responsible supervision, that the survey data shown on said plat complies with the applicable requirements of Chapter 177, Laws of the State of Florida, A.D. 1971, that the permanent reference monuments were set in accordance with Section 177.091 (7) of said Chapter 177, and further, that the permanent control points shall be set within one year from the date this plat is recorded in accordance with Section 177.091 (8) of said Chapter 177.

FREDERICK H. HILDEBRANDT, P.E., P.L.S.  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida  
Date: 7/23/08

DEDICATION:  
KNOWN ALL MEN BY THESE PRESENTS: That Key Haven Estates L.L.C., A Florida Limited Liability Company, owners of the following described property on Raccoon Key, Monroe County, Florida, has caused to be made the attached plat entitled, "KEY HAVEN ESTATES".

Legal Description:  
Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows: COMMENCING at the West end of the Boca Chica Viaduct, S.R.D., station 129 plus 66.17 run Southwesterly along the centerline of State Highway No. 5 (a.k.a. U.S. Highway No.1) for a distance of 2300.00 feet to a point; thence at a right angle for a distance of 200.00 feet to the Northwesterly Right-of-Way Line of U.S. Highway No. 1 and the Point of Beginning; thence S 80°51'47" W a distance of 1434.21 feet; thence N 30°11'33" W a distance of 731.01 feet; thence 40°11'33" W a distance of 4.83 feet; thence N 49°48'27" E a distance of 600.00 feet; thence S 40°11'33" E a distance of 97.47 feet to a point on a curve to the right, having: a radius of 213.27 feet, a central angle of 32°28'06", a tangent length of 62.10 feet, a chord bearing of S.23°57'31"E, and a chord length of 119.24 feet; thence along the arc of said curve, an arc length of 120.86 feet to a point on a curve to the right, having: a radius of 25.00 feet, a central angle of 26°06'27", a tangent length of 5.80 feet, a chord bearing of S.56°27'29"E, and a chord length of 11.29 feet; thence along the arc of said curve, an arc length of 11.39 feet to the point of reverse curvature of a curve to the left, having: a radius of 50.00 feet, a central angle of 41°15'08", a tangent length of 18.82 feet, a chord bearing of S.64°01'50"E, and a chord length of 35.23 feet; thence along the arc of said curve, an arc length of 36.00 feet; thence S 84°39'23" E a distance of 90.03 feet to a point on a curve to the left, having: a radius of 189.32 feet, a central angle of 45°32'10", a tangent length of 71.06 feet, a chord bearing of S.72°34'32"W, and a chord length of 131.05 feet; thence along the arc of said curve, an arc length of 134.57 feet; thence N 49°48'27" E a distance of 400.51 feet; thence S 40°11'33" E a distance of 100.07 feet; thence N 49°46'10" E a distance of 99.51 feet; thence N 76°34'47" E a distance of 145.00 feet; thence S 02°00'13" E a distance of 93.70 feet; thence N 80°51'47" E a distance of 237.81 feet; thence S 09°08'13" E a distance of 856.07 feet back to the Point of Beginning.

Parcel, not including Bay Bottom, contains 610,265 square feet, or 14.0 acres, more or less.

AND  
Lots 20-23 and the Southwesterly 40.49 feet of Lot 19, KEY HAVEN, FOURTH ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 152.

AND  
Lots 3-8, 11-24, including all those platted canals and roads that were previously vacated, "KEY HAVEN, NINTH ADDITION", all as shown on Plat Book 5, Page 113, of the Public Records of Monroe County, Florida.

AND  
All of the uplands of "ENCHANTED ISLAND", as shown on Plat Book 6, Page 89, of the Public Records of Monroe County, Florida.

AND Shoreline  
Being a part of Section 25, Township 67 South, Range 25 East, in Monroe County, Florida and more particularly described as follows: COMMENCING at the West end of the Boca Chica Viaduct, S.R.D., station 129 plus 66.17 run Southwesterly along the centerline of State Highway No. 5 for a distance of 3689.36 feet to the centerline of Key Haven Road; thence N 30°11'33" W a distance of 426.82 feet; thence S 80°51'01" W a distance of 269.6± to the shoreline and Point of Beginning; thence N.05°23'21"W, a distance of 6.29 feet; thence N.08°02'46"W, a distance of 8.34 feet; thence N.17°29'46"W, a distance of 21.93 feet; thence N.19°46'37"W, a distance of 33.99 feet; thence N.13°37'11"W, a distance of 35.36 feet; thence N.08°14'13"W, a distance of 11.57 feet; thence N.03°35'59"W, a distance of 15.44 feet; thence N.02°48'23"W, a distance of 33.25 feet; thence N.02°11'24"W, a distance of 18.11 feet; thence N.17°18'13"W, a distance of 10.13 feet; thence N.08°44'00"W, a distance of 26.96 feet; thence N.21°50'03"W, a distance of 38.38 feet; thence N.23°03'47"W, a distance of 20.05 feet; thence N.15°47'05"W, a distance of 13.39 feet; thence N.20°00'14"W, a distance of 16.89 feet; thence N.20°17'04"W, a distance of 19.37 feet; thence N.20°32'20"W, a distance of 15.40 feet; thence N.20°36'28"W, a distance of 34.76 feet; thence N.17°20'58"W, a distance of 28.39 feet; thence N.19°35'20"W, a distance of 15.85 feet; thence N.50°11'42"W, a distance of 4.33 feet; thence N.58°17'30"W, a distance of 12.48 feet; thence N.28°59'35"W, a distance of 16.73 feet; thence N.28°27'35"W, a distance of 14.59 feet; thence N.47°27'45"W, a distance of 12.05 feet; thence N.45°42'29"W, a distance of 11.50 feet; thence N.27°52'17"W, a distance of 15.10 feet; thence N.26°01'34"W, a distance of 16.95 feet; thence N.36°17'24"W, a distance of 17.07 feet; thence N.52°43'22"W, a distance of 2.93 feet; thence N.72°28'37"W, a distance of 1.69 feet; thence N.72°02'01"W, a distance of 3.17 feet; thence N.58°10'37"W, a distance of 12.55 feet; thence N.56°56'22"W, a distance of 13.71 feet; thence N.62°52'23"W, a distance of 15.63 feet; thence N.63°35'17"W, a distance of 20.94 feet; thence N.64°26'46"W, a distance of 20.42 feet; thence N.65°36'29"W, a distance of 18.48 feet; thence N.73°13'31"W, a distance of 12.57 feet; thence N.75°51'03"W, a distance of 21.92 feet; thence N.66°18'26"W, a distance of 17.21 feet; thence N.56°56'38"W, a distance of 20.87 feet; thence N.44°04'51"W, a distance of 11.34 feet; thence N.16°08'14"W, a distance of 11.32 feet; thence N.33°28'13"W, a distance of 14.03 feet; thence N.67°24'28"W, a distance of 14.84 feet; thence N.68°10'32"W, a distance of 18.32 feet; thence N.58°17'14"W, a distance of 17.70 feet; thence N.57°58'07"W, a distance of 19.44 feet; thence N.67°06'05"W, a distance of 24.36 feet; thence N.74°22'18"W, a distance of 24.57 feet; thence N.74°25'44"W, a distance of 26.11 feet; thence N.67°30'56"W, a distance of 26.27 feet; thence N.57°18'36"W, a distance of 69.99 feet; thence N.51°38'01"W, a distance of 107.25 feet; thence N.49°09'27"W, a distance of 16.49 feet; thence N.48°49'45"W, a distance of 44.44 feet; thence N.46°13'30"W, a distance of 63.33 feet; thence N.40°57'01"W, a distance of 85.88 feet to the Point of Terminus.

NOTE: The legal description for the shoreline is written for the entire length of the shoreline, but Lot 9 and Lot 10 are not part of the plat as shown.

MORTGAGEE'S CONSENT  
State of Florida )  
County of Monroe )  
MARINE BANK, hereby certifies that it is a holder of the mortgage upon the property hereon described and does hereby join in and consent to the dedication of said lands by which the owner thereof, as shown hereon, and agrees that its mortgage which is described in Official Records Book 2215 at Page 1201, said Mortgage being rerecorded on July 15, 2008 at Official Records Book 2371 at Page 1760 to correct the legal description, together with a Receipt of Future Advance recorded at Official Records Book 2285 at Page 520, and a subsequent Modification of Mortgage and Loan Documents recorded at Official Records Book 2298 at Page 836, said Modification of Mortgage and Loan Documents being rerecorded on July 15, 2008 at Official Records Book 2371 at Page 1777 to attach the legal that was erroneously omitted, all recorded in the Public Records of Monroe County, Florida, shall be subordinated to said dedication, in witness whereof, MARINE BANK, has caused these presents to be signed by its Vice President and attested to by its corporate secretary, and its corporate seal to be affixed hereto by and with authority of its board of directors

This 23 day of July, 2008,  
MARINE BANK  
Attest: Jackie Grasley, Corporate Secretary  
Witness: Hunter Ridgett, Vice President

ACKNOWLEDGMENT  
State of Florida )  
County of Monroe )  
Before me personally appeared Jackie Grasley, Hunter Ridgett to be well known and known to me to be the individuals described in and who executed the foregoing instruments as Vice President and Corporate Secretary of MARINE BANK and acknowledged to and before me that they executed said instrument as such officers of said corporation, and that the seal affixed hereto is the corporate seal of said corporation and that it was affixed hereto by due and regular corporate authority, and that said instrument is the free act and deed of said corporation  
Witness: My hand and official seal this 23 day of July, 2008.  
My Commission expires: 8-10-2007  
Notary Public

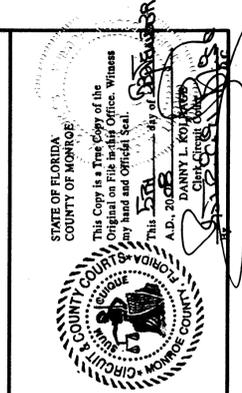
TITLE CERTIFICATION  
State of Florida )  
County of Monroe )  
Chicago Title Insurance Company, a title insurance corporation, duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property; That we find the title to the property is vested to Key Haven Estates, LLC, A Florida Limited Liability Company; That the current taxes have been paid; That the property is encumbered by the mortgages shown hereon; That all mortgages are shown and are true and correct and there are no other encumbrances of record that affect the subdivision of this property.

CHICAGO TITLE INSURANCE COMPANY  
Date: 7-29-08 By: Sharon Adams (Title Examiner)

IN WITNESS WHEREOF: Edwin O. Swift III, Christopher C. Belland, Wayne Lujan & Gerald R. Mosher, Managers, have affixed their hands & seal, this 28 day of July, A.D. 2008.  
Witness: Edwin O. Swift III, Manager  
Christopher C. Belland, Manager  
Wayne Lujan, Manager  
Gerald R. Mosher, Manager

ACKNOWLEDGMENT:  
State of Florida )  
County of Monroe )  
to and before me that he executed such instrument of their free act and deed.  
Witness my hand and Official Seal this 28 day of July, 2008.  
Notary Public, State of Florida, at Large.  
My Commission expires: 11/23/2010

APPROVAL OF BOARD OF COUNTY COMMISSIONERS AND RECORDING  
This Plat was approved by Resolution of the Board of County Commissioners of Monroe County, Florida, the 20th day of August, A.D., 2008 and filed for record in Plat Book at Page of the Public Records of Monroe County, Florida.  
Clerk of the Circuit Court  
Chairman of the Board



Shoreline Road, Shoreline Blvd., Mangrove Lane, Enchanted Way and Andrea Lane as shown are not hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion of this dedication, whenever discontinued by law.  
PLAT SUBJECT TO THE FOLLOWING RESOLUTIONS:  
Resolution No. 085-2005, A resolution by the Board of County Commissioners of Monroe County, Florida approving the Development Agreement between Key Haven Estates, Ltd. (KHE) and Monroe County to build 43 single family homes and accessory uses including dockage and 10,000 square footage of commercial floor area at Key Haven Subdivision and on the Enchanted Island, Monroe County, Florida.  
Planning Commission Resolution No. P39-06  
A resolution by the Monroe County Planning Commission granting approval of a preliminary plat for the subdivision of land into 43 residential lots and two commercial tracts to be known as Key Haven Estates, which is a replat of Key Haven 4th Addition, Lots 19-23, 9th Addition, Lots 3-8 and 11-24, and Enchanted Island Lots 39-44, 63-72 and 77-83, located within Sections 25 and 26, Township 67 North, Range 25 East, Monroe County, Florida.  
Resolution No. 153-2007  
A resolution of the Board of County Commissioners of Monroe County, renouncing and disclaiming any right of the county and the public in and to a portion of Key Haven Boulevard according to the Plat of Key Haven (Raccoon Key) Plat Book 4, Page 46, of the Public Records of Monroe County, Florida and is depicted in the special purpose survey drawing No. 05-520 as updated 2/12/07

The purpose of this plat is to dedicate:  
43 Residential Lots (Lots 1-43)  
2 Commercial Tracts (Tracts 1 & 1a)  
1 Conservation Area (Tract 2)  
1 Access Area (Tract 3)  
APPROVAL OF THE CLERK OF THE CIRCUIT COURT  
This Plat was approved by the Monroe County Clerk on the day of 2008.  
Danny L. Kolhage, County Clerk

APPROVAL OF MONROE COUNTY ZONING OFFICIAL  
This Plat meets the requirements of MONROE COUNTY Land Development Regulations as Codified June 10, 2002.  
Township Survey  
Acting Planning Director

APPROVAL OF MONROE COUNTY COMMISSION  
This Plat meets the requirements of Monroe County Commission per Statute 77.071 (1)  
Mario Di Gennaro  
Mayor

APPROVAL OF MONROE COUNTY ENGINEER  
This Plat meets the requirements of the Monroe County Engineer  
David Koppel  
County Engineer

APPROVAL OF MONROE COUNTY ATTORNEY  
This Plat meets the requirements of the Monroe County Attorney  
Elizabeth Hutton  
County Attorney

"NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county"  
Pursuant to Section 9.5-90, Monroe County Code, the subdivision's private improvements shall be maintained by The Landings at Key Haven Property Owners Association, Inc. created pursuant to Chapter 720, Florida Statutes

Plat reviewed & approved by: J. Lynn O'Flynn  
P.S.M. No. 6298  
State of Florida  
Date: 7-23-08  
RECEIVED  
APR 13 2009  
BY: 29044

PLAT BOOK 7 PAGE 18

# PLAT OF KEY HAVEN ESTATES

SECTIONS 25 & 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 RACCOON KEY, MONROE COUNTY, FLORIDA

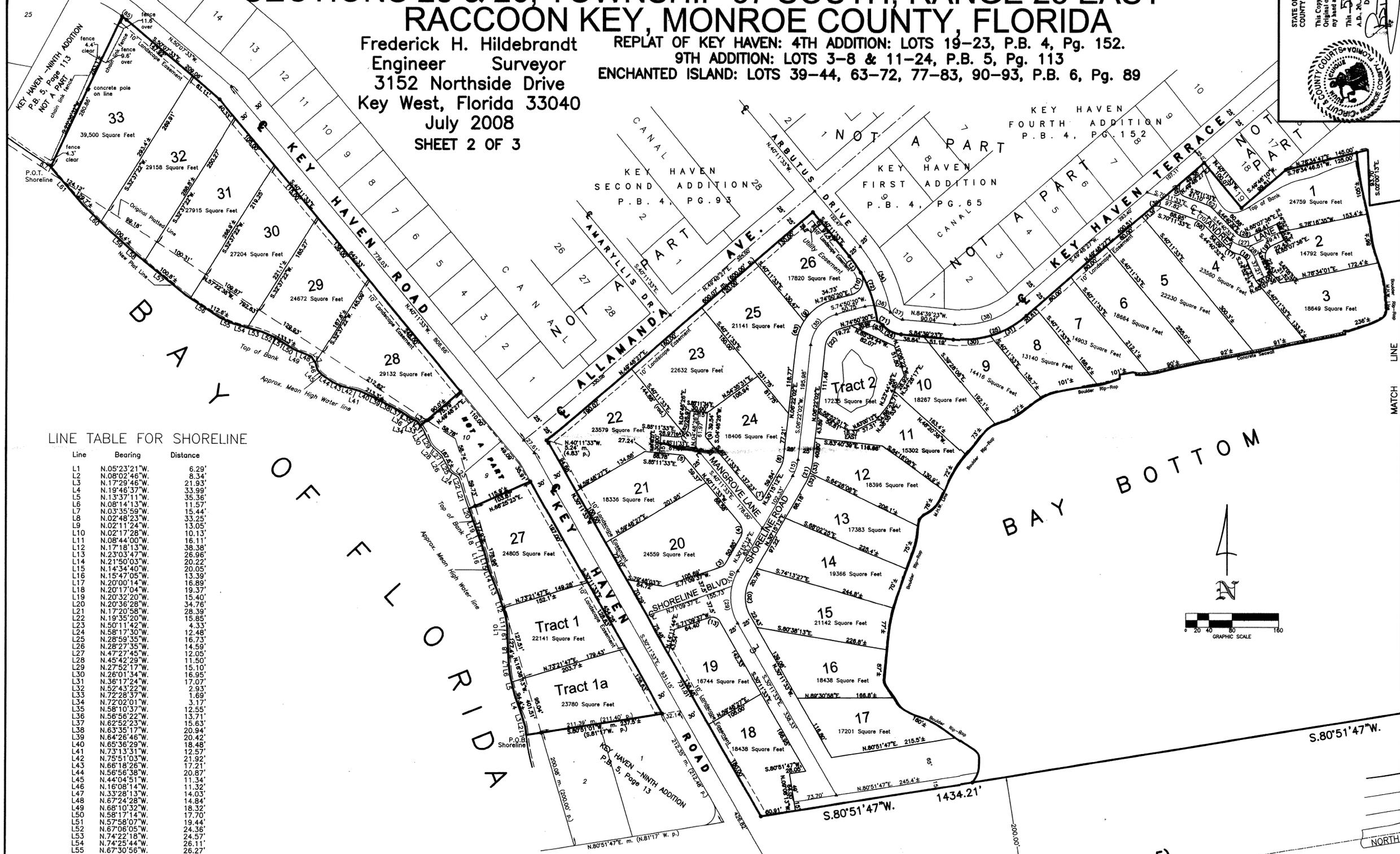
Frederick H. Hildebrandt  
 Engineer Surveyor  
 3152 Northside Drive  
 Key West, Florida 33040  
 July 2008  
 SHEET 2 OF 3

REPLAT OF KEY HAVEN: 4TH ADDITION: LOTS 19-23, P.B. 4, Pg. 152.  
 9TH ADDITION: LOTS 3-8 & 11-24, P.B. 5, Pg. 113  
 ENCHANTED ISLAND: LOTS 39-44, 63-72, 77-83, 90-93, P.B. 6, Pg. 89

STATE OF FLORIDA  
 COUNTY OF MONROE

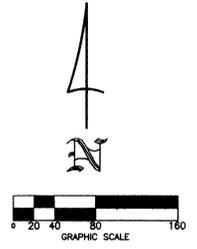
This Copy is a True Copy of the Original on File in this Office. Where my hand and Official Seal.

Think of the State of Florida  
 A.P. R. Hildebrandt  
 Surveyor

LINE TABLE FOR SHORELINE

Line	Bearing	Distance
L1	N.05°23'21"W.	6.29'
L2	N.08°02'46"W.	8.34'
L3	N.17°29'46"W.	21.93'
L4	N.19°46'37"W.	33.99'
L5	N.13°37'11"W.	35.36'
L6	N.08°14'13"W.	11.57'
L7	N.03°35'59"W.	15.44'
L8	N.02°48'23"W.	33.25'
L9	N.02°11'24"W.	13.05'
L10	N.02°17'28"W.	10.13'
L11	N.08°44'00"W.	16.11'
L12	N.17°18'13"W.	38.38'
L13	N.23°03'47"W.	26.96'
L14	N.21°50'03"W.	20.22'
L15	N.14°34'40"W.	20.05'
L16	N.15°47'05"W.	13.39'
L17	N.20°00'14"W.	16.89'
L18	N.20°17'04"W.	19.37'
L19	N.20°32'20"W.	15.40'
L20	N.20°36'28"W.	34.76'
L21	N.17°20'58"W.	28.39'
L22	N.19°35'20"W.	15.85'
L23	N.50°11'42"W.	4.33'
L24	N.58°17'30"W.	12.48'
L25	N.28°59'35"W.	16.73'
L26	N.28°27'35"W.	14.59'
L27	N.47°27'45"W.	12.05'
L28	N.45°42'29"W.	11.50'
L29	N.27°52'17"W.	15.10'
L30	N.26°01'34"W.	16.95'
L31	N.36°17'24"W.	17.07'
L32	N.52°13'22"W.	2.93'
L33	N.72°28'37"W.	1.89'
L34	N.72°02'01"W.	3.17'
L35	N.58°10'37"W.	12.55'
L36	N.56°36'22"W.	13.71'
L37	N.82°52'23"W.	15.63'
L38	N.63°35'17"W.	20.94'
L39	N.64°26'46"W.	20.42'
L40	N.65°36'29"W.	18.48'
L41	N.73°13'51"W.	12.57'
L42	N.75°10'03"W.	21.92'
L43	N.66°18'26"W.	17.21'
L44	N.56°56'38"W.	20.87'
L45	N.44°04'51"W.	11.34'
L46	N.16°08'14"W.	11.32'
L47	N.33°28'13"W.	14.03'
L48	N.67°24'28"W.	14.84'
L49	N.68°10'32"W.	18.32'
L50	N.58°17'14"W.	17.70'
L51	N.57°58'07"W.	19.44'
L52	N.67°06'05"W.	24.36'
L53	N.74°22'18"W.	24.57'
L54	N.74°25'44"W.	26.11'
L55	N.67°30'56"W.	26.27'
L56	N.57°18'36"W.	69.99'
L57	N.51°38'01"W.	107.25'
L58	N.49°09'27"W.	16.49'
L59	N.48°49'45"W.	44.44'
L60	N.46°13'00"W.	63.33'
L61	N.40°57'01"W.	85.88'



RECEIVED  
 APR 13 2009  
 BY: 29044

2 of 3

PLAT BOOK 7 PAGE 78



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: The Development Review Committee and Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, Principal Planner 

Date: June 1, 2009

Subject: *Request for a Minor Conditional Use Permit to Transfer Transferable Development Rights (TDRs) from parcels of land in Marathon, commonly known as Crane Point Hammock, to parcels of land on Raccoon Key, commonly known as Key Haven Estates subdivision*

---

**Meeting: June 9, 2009**

---

1 I REQUEST:

2  
3 The applicant is requesting a minor conditional use permit in order to transfer 15 transferable  
4 development rights (TDRs) from parcels of land in Marathon, commonly known as Crane  
5 Point Hammock, to parcels of land on Raccoon Key, commonly known as Key Haven  
6 Estates subdivision. The applicant is requesting this transfer in order to establish sufficient  
7 density on the receiver site to allow 15 additional single-family residences.

8  
9 Applicant:

10 Receiver Site Owner: Key Haven Estates, LLC  
11  
12 Sender Site Owner: Florida Keys Land Trust, Inc.  
13  
14 Agent: Donald Craig, the Craig Company  
15  
16

17 II RELEVANT PRIOR COUNTY/CITY ACTIONS:

18  
19 On June 12, 1995, Development Order No. 8-95 approved a major conditional use permit  
20 allowing part of the receiver site to be developed with 16 dwelling units and accessory  
21 structures. However, the Florida Department of Community Affairs (DCA) appealed the  
22 decision.

23  
24 A Settlement Agreement between Wayne Lujan, the applicant of Development Order No. 8-  
25 95, and the DCA, effective June 18, 1997 and recorded July 9, 1997, allowed Mr. Lujan to  
26 develop part of the receiver site with 16 dwelling units with conditions.

27  
28 The BOCC passed and adopted Resolution 085-2005 on February 23, 2005, approving a  
29 Development Agreement between Key Haven Estates and Monroe County to build 43 single-  
30 family residences and 10,000 ft<sup>2</sup> of commercial floor area at Key Haven subdivision and on

1 the Enchanted Island (the receiver site). The resolution and development agreement were  
2 recorded in the official records of the Monroe County Clerk on April 11, 2005.  
3

4 The BOCC passed and adopted Ordinance 022-2005 on September 22, 2005, approving  
5 future land use map amendments from Mixed Use / Commercial (MC) to Residential Low  
6 (RL) for the parcel known as the "triangle parcel" and from MC to Residential Medium  
7 (RM) for Lots 6, 7 and 8 of the Key Haven's Ninth Addition (the receiver site).  
8

9 The BOCC passed and adopted Ordinance 021-2005 on September 22, 2005, approving land  
10 use district amendments from Suburban Commercial (SC) to Suburban Residential (SR) for  
11 the parcel known as the "triangle parcel" and from SC to Improved Subdivision (IS) for Lots  
12 6, 7 and 8 of the Key Haven's Ninth Addition (the receiver site).  
13

14 An Interlocal Agreement was entered into between Monroe County and the City of Marathon  
15 on October 15, 2008 to allow transferable development rights across jurisdictional  
16 boundaries. The City Council passed and approved Resolution 2008-152 on September 23,  
17 2008, approving an interlocal agreement.  
18

19 The BOCC passed and adopted Resolution 251-2008 on August 20, 2008, approving a final  
20 plat for the subdivision of land of the receiver site into 43 residential lots and two  
21 commercial tracts to be known as Key Haven Estates, which is a re-plat of Key Haven 4<sup>th</sup>  
22 Addition Lots 19-23, 9<sup>th</sup> Addition Lots 3-8 and 11-24, and Enchanted Island Lots 39-44, 63-  
23 72, and 77-83.  
24

25 On December 15, 2008, Craig Diamond, DCA Chief of State Planning, issued a letter to the  
26 applicant stating that the department recognizes the sender site as having 16.6 development  
27 rights that remain to be transferred.  
28

29 An Affidavit of Intent to Transfer Development Rights was signed by Lynn Mapes,  
30 Chairman of Florida Keys Land Trust, on January 29, 2009. The affidavit states that the  
31 Affiant intends to transfer 15 of the development rights provided for in the December 15,  
32 2008 DCA letter from the sender site property to the receiver site property owned by Key  
33 Haven Estates, LLC.  
34

35 On February 5, 2009, the applicant submitted the Affidavit of Intent to the Monroe County  
36 Planning & Environmental Resources Department.  
37

38 On March 30, 2009, George Garrett, City of Marathon Planning Director, sent a letter to  
39 Townsley Schwab, Monroe County Director of Planning & Environmental Resources, stating  
40 that this minor conditional use permit application is in compliance with Marathon City Code  
41 and the Interlocal Agreement rendered between the City and County.  
42

43 **III BACKGROUND INFORMATION:**  
44

45 Receiver Site Location:  
46

47 Address: Overseas Highway (US 1), Raccoon Key, mile marker 6 (gulf side)  
48

1 Legal Description: Lots 1-26 and 34-43, Key Haven Estates, Monroe County, Florida  
2  
3 Former Legal Description (*prior to plat approval*): Section 25, Township 67, Range 25,  
4 an unnamed island (F/K/A Enchanted Island PB6-89)

5  
6 Real Estate (RE) Numbers: 00141132 with split outs 000100, 000200, 000300, 000400,  
7 000500, 000600, 000700, 000800, 000900, 001000, 001100, 001200, 001300, 001400,  
8 001500, 001600, 001700, 001800, 001900, 002000, 002100, 002200, 002300, 002400,  
9 002500, 002600, 003400, 003500, 003600, 003700, 003800, 003900, 004000, 004100,  
10 004200 and 004300  
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30  
31  
32 Receiver Site (outlined in blue) (2006)

33 Size of Site: Lots 1-26 approx. 11.3 acres & Lots 34-43, approx. 3.2 acres

34 Land Use District: Sub Urban Residential (SR)

35 Future Land Use Map (FLUM) Designation: Residential Low (RL)

36 Tier Designation: Tier 3

37 Existing Use: Vacant

38 Existing Vegetation / Habitat: Scarified

39 Community Character of Immediate Vicinity: Predominately single-family residential  
40 with some commercial use along the US 1 corridor  
41  
42

43 Sender Site Location:

44 Address: Overseas Highway (US 1), Marathon, mile marker 50 (gulf side)

45 Legal Description: Government Lot 1 in Section 3, part Government Lots 3, 4 and 5 in  
46 Section 2 and part Government Lot 2 in Section 11, Township 66 South, Range 32 East,  
47  
48  
49  
50  
51  
52  
53

1 and bay bottom adjacent to Government Lot 5, Key Vaca, Marathon, Monroe County,  
2 Florida

3  
4 Real Estate (RE) Number: 00103760.000000  
5



26 Sender Site (outlined in blue) (2006)

27 Size of Site: approx. 64 acres

28 Land Use District: Conservation-Native Area (C-NA)

29 Future Land Use Map (FLUM) Designation: Conservation

30 Tier Designation: N/A (not in unincorporated Monroe County)

31 Existing Use: Institutional and Conservation

32 Existing Vegetation / Habitat: Predominately hammock with scarified, developed areas  
33 and areas of freshwater hardwood, buttonwood and mangrove

34 Community Character of Immediate Vicinity: Mixed Use, with commercial use along the  
35 US 1 corridor and single-family use to the west  
36  
37  
38  
39  
40  
41  
42

43 IV REVIEW OF APPLICATION:  
44

45 Pursuant to MCC §130-160, all residential development rights allocated or established in  
46 sections 130-157, 130-158 and 130-159 shall be transferable in whole or in part from one  
47 parcel of land to any other, including the transfer of residential rights to hotel rooms,  
48 provided that the following conditions are met:  
49

- 50 1. *The development of the receiver site is approved as part of a conditional use permit. In*  
51 **compliance if this application is approved by the Director of Planning.**

The proposed development of single-family residences does not require a minor or major conditional use permit. In the SR District, detached dwelling units are permitted as-of-right. However, the receiver site entered into a development agreement with the County in 2005 and received final plat approval in 2008 for the development of the proposed 43 single-family residences, 36 of which are subject of this application. Both of these application processes, which approved the proposed development's use and lot layout, required a higher level of review than a conditional use permit. Therefore, it has been determined if this minor conditional use permit application is approved, development of the receiver site would be in compliance with this provision.

2. *The development of the receiver site does not exceed the maximum net densities set out in sections 130-157 and 130-162. In compliance.*

The proposed development includes the construction of 43 detached dwelling units. This number can be built on this site pursuant to MCC §130-157. No site plan has been submitted or approved; however the approved final plat shows 43 residential lots. Of the 43 residential lots, 36 are designated as SR and subject of this application. Per the application, Lots 1-26 encompass 11.3 acres and Lots 34-43 encompass 3.2 acres.

It is important to note that on page 14 of the 2005 development agreement, it is stated that Key Haven Estates shall be required to purchase and apply to the lands to be developed no more than 15 transferable development rights.

Residential Density on Receiver Site

Allocated Density	Total Size of Site	Allocated Allowed	Open Space Ratio	Buildable Area	Max Net Density	Max Net Allowed	Proposed	Potential Used
0.5 units / acre	14.5 acres	7.25 units	0.5 (50%)	7.25 acres	5 units / buildable acre	36.25	36 units	99.3 %

3. *If the receiver site is located in a IS or IS-M district, no more than one (1) dwelling unit shall be developed on a platted lot. Not applicable; therefore in compliance.*

The receiver site is located in a SR District.

4. *If the receiver site is located in an IS-D district, no more than two (2) dwelling units shall be developed on a platted lot. Not applicable; therefore in compliance.*

The receiver site is located in a SR District.

5. *The development of the receiver site complies with each and every requirement of this chapter. In compliance.*

Staff has not been provided with a site plan showing precise development of the site with buildings; however the recently approved final plat shows lot boundaries and roadways

1 that were deemed to comply with the requirements of the Land Development Code. As  
2 each of these lots is independently developed with single-family, detached dwelling units,  
3 Staff shall require that the lot is developed in compliance with each and every  
4 requirement of the Land Development Code in effect at that time.  
5

- 6 6. *Prior to issuance of a building permit authorizing the development of a dwelling unit, all*  
7 *or part of which is derived from a transferred development right, a deed of transfer shall*  
8 *be recorded in the chain of title of the transferor parcel containing a covenant*  
9 *prohibiting the further use of the transferor parcel for residential purposes other than as*  
10 *excess open space or yard appurtenant to a residential use that is located on a parcel of*  
11 *land that meets the density requirements of the comprehensive plan and this chapter.*

12 **Compliance to be determined.**

13  
14 If this minor conditional use permit application is approved, staff shall include this as a  
15 condition for approval prior to issuance of a building permit.  
16

- 17 7. *The allocated density of the receiver site is greater than or equal to the allocated density*  
18 *of the parcel from which the TDR is severed and the sensitivity of the receiver site, as*  
19 *shown in section 118-7(1), is less than or equal to the sensitivity of the parcel from which*  
20 *the TDR is severed. In compliance.*

21  
22 The receiver site is located in a SR District where there is an allocated density of 0.5 units  
23 per acre. The sender site is located in a C-NA District where there is an allocated density  
24 of 0.25 units per acre (pursuant to the Marathon City Code).  
25

26 With regard to the sensitivity of the sites, it has been determined that the sender site,  
27 which is predominately classified as hammock, is more sensitive than the receiver site,  
28 which is predominately scarified.  
29

30 **V RECOMMENDATION:**

31  
32 Staff recommends APPROVAL to the Director of Planning & Environmental Resources with  
33 the following conditions:  
34

- 35 a. Prior to issuance of any building permit authorizing the development of a dwelling unit,  
36 all or part of which is derived from a transferred development right, a deed of transfer  
37 shall be recorded in the chain of title of the transferor parcel containing a covenant  
38 prohibiting the further use of the transferor parcel for residential purposes other than as  
39 excess open space or yard appurtenant to a residential use that is located on a parcel of  
40 land that meets the density requirements of the Monroe County Comprehensive Plan and  
41 Monroe County Land Development Code.  
42

- 43 b. All lots that compose the receiver site shall be developed in compliance with each and  
44 every requirement of the Monroe County Land Development Code.

File #: 29047

Owner's Name: Cinnamon Cay

Agent: The Craig Company

Type of Application: FLUM

Key: Ocean Reef

RE #:  
00573720-002900  
00573720-003000  
00573720-003100  
00573720-003200  
00573720-003400  
Many More, See File

**Additional Information added to File 29047**

**End of Additional Information For File 29047**

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: 4/22/09  
Time: 2:30

Dear Applicant:

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

Reef Retreat  
Project / Name to the Monroe County Planning Department.

Thank you.

Julie Thorson

Planning Staff

# TRANSMITTAL

- VIA FAX
- VIA MAIL
- VIA HAND DELIVERY
- VIA FEDERAL EXPRESS

## *The Craig Company*

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness  
Landscape Design

Mailing address: P. O. Box 970  
Key West, FL 33041-0970

Office Location: 610 White Street  
Key West, FL 33040

Phone: 305 294-1515  
Fax: 305 292-1525  
Email: donna@craigcompany.com

**Date:** 04.22.2009

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

**From:** Donna Bosold, AICP, Senior Associate

**Subject:** Reef Retreat – Future Land Use Map Amendment Application

### Transmitting

- Correspondence
- Prints
- Other

### Reply Immediately

- By fax
- By phone
- By letter

# The Craig Company

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness  
Landscape Design

April 22, 2009

Mr. Townsley Schwab  
Sr. Director of Planning & Environmental Resources  
Monroe County  
2798 Overseas Highway, Suite 410  
Marathon, FL 33050

Mailing Address: P. O. Box 970  
Key West Florida 33041

Office location: 610 White St.  
Key West, Florida 33040

Phone: 305/294-1515  
Fax: 305/292-1525

Email: donna@craigcompany.com

Re: Future Land Use Map Amendment – Reef Retreat

Dear Townsley,

Please accept our Future Land Use Map application on behalf of Reef Retreat at Ocean Reef. As a community, Ocean Reef is well known in the annals of Monroe County planning history. Historically founded as a fishing camp in 1945, Ocean Reef today is known as a world-class private resort club community, providing exceptional amenities and services for their members.

As a response to the evolving needs of aging members to “down-size” their lifestyles in order to remain comfortably in their chosen community, we bring this application forward as a first step to creating a “community within a community”.

We look forward to working with you and your Staff as we take this application through the comprehensive plan process, for the transmittal in July.

Sincerely,



Donna M. Bosold, AICP  
Senior Associate  
The Craig Company

Cc: D. Craig

**REQUEST FOR FUTURE LAND USE MAP (FLUM)  
AMENDMENT APPLICATION**



**MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

**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**

Amendment to Future Land Use Map Application Fee: \$5,531.00

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

Advertising Costs: \$245.00

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

Technology Fee: \$20.00

Date 04 / 22 / 09  
Month Day Year

**Property Owner:**

Cinnamon Cay I, LLC  
Cinnamon Prime, LLC

Name O. R. Golf Partners, Ltd  
as Reef Retreat at Ocean Reef

Mailing Address

Please see attached

Daytime Phone

Email Address

**Agent (if applicable):**

Name

The Craig Company  
P.O. Box 970, Key West, FL 33040

Mailing Address

305.294.1515

Daytime Phone

Email Address

donna@craigcompany.com

**Legal Description of Property:**

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

Block 8 Lots 28-46 Harbor Course Section IV Key Largo

Block

Lot

Subdivision

Key

See attached

See attached

Real Estate (RE) Number

Alternate Key Number

NOT Applicable

Street Address

Approximate Mile Marker

**REQUEST FOR FUTURE LAND USE MAP (FLUM)  
AMENDMENT APPLICATION**

Current Future Land Use Map Designation(s): Residential Medium (RM)  
Proposed Future Land Use Map Designation(s): Residential High (RH)  
Current Land Use District Designation(s): Improved Subdivision (IS)  
Tier Designation(s): Not Applicable  
Total Land Area Affected in acres: 8.79

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

Vacant residential property.

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:

please see attached

- 2) Changed assumptions (e.g., regarding demographic trends):

please see attached

- 3) Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:

please see attached

**REQUEST FOR FUTURE LAND USE MAP (FLUM)  
AMENDMENT APPLICATION**

4) New issues:

please see attached

5) Recognition of a need for additional detail or comprehensiveness:

please see attached

6) Data updates:

please see attached

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the FLUM amendment would not result in an adverse community change (attach additional sheets if necessary):

please see attached

Has a previous FLUM application been submitted for this site within the past two years?

Yes \_\_\_\_\_ Date: \_\_\_\_\_

No

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 Future Land Use Map (FLUM) amendment application (unaltered and unbound); and
- Correct fee (check or money order to Monroe County Planning & Environmental Resources); and
- Proof of ownership (i.e. Warranty Deed); and
- Current Property Record Card(s) from the Monroe County Property Appraiser; and
- Location map from Monroe County Property Appraiser; and
- Copy of Future Land Use Map (please request from the Planning & Environmental Resources Department prior to application submittal); and
- Copy of Current Land Use District Map (please request from the Planning & Environmental Resources Department prior to application submittal);
- Photograph(s) of site from adjacent roadway(s);

**REQUEST FOR FUTURE LAND USE MAP (FLUM)  
AMENDMENT APPLICATION**

- 300 foot radius map from Monroe County Property Appraiser Office
- List of surrounding property owners from 300 foot radius map
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets). 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, and
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) 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 marked with land use district; and total acreage shown with vegetative habitat).

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)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Future Land Use Map amendment

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.

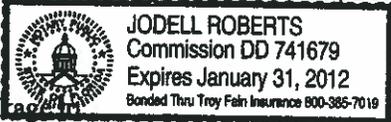
Signature of Applicant: [Signature] Date: 04.22.09

For Donald L. Craig, The Craig Company

Sworn before me this 22<sup>nd</sup> day of April, 2009

[Signature]

Notary Public  
My Commission Expires



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

## RE Numbers

### Cinnamon Cay I, LLC

Lot 29 00573720-002900-24-59-40  
Lot 30 00573720-003000-24-59-40  
Lot 31 00573720-003100-24-59-40  
Lot 32 00573720-003200-24-59-40  
Lot 33 00573720-003300-24-59-40  
Lot 34 00573720-003400-24-59-40  
Lot 40 00573720-004000-24-59-40  
Lot 41 00573720-004100-24-59-40  
Lot 42 00573720-004200-24-59-40  
Lot 43 00573720-004300-24-59-40  
Lot 44 00573720-004400-24-59-40  
Lot 46 00573720-004600-24-59-40

## **RE Numbers**

### **Cinnamon Prime, LLC**

Lot 35 00573720-003500-24-59-40  
Lot 36 00573720-003600-24-59-40  
Lot 37 00573720-003700-24-59-40  
Lot 38 00573720-003800-24-59-40  
Lot 39 00573720-003900-24-59-40

## **RE Numbers**

### **O.R. Golf Partners, LTD**

Lot 28 00573720-002800-24-59-40

Lot 45 00573720-004500-24-59-40

# **Table of Contents**

**APPLICATION RESPONSE**

**LETTERS OF AUTHORIZATION**

**PROOF OF OWNERSHIP**

**PROPERTY RECORD CARDS**

**LOCATION MAP**

**FUTURE LAND USE MAP**

**CURRENT LAND USE DISTRICT MAP**

**PHOTOGRAPHS**

**PERMIT COPIES**

**300 FOOT RADIUS MAP**

**SURROUNDING PROPERTY OWNERS**

## **Application Responses**

**The Board of County Commissioners may consider the adoption of an ordinance enacting the proposed change based on one or more of the following factors:**

**1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based;**

None- all infrastructure is in place.

**2. Changed assumptions (e.g., regarding demographic trends);**

According to statistics summarized by the Joint Center for Housing Studies of Harvard University and augmented by survey data collected by the American Association of Retired Persons (AARP)

*“...over 90 percent of households at least 65 years old prefer to remain in their own homes, ...and, three quarters of the Nation’s Seniors live in conventional housing”.*

**3. Data errors, including errors in mapping, vegetative types and natural features described in volume I of the plan;**

None -the Master Development Agreement anticipated build-out, including enhanced amenities without specific consideration for down sizing/aging in place, subject to strict environmental standards.

**4. New issues;**

As the U.S. population continues to age, communities are charged with finding cost effective solutions and alternatives for housing. According to “Aging in Place – Coordinating Housing and Health Care Provision for America’s Growing Elderly Population”, a study issued under the auspices of the Neighbor Works Program and the Joint Center for Housing Studies of Harvard University,

*"...retirees are often forced to choose between entering an expensive, restrictive elderly institution before the need arises, or remaining in their homes alone, to face the pressures of rising medical expenses and a deteriorating shelter while on a fixed income".*

The Department of Housing and Urban Development stated in 1999 that the home-ownership rate for individuals between the age of 62 and 74 is 81.2 percent. According to the latest census data, Florida, as the fourth most populated state in the country, ranks number one for the percentage of population over 60. According to the latest county profile distributed by the Department of Elder Affairs for the State of Florida, elders occupy 24.5 % of the housing stock in Monroe County. Florida has no state-based Olmstead Plan in place.

As a club, the isolated nature of Ocean Reef provides an unique opportunity to develop alternative housing strategies. The isolated cul-de-sac is an ideal low-traffic location within the Club for this elder segment. A "community within the community" - spacious but down-sized, "aging in place" housing with amenities.

#### **5. Recognition of a need for additional detail or comprehensiveness;**

Through the Master Development Agreement, Ocean Reef provided its members with a framework for sustainable living. As aging and wealth distribution demographics continue shift, new opportunities to creatively address the needs of the incumbent population reveal themselves.

#### **6. Data updates.**

Updated Census data indicates that Monroe County population overall continues to decline with the conspicuous exception of elders.

*"Monroe County has been experiencing significant demographic shifts since 2000 that are affecting housing demand. Since 2000, the County has experienced a 14% loss in the 20-54 working age groups and a 15% increase in the 55 and over retirement age group."*  
p. ii, "Executive Summary", Monroe County Affordable Housing Needs Assessment (2007) issued by the Metropolitan Center at Florida International University.

The properties included in this application are not subject to hurricane evacuation criteria, ROGO, or the Tier system. Development on the subject properties is limited by a 40% clearing ratio, regardless of zoning.

**In no event shall an amendment be approved that will result in an adverse community change of the planning area in which the proposed development is located.**

Ocean Reef is a self-contained gated community located at the north end of the island of Key Largo, comprised of approximately 4,000 acres – almost half of which is protected for conservation purposes. Historically founded as a fishing camp in 1945, Ocean Reef has grown into a world-class private resort club with exceptional amenities and services for their members.

As a community, Ocean Reef is diverse in its offerings: single and multi-family dwellings, hotel/resort accommodations, marina, golf, and airport facilities; medical center, cultural center, art league, library, town hall, school, chapel - commercial office/retail and banking. The Ocean Reef Community Association manages public safety, public works, the wastewater treatment plant (North Key Largo Utility Corp.) and a reverse osmosis plant for the members.

Recognized as a master planned community by Monroe County, Ocean Reef has been actively engaged in the improvement and upgrading of facilities through the planning process since prior to 1977. Vested rights settlements have been negotiated and, most recently, a Master Development Agreement in 1995. The Master Development Agreement contemplated various zoning changes and approvals for staff housing, cultural center, medical center, etc., in short – it contemplated completion of a contained community. Throughout the Master Development Agreement recognition was given for an increased permanent population, and relative isolation of the community. What was not contemplated by the Development Agreement, however, was consideration for members to “age in place” – a set-aside of residential property where members could maintain their privacy, down-size their homes (and the incumbent associated maintenance costs), have easy access to amenities, and remain close to their friends. The Development Agreement, and its incorporated vested rights, are not applicable to this request, as the time frame for amending the agreement has expired.

The subject properties are currently zoned Improved Subdivision (IS), with a Future Land Use Map (FLUM) overlay of Residential Medium (RM). The nineteen (19) lots total approximately 8.79 acres, and are all located on Cinnamon Bark Lane, a quiet cul-de-sac within Block 8, Harbor Course Section IV, adjacent to the Harbor Course golf course. The road and all infrastructure is in place. Each lot has a curb cut. In 1999, permits for single family dwelling units were applied for and permitted. Clearing was completed, and construction never commenced. No grants of conservation easement were completed. The property remains vacant and undeveloped.

Changing the Future Land Use Map to Residential High (RH) provides consideration for three (3) potential zoning category changes – Urban Residential Mobile Home (URM), Improved Subdivision Duplex (IS-D) and Urban Residential (UR). Monroe County Code does not currently permit a land use district map change to “ride” with a FLUM; however, given the clearing limitations already in place for the subject properties, no

more than two (2) units per lot, limited to seventeen (17) of the nineteen (19) lots are being contemplated by the applicant. Two lots are being contemplated for use for shared amenities. Approval of the FLUM request will be followed by a map amendment request to change the zoning of the subject properties to UR. UR permits shared amenities – IS-D does not.

The properties are located within largely undeveloped Section IV, of Harbor Course South. Access to the properties traverses Cinnamon Bark Lane through Section II, Harbor Course South. Section II along Cinnamon Bark Lane consists of 13 single family lots zoned Improved Subdivision (IS) which are predominantly developed with single family residential homes. Commercial uses are located at the intersection of South Harbor Drive and Cinnamon Bark Lane on property zoned Suburban Commercial (SC).

Identification of the rapidly increasing need to serve an aging population with dignity does in no way create an adverse community change – instead, it serves to highlight the uniqueness of the community it is meant to serve – that of existing members of the Ocean Reef Club.

Ocean Reef is not subject to hurricane evacuation criteria, ROGO, or the tier system. The self-contained community provides its own medical, cultural, public works and public services, including wastewater treatment, and is therefore compliant with the goals objectives and policies of the Monroe County Comprehensive Plan.

04/09/09  
(Date)

I hereby authorize THE CRAIG COMPANY be listed as authorized agent  
(Name of Agent)

for Cinnamon CAY I, LLC for the purpose of conducting all business necessary to  
(Name of Owner(s) / Applicant)

process and obtain approval in regard to REEF RETREAT AT OCEAN REEF for FUTURE LAND USE MAP AMENDMENT  
(Project Name) (Application Type)

for Real Estate No(s): PLEASE SEE ATTACHED from  
the Monroe County Planning and Environmental Resources Department.

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

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

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

[Signature]  
Owner(s) / Applicant Signature

Roberto Cortes  
Printed Name of Owner(s) / Applicant

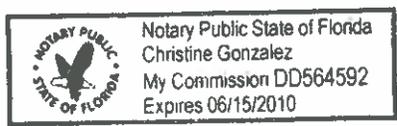
NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 9th day of April, 2009.

Roberto Cortes is  personally known \_\_\_ produced identification

[Signature] Type of Identification), did / did not take an oath.

[Signature]  
Notary



## **RE Numbers**

### **Cinnamon Cay I, LLC**

Lot 29 00573720-002900-24-59-40  
Lot 30 00573720-003000-24-59-40  
Lot 31 00573720-003100-24-59-40  
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Lot 41 00573720-004100-24-59-40  
Lot 42 00573720-004200-24-59-40  
Lot 43 00573720-004300-24-59-40  
Lot 44 00573720-004400-24-59-40  
Lot 46 00573720-004600-24-59-40

04/09/09

(Date)

I hereby authorize THE CRAIG COMPANY be listed as authorized agent  
(Name of Agent)

for CINNAMON PRIME LLC for the purpose of conducting all business necessary to  
(Name of Owner(s) / Applicant)

process and obtain approval in regard to REEF RETREAT AT OCEAN REEF for FUTURE LAND USE MAP AMENDMENT  
(Project Name) (Application Type)

for Real Estate No(s): PLEASE SEE ATTACHED from  
the Monroe County Planning and Environmental Resources Department.

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

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

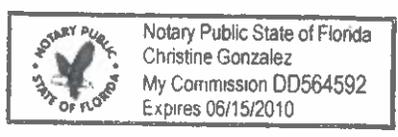
[Signature]  
Owner(s) / Applicant Signature  
Robert Cortes  
Printed Name of Owner(s) / Applicant

NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 9th day of April, 2009

Robert Cortes is 0 personally known     produced identification  
[Signature] Type of Identification), did / did not take an oath.

[Signature]  
Notary



## **RE Numbers**

### **Cinnamon Prime, LLC**

Lot 35 00573720-003500-24-59-40  
Lot 36 00573720-003600-24-59-40  
Lot 37 00573720-003700-24-59-40  
Lot 38 00573720-003800-24-59-40  
Lot 39 00573720-003900-24-59-40

4/16/09

(Date)

I hereby authorize The Craig Company be listed as authorized agent  
(Name of Agent)

for O.R. Golf Partners, Ltd. for the purpose of conducting all business necessary to  
(Name of Owner(s) / Applicant)

process and obtain approval in regard to Reef Retreat at Ocean Reef for Future Land Use Map Amendment  
(Project Name) (Application Type)

for Real Estate No(s): 00573720-002800 and 00573720-004500 from  
the Monroe County Planning and Environmental Resources Department.

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

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

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

  
Owner(s) / Applicant Signature

O.R. Golf Partners, Ltd. by RKF Holdings Inc.,  
general partner by Miroslav M. Fajt, Vice President

Printed Name of Owner(s) / Applicant

NOTARY:

STATE OF ~~FLORIDA~~ NEW YORK  
COUNTY OF ~~MONROE~~ NEW YORK

The foregoing instrument was acknowledged before me this 16 day of April, 2009.

Miroslav M. Fajt is  personally known  produced identification

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

  
Notary

**DAWN SPRALVE**  
Notary Public, State of New York  
No. 01SP6202200  
Qualified in Goodman County  
Commission Expires March 16, 2010

## **RE Numbers**

### **O.R. Golf Partners, LTD**

Lot 28 00573720-002800-24-59-40

Lot 45 00573720-004500-24-59-40

Doc# 1587602 06/15/2006 3:13PM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY DANNY L. KOLHAGE

This instrument was prepared by:  
 Roger S. Goldman, Esq.  
 Carlton Fields, P.A.  
 4000 International Place  
 100 S.E. Second Street  
 Miami, Florida 33131

06/15/2006 3:13PM  
 DEED DOC STAMP CL: JENNIFERH \$0.70

Doc# 1587602  
 Bk# 2216 Pg# 2315

**NOTICE TO TAX COLLECTOR:** The property conveyed hereby is being transferred for nominal consideration by Grantor to its wholly-owned limited liability company, the Grantee; the property is not subject to a mortgage or lien, and the beneficial ownership is the same before and after the transfer. There is only nominal consideration as there is no purchaser, and the transfer is otherwise exempt under pursuant to Kuro, Inc. v. Dept. of Revenue, and Crescent Miami Center, LLC v. Dept. of Revenue.

Parcel Identification/Alternate Key No.: See Exhibit A

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made this 12<sup>th</sup> day of June, 2006, between **ADELAIDE SCHULTZE, as Personal Representative of the Estate of Edward W. Schultze, deceased**, which personal representative is hereinafter called "Grantor", and whose post office address is: c/o Ana C. Harris, Esq., Carlton Fields, 100 S.E. 2<sup>nd</sup> Street, 40<sup>th</sup> Floor, Miami, FL 33131, in consideration of \$10.00 paid by **CINNAMON CAY, LLC, a Florida limited liability company**, hereinafter called "Grantee", and whose postal address is 67 Angelfish Cay Drive, Key Largo, FL 33037, and pursuant to the power of sale set forth in that certain Order Authorizing All Sales Of Estate Property And Confirming That Court Order Is No Longer Required For Sale Of entered on June \_\_\_\_, 2006, in Case No. CPP-03.5, Probate Division, pending before the Circuit Court of the Sixteenth Judicial Circuit in and for Monroe County, Florida, Grantor conveys to Grantee the following real property located in Monroe County, Florida (the "Property"):

Lots 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and 46, Block 8, HARBOR COURSE SOUTH SECTION FOUR, OCEAN REEF PLAT NO. 19, according to the plat thereof, recorded in Plat Book 7, Page 54, of the Public Records of Monroe County, Florida.

Subject to conditions, restrictions, limitations and easements of record, which reference hereto shall not serve to reimpose the same, applicable zoning ordinances and

Doc# 1587602  
Bk# 2216 Pg# 2316

governmental regulations, and taxes and assessments for the year 2006 and subsequent years.

Grantor covenants with the Grantee that Grantor has good right and lawful authority, pursuant to the aforementioned court order, to sell and convey the Property, and Grantor warrants the title to the Property for any acts of Grantor and will defend such title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, Grantor has set her hand on the day and year first above written.

Signed, sealed and delivered in the presence of:

  
~~XXXXXXXXXXXXXXXXXXXX~~  
Print Name: Sheri Mueller

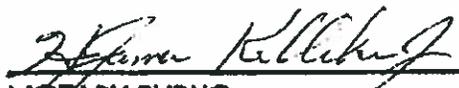
  
ADELAIDE SCHULTZE, as Personal Representative of the Estate of Edward W. Schultze, deceased

  
Print Name: PAULINE PORTER

STATE OF DELAWARE  
COUNTY OF SUSSEX

BEFORE ME, personally appeared Adelaide Schultze, as Personal Representative of the Estate of Edward W. Schultze, deceased, well known to me to be the person described in or who has produced VALID DRIVER'S LICENSE as identification, and who executed the foregoing and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS, my hand and official seal, this 12<sup>th</sup> day of June, 2006, in the oforesaid County and State.

  
NOTARY PUBLIC  
Ed. James Kelleher, Jr.  
Printed Name of Notary Public

My commission expires:  
2/15/2008

Doc# 1587602  
Bk# 2216 Pg# 2317

**EXHIBIT "A"**

**Parcel Identification/Alternate Key No**

00573720-002900  
00573720-003000  
00573720-003100  
00573720-003200  
00573720-003300  
00573720-003400  
00573720-003500  
00573720-003600  
00573720-003700  
00573720-003800  
00573720-004300  
00573720-004000  
00573720-004100  
00573720-004200  
00573720-004300  
00573720-004400  
00573720-004600

lots 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and 46, Block 8,  
HARBOR COURSE SOUTH SECTION FOUR, OCEAN REEF PLAT NO. 19, according to  
the plat thereof, recorded in Plat Book 7, Page 54, of the Public Records of Monroe  
County, Florida.

**MONROE COUNTY  
OFFICIAL RECORDS**

FILE #1001500  
BR#1454 PG#1195

DEED DOC STAMPS 23895.00  
05/01/1997 DEP CLR

WARRANTY DEED

This indenture made this 11th day of April, 1997, between DRISCOLL PROPERTIES, INC., a Florida corporation, as Sellers, whose address is 100 Anchor Drive Box 440, Key Largo, Florida 33037, GRANTOR\*, and O.R. GOLF PARTNERS, LTD., a Delaware limited partnership, as GRANTEE\*, whose address is 48 Signal Road, Stamford, Connecticut 06902.

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 Grantee and Grantee's heirs, successors and assigns, forever the following described land located in the County of Monroe, State of Florida, to-wit:

Numerous lots located in Harbor Course South, as more particularly described on the attached exhibit of Legal Descriptions

SUBJECT TO:

1. Zoning and/or restrictions and prohibitions imposed by government authority.
2. Restrictions, easements and other matters appearing on the plat and/or common to the subdivision or condominium regime.
3. Taxes for the year 1997, and thereafter.
4. Public utility easements of record.

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. \*Singular and plural are interchangeable as context requires.

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

WITNESSES

Terril L. Laage  
Signature of Witness No. 1

Terril L. Laage  
Printed Name of Witness No. 1

MK Capocasa  
Signature of Witness No. 2

MK CAPOCASA  
Printed Name of Witness No. 2

DRISCOLL PROPERTIES, INC.

By: [Signature]

MICHAEL J. GIEFER, SECRETARY

(Corporate Seal)



GRANTEE SOCIAL SECURITY NUMBER: 41-1630464

STATE OF Minnesota  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 1997, by MICHAEL J. GIEFER, SECRETARY of DRISCOLL PROPERTIES, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or has produced a driver's license as identification.

Mary Beth Marciniak  
NOTARY PUBLIC

Print Name: Mary Beth Marciniak

COMMISSION EXPIRATION:

(SEAL/STAMP)



Prepared by:  
Richele R. (Shelly) Johnson, Pres.  
CHARTER TITLE COMPANY, INC.  
31 Ocean Reef Drive, B208  
Key Largo, FL 33037

CONSENT

RE: See Attached  
(See Attached)

FILE #1001500  
BR#1454 PG#1197

SELLER(S): DRISCOLL PROPERTIES, INC.

PURCHASER(S): O. R. GOLF PARTNERS, LTD.  
(John E.D. Grunow, Jr.)

-----  
In connection with the captioned sales transaction, the above named purchaser(s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION.

DATED this 14th day March, A.D., 1997.

OCEAN REEF COMMUNITY ASSOCIATION  
INC.

BY: Peg Truckenbrod  
PEG TRUCKENBROD, Rec. Sec.

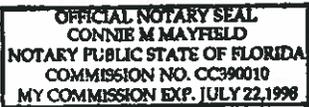
(SEAL)

STATE OF FLORIDA)  
: ss.  
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 14th day of March, 1997 by PEG TRUCKENBROD, as Recording Secretary, of OCEAN REEF COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She is personally known to me.

My Commission Expires: 7/22/98

Connie M. Mayfield  
Notary Public



(SEAL)

FILE #1001500  
BK#1454 PG#1206

Exhibit A

LEGAL DESCRIPTION: 33 Cinnamon Bark Lane; Parcel Account No. 00573720-002800; Alternate No. 8770138  
Lot 28, Block 8, "HARBOR COURSE SOUTH, SECTION FOUR, OCEAN REEF PLAT NO. 19", according to the Plat thereof, as recorded in Plat Book 7 at Page 54 of the Public Records of Monroe County, Florida.

AND

A portion of TRACT C, HARBOR COURSE SOUTH, SECTION FOUR, OCEAN REEF PLAT No. 19, according to the Plat thereof, as recorded in Plat Book 7, at page 54 of the Public records of Monroe County, Florida and being more particularly described as follows (the "Additional Tract"): Begin at the Southeast corner of Lot 28, Block 8, Harbor Course South, Section Four; thence N 84°42'58" E along the extension of the Southerly line of said Lot 28 for 20.00 feet; thence N 05°17'02" W for 147.45 feet; thence S 85°34'38" W for 20.00 feet to the Northeast corner of said Lot 28, Block 8; thence S 05°17'02" E along the Easterly Line of said Lot 28, Block 8 for 147.75 feet to the Point of Beginning. Containing 22,286 Square Feet, more or less.

Subject however to the restriction that Grantee shall not use such aforesaid Additional Tract in any manner that would interfere with play, as currently designed, on the golf course abutting such Additional Tract.

FILE #1001500  
BK#1454 PG#1207

Exhibit A

LEGAL DESCRIPTION: 34 Cinnamon Bark Lane; Parcel Account No. 00573720-004500; Alternate No. 8770316  
Lot 45, Block 8, "HARBOR COURSE SOUTH, SECTION FOUR, OCEAN REEF PLAT NO. 19", according to the Plat thereof, as recorded in Plat Book 7 at Page 54 of the Public Records of Monroe County, Florida.

AND

A portion of TRACT A, HARBOR COURSE SOUTH, SECTION FOUR, OCEAN REEF PLAT No. 19, according to the Plat thereof, as recorded in Plat Book 7, at page 54 of the Public records of Monroe County, Florida and being more particularly described as follows (the "Additional Tract"): Begin at the Southwest corner of Lot 45, Block 8, Harbor Course South, Section Four; thence S 84°42'58" W along the extension of the Southerly line of Said Lot 45 for 20.01 feet; thence N 03°48'33" W for 130.04 feet; thence N 84°42'58" E for 20.01 feet to the Northwest corner of said Lot 45, Block 8; thence S 03°48'33" E along the Westerly Line of said Lot 45, Block 8 for 130.04 feet to the Point of Beginning. Containing a total of 21,991 Square Feet, more or less.

Subject however to the restriction that Grantee shall not use such aforesaid Additional Tract in any manner that would interfere with play, as currently designed, on the golf course abutting such Additional Tract.

**Monroe County Property Record Card (021)**

Alternate Key: 8770138  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:37 AM

OR GOLF PARTNERS LTD  
 24 DOCKSIDE LN #459  
 KEY LARGO FL 33037

Parcel 00573720-002800-24-59-40      Nbhhd 2331  
 Alt Key 8770138      Mill Group 500R  
 Affordable Housing No      PC 0000  
 FEMA Injunction ALL  
 Inspect Date      Next Review  
 Business Name  
 Physical Addr 33 CINNAMON BARK LN, KEY LARGO

Associated Names  
 Name \_\_\_\_\_ DBA \_\_\_\_\_ Role \_\_\_\_\_  
 OR GOLF PARTNERS LTD,      Owner

Legal Description  
 HARBOR COURSE SOUTH SEC 4 OCEAN REEF PLAT #19 PB7-54 LOT 28 BK 8 & PT TR C HCS SEC 4 PB7-54 OR1454-1195/12(CW) OR1592-1886/2002C(CW)

Land Data	1.05	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	BOGO	Class Value	Just Value
100216	M10D	0	0	Yes		22,286.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																	

# Monroe County Property Record Card (021)

Alternate Key: 8770138  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:37 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	401,148	0	0	0	401,148	401,148	0	N	401,148
2007F	C	668,580	0	0	0	668,580	668,580	0	N	668,580
2006F	C	489,178	0	0	0	489,178	489,178	0	N	489,178
2005F	C	489,178	0	0	0	489,178	489,178	0	N	489,178
2004F	C	489,178	0	0	0	489,178	489,178	0	N	489,178
2003F	C	489,178	0	0	0	489,178	489,178	0	N	489,178
2002F	C	489,178	0	0	0	489,178	489,178	0	N	489,178
2001F	C	390,006	0	0	0	390,006	390,006	0	N	390,006
2000F	C	195,002	0	0	0	195,002	195,002	0	N	195,002
1999F	C	100,288	0	0	0	100,288	100,288	0	N	100,288
1998F	C	78,002	0	0	0	78,002	78,002	0	N	78,002
1997F	C	61,286	0	0	0	61,286	61,286	0	N	61,286
1996F	C	53,996	0	0	0	53,996	53,996	0	N	53,996
1995F	C	53,996	0	0	0	53,996	53,996	0	N	53,996
1994F	C	53,996	0	0	0	53,996	53,996	0	N	53,996
1993F	C	53,996	0	0	0	53,996	53,996	0	N	53,996
1992F	C	19,635	0	0	0	19,635	19,635	0	N	19,635
1991F	C	19,635	0	0	0	19,635	19,635	0	N	19,635
1990F	C	19,635	0	0	0	19,635	19,635	0	N	19,635

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1454	1195	4/1/1997	Warranty Deed	0	M	V	1

**Monroe County Property Record Card (021)**

Alternate Key: 8770146  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-002900-24-59-40 Nbhhd 2331  
 Alt Key 8770146 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

Associated Names	DBA	Role
CINNAMON CAY LLC,		Owner

Legal Description  
 BLK 8 LT 29 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CPP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100217	M10D	0	0	No	16,900.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (021)

Alternate Key: 8770146  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Str Ex	Tax Value
2008F	C	304,200	0	0	0	304,200	304,200	0	N	304,200
2007F	C	507,000	0	0	0	507,000	507,000	0	N	507,000
2006F	C	370,955	0	0	0	370,955	370,955	0	N	370,955
2005F	C	370,955	0	0	0	370,955	370,955	0	N	370,955
2004F	C	370,955	0	0	0	370,955	370,955	0	N	370,955
2003F	C	370,955	0	0	0	370,955	370,955	0	N	370,955
2002F	C	370,955	0	0	0	370,955	370,955	0	N	370,955
2001F	C	295,750	0	0	0	295,750	295,750	0	N	295,750
2000F	C	147,875	0	0	0	147,875	147,875	0	N	147,875
1999F	C	76,050	0	0	0	76,050	76,050	0	N	76,050
1998F	C	59,150	0	0	0	59,150	59,150	0	N	59,150
1997F	C	46,475	0	0	0	46,475	46,475	0	N	46,475
1996F	C	46,475	0	0	0	46,475	46,475	0	N	46,475
1995F	C	46,475	0	0	0	46,475	46,475	0	N	46,475
1994F	C	46,475	0	0	0	46,475	46,475	0	N	46,475
1993F	C	46,475	0	0	0	46,475	46,475	0	N	46,475
1992F	C	16,900	0	0	0	16,900	16,900	0	N	16,900
1991F	C	16,900	0	0	0	16,900	16,900	0	N	16,900
1990F	C	16,900	0	0	0	16,900	16,900	0	N	16,900

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	2008	1		100.00	

**Monroe County Property Record Card (021)**

Alternate Key: 8770154 Roll Year 2009  
 Effective Date: 4/13/2009 11:36:49 AM Run: 04/13/2009 11:39 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-003000-24-59-40 Nbhhd 2331  
 Alt Key 8770154 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name	DBA	Role
CINNAMON CAY LLC,		Owner

**Legal Description**

BLK 8 LT 30 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CP03-5) OR1865-8090RD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-5800ORDER OR2218-8040ORDER

Land Data 1.05

LineID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100218	M10D	0	0	Yes	14,455.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770154  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	260,190	0	0	0	260,190	260,190	0	N	260,190
2007F	C	433,650	0	0	0	433,650	433,650	0	N	433,650
2006F	C	317,287	0	0	0	317,287	317,287	0	N	317,287
2005F	C	317,287	0	0	0	317,287	317,287	0	N	317,287
2004F	C	317,287	0	0	0	317,287	317,287	0	N	317,287
2003F	C	317,287	0	0	0	317,287	317,287	0	N	317,287
2002F	C	317,287	0	0	0	317,287	317,287	0	N	317,287
2001F	C	252,963	0	0	0	252,963	252,963	0	N	252,963
2000F	C	126,481	0	0	0	126,481	126,481	0	N	126,481
1999F	C	65,048	0	0	0	65,048	65,048	0	N	65,048
1998F	C	50,593	0	0	0	50,593	50,593	0	N	50,593
1997F	C	39,751	0	0	0	39,751	39,751	0	N	39,751
1996F	C	39,751	0	0	0	39,751	39,751	0	N	39,751
1995F	C	39,751	0	0	0	39,751	39,751	0	N	39,751
1994F	C	39,751	0	0	0	39,751	39,751	0	N	39,751
1993F	C	39,751	0	0	0	39,751	39,751	0	N	39,751
1992F	C	14,455	0	0	0	14,455	14,455	0	N	14,455
1991F	C	14,455	0	0	0	14,455	14,455	0	N	14,455
1990F	C	14,455	0	0	0	14,455	14,455	0	N	14,455

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	2008	1		100.00	

**Monroe County Property Record Card (021)**

Alternate Key: 8770162 Roll Year 2009  
 Effective Date: 4/13/2009 11:36:49 AM Run: 04/13/2009 11:39 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33087

Parcel 00573720-003100-24-59-40 Nbhhd 2331  
 Alt Key 8770162 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name DBA Role  
 CINNAMON CAY LLC, Owner

**Legal Description**

BLK 8 LT 31 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CPP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100219	M10D	0	0	No	17,515.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (021)

Alternate Key: 8770162 Roll Year 2009  
 Effective Date: 4/13/2009 11:36:49 AM Run: 04/13/2009 11:39 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	315,270	0	0	0	315,270	315,270	0	N	315,270
2007F	C	525,450	0	0	0	525,450	525,450	0	N	525,450
2006F	C	384,454	0	0	0	384,454	384,454	0	N	384,454
2005F	C	384,454	0	0	0	384,454	384,454	0	N	384,454
2004F	C	384,454	0	0	0	384,454	384,454	0	N	384,454
2003F	C	384,454	0	0	0	384,454	384,454	0	N	384,454
2002F	C	384,454	0	0	0	384,454	384,454	0	N	384,454
2001F	C	306,513	0	0	0	306,513	306,513	0	N	306,513
2000F	C	153,256	0	0	0	153,256	153,256	0	N	153,256
1999F	C	78,818	0	0	0	78,818	78,818	0	N	78,818
1998F	C	61,303	0	0	0	61,303	61,303	0	N	61,303
1997F	C	48,166	0	0	0	48,166	48,166	0	N	48,166
1996F	C	48,166	0	0	0	48,166	48,166	0	N	48,166
1995F	C	48,166	0	0	0	48,166	48,166	0	N	48,166
1994F	C	48,166	0	0	0	48,166	48,166	0	N	48,166
1993F	C	48,166	0	0	0	48,166	48,166	0	N	48,166
1992F	C	17,515	0	0	0	17,515	17,515	0	N	17,515
1991F	C	17,515	0	0	0	17,515	17,515	0	N	17,515
1990F	C	17,515	0	0	0	17,515	17,515	0	N	17,515

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1		100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770171  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-003200-24-59-40 Nbhhd 2331  
 Alt Key 8770171 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name	DBA	Role
CINNAMON CAY LLC,		Owner

**Legal Description**

BLK 8 LT 32 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CPP03-5) OR1865-809ORD OR1865-942LET/ADM(OR2216-2315/17 OR2217-560/577PET OR2217-580ORDER OR2218-804ORDER

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	BOGO	Class Value	Just Value
100220	M10D	0	0	Yes	16,975.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770171  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

## Value History

Tax Year	Yal Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	SR Ex	Tax Value
2008F	C	305,550	0	0	0	305,550	305,550	0	N	305,550
2007F	C	509,250	0	0	0	509,250	509,250	0	N	509,250
2006F	C	372,601	0	0	0	372,601	372,601	0	N	372,601
2005F	C	372,601	0	0	0	372,601	372,601	0	N	372,601
2004F	C	372,601	0	0	0	372,601	372,601	0	N	372,601
2003F	C	372,601	0	0	0	372,601	372,601	0		372,601
2002F	C	372,601	0	0	0	372,601	372,601	0		372,601
2001F	C	297,063	0	0	0	297,063	297,063	0		297,063
2000F	C	148,531	0	0	0	148,531	148,531	0		148,531
1999F	C	76,388	0	0	0	76,388	76,388	0		76,388
1998F	C	59,413	0	0	0	59,413	59,413	0		59,413
1997F	C	46,681	0	0	0	46,681	46,681	0		46,681
1996F	C	46,681	0	0	0	46,681	46,681	0		46,681
1995F	C	46,681	0	0	0	46,681	46,681	0		46,681
1994F	C	46,681	0	0	0	46,681	46,681	0		46,681
1993F	C	46,681	0	0	0	46,681	46,681	0		46,681
1992F	C	16,975	0	0	0	16,975	16,975	0		16,975
1991F	C	16,975	0	0	0	16,975	16,975	0		16,975
1990F	C	16,975	0	0	0	16,975	16,975	0		16,975

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	G/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	2008	1		100.00	

**Monroe County Property Record Card (021)**

Alternate Key: 8770189  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-003300-24-59-40 Nbrhd 2331  
 Alt Key 8770189 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

Associated Names	DBA	Role
CINNAMON CAY LLC,		Owner

**Legal Description**  
 BLK 8 LT 33 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CPP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-5605/7PET OR2217-580ORDER OR2218-804ORDER

Land Data	1.05	Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100221	M10D			0	0	No	18,910.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																		

# Monroe County Property Record Card (021)

Alternate Key: 8770189  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	340,380	0	0	0	340,380	340,380	0	N	340,380
2007F	C	567,300	0	0	0	567,300	567,300	0	N	567,300
2006F	C	415,075	0	0	0	415,075	415,075	0	N	415,075
2005F	C	415,075	0	0	0	415,075	415,075	0	N	415,075
2004F	C	415,075	0	0	0	415,075	415,075	0	N	415,075
2003F	C	415,075	0	0	0	415,075	415,075	0		415,075
2002F	C	415,075	0	0	0	415,075	415,075	0		415,075
2001F	C	330,925	0	0	0	330,925	330,925	0		330,925
2000F	C	165,463	0	0	0	165,463	165,463	0		165,463
1999F	C	85,095	0	0	0	85,095	85,095	0		85,095
1998F	C	66,185	0	0	0	66,185	66,185	0		66,185
1997F	C	52,003	0	0	0	52,003	52,003	0		52,003
1996F	C	52,003	0	0	0	52,003	52,003	0		52,003
1995F	C	52,003	0	0	0	52,003	52,003	0		52,003
1994F	C	52,003	0	0	0	52,003	52,003	0		52,003
1993F	C	52,003	0	0	0	52,003	52,003	0		52,003
1992F	C	18,910	0	0	0	18,910	18,910	0		18,910
1991F	C	18,910	0	0	0	18,910	18,910	0		18,910
1990F	C	18,910	0	0	0	18,910	18,910	0		18,910

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1		100.00

# Monroe County Property Record Card (021)

Alternate Key: 8770201  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 005793720-003400-24-59-40 Nbhhd 2331  
 Alt Key 8770201 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

Associated Names  
 Name DBA Role  
 CINNAMON CAY LLC, Owner

Legal Description  
 BLK 8 LT 34 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET/(PROB#CP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Log	Shp	Phys	Class	ROGO	Class Value	Just Value
100222	M10D	0	0	Yes	20,000.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770201  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:39 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	360,000	0	0	0	360,000	360,000	0	N	360,000
2007F	C	600,000	0	0	0	600,000	600,000	0	N	600,000
2006F	C	439,000	0	0	0	439,000	439,000	0	N	439,000
2005F	C	439,000	0	0	0	439,000	439,000	0	N	439,000
2004F	C	439,000	0	0	0	439,000	439,000	0	N	439,000
2003F	C	439,000	0	0	0	439,000	439,000	0		439,000
2002F	C	439,000	0	0	0	439,000	439,000	0		439,000
2001F	C	350,000	0	0	0	350,000	350,000	0		350,000
2000F	C	175,000	0	0	0	175,000	175,000	0		175,000
1999F	C	90,000	0	0	0	90,000	90,000	0		90,000
1998F	C	70,000	0	0	0	70,000	70,000	0		70,000
1997F	C	55,000	0	0	0	55,000	55,000	0		55,000
1996F	C	55,000	0	0	0	55,000	55,000	0		55,000
1995F	C	55,000	0	0	0	55,000	55,000	0		55,000
1994F	C	55,000	0	0	0	55,000	55,000	0		55,000
1993F	C	55,000	0	0	0	55,000	55,000	0		55,000
1992F	C	20,000	0	0	0	20,000	20,000	0		20,000
1991F	C	20,000	0	0	0	20,000	20,000	0		20,000
1990F	C	20,000	0	0	0	20,000	20,000	0		20,000

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1		100.00



# Monroe County Property Record Card (021)

Alternate Key: 8770219  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	381,690	0	0	0	381,690	381,690	0	N	381,690
2007F	C	636,150	0	0	0	636,150	636,150	0	N	636,150
2006F	C	465,450	0	0	0	465,450	465,450	0	N	465,450
2005F	C	465,450	0	0	0	465,450	465,450	0	N	465,450
2004F	C	465,450	0	0	0	465,450	465,450	0	N	465,450
2003F	C	465,450	0	0	0	465,450	465,450	0	N	465,450
2002F	C	465,450	0	0	0	465,450	465,450	0	N	465,450
2001F	C	371,088	0	0	0	371,088	371,088	0	N	371,088
2000F	C	185,544	0	0	0	185,544	185,544	0	N	185,544
1999F	C	95,423	0	0	0	95,423	95,423	0	N	95,423
1998F	C	74,218	0	0	0	74,218	74,218	0	N	74,218
1997F	C	58,314	0	0	0	58,314	58,314	0	N	58,314
1996F	C	58,314	0	0	0	58,314	58,314	0	N	58,314
1995F	C	58,314	0	0	0	58,314	58,314	0	N	58,314
1994F	C	58,314	0	0	0	58,314	58,314	0	N	58,314
1993F	C	58,314	0	0	0	58,314	58,314	0	N	58,314
1992F	C	21,205	0	0	0	21,205	21,205	0	N	21,205
1991F	C	21,205	0	0	0	21,205	21,205	0	N	21,205
1990F	C	21,205	0	0	0	21,205	21,205	0	N	21,205

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2007	1		100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770227  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON PRIME LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-003600-24-59-40      Nbhhd 2331  
 Alt Key 8770227      Mill Group 500R  
 Affordable Housing No      PC 0000  
 FEMA Injunction ALL  
 Inspect Date      Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name	DBA	Role
CINNAMON PRIME LLC,		Owner

**Legal Description**

BLK 8 LT 36 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER OR2235-2449/51

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100224	M10D	0	0	Yes	25,035.00	SF	0.00		1.00	1.00	1.00	0.90		N		
Total Just Value																

Monroe County Property Record Card (021)

Alternate Key: 8770227  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	405,567	0	0	0	405,567	405,567	0	N	405,567
2007F	C	675,945	0	0	0	675,945	675,945	0	N	675,945
2006F	C	494,566	0	0	0	494,566	494,566	0	N	494,566
2005F	C	494,566	0	0	0	494,566	494,566	0	N	494,566
2004F	C	494,566	0	0	0	494,566	494,566	0	N	494,566
2003F	C	494,566	0	0	0	494,566	494,566	0		494,566
2002F	C	494,566	0	0	0	494,566	494,566	0		494,566
2001F	C	438,113	0	0	0	438,113	438,113	0		438,113
2000F	C	219,056	0	0	0	219,056	219,056	0		219,056
1999F	C	112,658	0	0	0	112,658	112,658	0		112,658
1998F	C	87,623	0	0	0	87,623	87,623	0		87,623
1997F	C	68,846	0	0	0	68,846	68,846	0		68,846
1996F	C	68,846	0	0	0	68,846	68,846	0		68,846
1995F	C	68,846	0	0	0	68,846	68,846	0		68,846
1994F	C	68,846	0	0	0	68,846	68,846	0		68,846
1993F	C	68,846	0	0	0	68,846	68,846	0		68,846
1992F	C	25,035	0	0	0	25,035	25,035	0		25,035
1991F	C	25,035	0	0	0	25,035	25,035	0		25,035
1990F	C	25,035	0	0	0	25,035	25,035	0		25,035

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	2007	1		100.00	

**Monroe County Property Record Card (021)**

Alternate Key: 8770235  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON PRIME LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-003700-24-59-40 Nbhhd 2331  
 Alt Key 8770235 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name DBA Role  
 CINNAMON PRIME LLC, Owner

**Legal Description**

BLK 8 LT 37 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET/(PROB#CPP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER OR2235-2449/51

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100225	M10D	0	0	No	23,715.00	SF	0.00		1.00	1.00	1.00	0.90		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770235  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	SR Ex	Tax Value
2008F	C	384,183	0	0	0	384,183	384,183	0	N	384,183
2007F	C	640,305	0	0	0	640,305	640,305	0	N	640,305
2006F	C	468,490	0	0	0	468,490	468,490	0	N	468,490
2005F	C	468,490	0	0	0	468,490	468,490	0	N	468,490
2004F	C	468,490	0	0	0	468,490	468,490	0	N	468,490
2003F	C	468,490	0	0	0	468,490	468,490	0		468,490
2002F	C	468,490	0	0	0	468,490	468,490	0		468,490
2001F	C	415,013	0	0	0	415,013	415,013	0		415,013
2000F	C	207,506	0	0	0	207,506	207,506	0		207,506
1999F	C	106,718	0	0	0	106,718	106,718	0		106,718
1998F	C	83,003	0	0	0	83,003	83,003	0		83,003
1997F	C	65,216	0	0	0	65,216	65,216	0		65,216
1996F	C	65,216	0	0	0	65,216	65,216	0		65,216
1995F	C	65,216	0	0	0	65,216	65,216	0		65,216
1994F	C	65,216	0	0	0	65,216	65,216	0		65,216
1993F	C	65,216	0	0	0	65,216	65,216	0		65,216
1992F	C	23,715	0	0	0	23,715	23,715	0		23,715
1991F	C	23,715	0	0	0	23,715	23,715	0		23,715
1990F	C	23,715	0	0	0	23,715	23,715	0		23,715

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	G/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2007	1		100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770243  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON PRIME LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33087

Parcel 00573720-003800-24-59-40 Nbhhd 2331  
 Alt Key 8770243 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name DBA Role  
 CINNAMON PRIME LLC, Owner

**Legal Description**

BLK 8 LT 38 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER OR2235-2449/51

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100226	M10D	0	0	Yes	22,835.00	SF	0.00		1.00	1.00	1.00	0.90		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770243  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	369,927	0	0	0	369,927	369,927	0	N	369,927
2007F	C	616,545	0	0	0	616,545	616,545	0	N	616,545
2006F	C	451,105	0	0	0	451,105	451,105	0	N	451,105
2005F	C	451,105	0	0	0	451,105	451,105	0	N	451,105
2004F	C	451,105	0	0	0	451,105	451,105	0	N	451,105
2003F	C	451,105	0	0	0	451,105	451,105	0	N	451,105
2002F	C	451,105	0	0	0	451,105	451,105	0	N	451,105
2001F	C	359,651	0	0	0	359,651	359,651	0	N	359,651
2000F	C	179,826	0	0	0	179,826	179,826	0	N	179,826
1999F	C	92,482	0	0	0	92,482	92,482	0	N	92,482
1998F	C	71,930	0	0	0	71,930	71,930	0	N	71,930
1997F	C	56,517	0	0	0	56,517	56,517	0	N	56,517
1996F	C	56,517	0	0	0	56,517	56,517	0	N	56,517
1995F	C	56,517	0	0	0	56,517	56,517	0	N	56,517
1994F	C	56,517	0	0	0	56,517	56,517	0	N	56,517
1993F	C	56,517	0	0	0	56,517	56,517	0	N	56,517
1992F	C	22,835	0	0	0	22,835	22,835	0	N	22,835
1991F	C	22,835	0	0	0	22,835	22,835	0	N	22,835
1990F	C	22,835	0	0	0	22,835	22,835	0	N	22,835

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	2007	1		100.00	

**Monroe County Property Record Card (021)**

Alternate Key: 8770251  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON PRIME LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-003900-24-59-40 Nbhhd 2331  
 Alt Key 8770251 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name DBA Role  
 CINNAMON PRIME LLC, Owner

**Legal Description**

BLK 8 LT 39 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET/(PROB#CPP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER OR2235-2449/51

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100227	M10D	0	0	No	22,680.00	SF	0.00		1.00	1.00	1.00	0.90		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770251  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	367,416	0	0	0	367,416	367,416	0	N	367,416
2007F	C	612,360	0	0	0	612,360	612,360	0	N	612,360
2006F	C	448,043	0	0	0	448,043	448,043	0	N	448,043
2005F	C	448,043	0	0	0	448,043	448,043	0	N	448,043
2004F	C	448,043	0	0	0	448,043	448,043	0	N	448,043
2003F	C	448,043	0	0	0	448,043	448,043	0	N	448,043
2002F	C	448,043	0	0	0	448,043	448,043	0	N	448,043
2001F	C	357,210	0	0	0	357,210	357,210	0	N	357,210
2000F	C	178,605	0	0	0	178,605	178,605	0	N	178,605
1999F	C	91,854	0	0	0	91,854	91,854	0	N	91,854
1998F	C	71,442	0	0	0	71,442	71,442	0	N	71,442
1997F	C	56,133	0	0	0	56,133	56,133	0	N	56,133
1996F	C	56,133	0	0	0	56,133	56,133	0	N	56,133
1995F	C	56,133	0	0	0	56,133	56,133	0	N	56,133
1994F	C	56,133	0	0	0	56,133	56,133	0	N	56,133
1993F	C	56,133	0	0	0	56,133	56,133	0	N	56,133
1992F	C	22,680	0	0	0	22,680	22,680	0	N	22,680
1991F	C	22,680	0	0	0	22,680	22,680	0	N	22,680
1990F	C	22,680	0	0	0	22,680	22,680	0	N	22,680

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	2007	1		100.00	

**Monroe County Property Record Card (021)**

Alternate Key: 8770260  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-004000-24-59-40 Nbhhd 2331  
 Alt Key 8770260 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name	DBA	Role
CINNAMON CAY LLC,		Owner

**Legal Description**

BLK 8 LT 40 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET/(PROB#CP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100228	M10D	0	0	Yes	21,450.00	SF	0.00		1.00	1.00	1.00	0.90		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770260  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	St Ex	Tax Value
2008F	C	347,490	0	0	0	347,490	347,490	0	N	347,490
2007F	C	579,150	0	0	0	579,150	579,150	0	N	579,150
2006F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2005F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2004F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2003F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2002F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2001F	C	345,345	0	0	0	345,345	345,345	0	N	345,345
2000F	C	172,673	0	0	0	172,673	172,673	0	N	172,673
1999F	C	88,803	0	0	0	88,803	88,803	0	N	88,803
1998F	C	69,069	0	0	0	69,069	69,069	0	N	69,069
1997F	C	54,269	0	0	0	54,269	54,269	0	N	54,269
1996F	C	54,269	0	0	0	54,269	54,269	0	N	54,269
1995F	C	54,269	0	0	0	54,269	54,269	0	N	54,269
1994F	C	54,269	0	0	0	54,269	54,269	0	N	54,269
1993F	C	54,269	0	0	0	54,269	54,269	0	N	54,269
1992F	C	21,450	0	0	0	21,450	21,450	0	N	21,450
1991F	C	21,450	0	0	0	21,450	21,450	0	N	21,450
1990F	C	21,450	0	0	0	21,450	21,450	0	N	21,450

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1		100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770278  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33087

Parcel 00573720-004100-24-59-40 Nbhd 2331  
 Alt Key 8770278 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name	DBA	Role
CINNAMON CAY LLC,		Owner

**Legal Description**  
 BLK 8 LT 41 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CP P03-5) OR1865-8090RD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100229	M10D	0	0	No	21,450.00	SF	0.00		1.00	1.00	1.00	0.91		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770278  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	351,351	0	0	0	351,351	351,351	0	N	351,351
2007F	C	585,585	0	0	0	585,585	585,585	0	N	585,585
2006F	C	428,453	0	0	0	428,453	428,453	0	N	428,453
2005F	C	428,453	0	0	0	428,453	428,453	0	N	428,453
2004F	C	428,453	0	0	0	428,453	428,453	0	N	428,453
2003F	C	428,453	0	0	0	428,453	428,453	0		428,453
2002F	C	428,453	0	0	0	428,453	428,453	0		428,453
2001F	C	341,591	0	0	0	341,591	341,591	0		341,591
2000F	C	170,796	0	0	0	170,796	170,796	0		170,796
1999F	C	87,838	0	0	0	87,838	87,838	0		87,838
1998F	C	68,318	0	0	0	68,318	68,318	0		68,318
1997F	C	53,679	0	0	0	53,679	53,679	0		53,679
1996F	C	53,679	0	0	0	53,679	53,679	0		53,679
1995F	C	53,679	0	0	0	53,679	53,679	0		53,679
1994F	C	53,679	0	0	0	53,679	53,679	0		53,679
1993F	C	53,679	0	0	0	53,679	53,679	0		53,679
1992F	C	21,450	0	0	0	21,450	21,450	0		21,450
1991F	C	21,450	0	0	0	21,450	21,450	0		21,450
1990F	C	21,450	0	0	0	21,450	21,450	0		21,450

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1		100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770286 Roll Year 2009  
 Effective Date: 4/13/2009 11:36:49 AM Run: 04/13/2009 11:40 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33087

Parcel 00573720-004200-24-59-40 Nshd 2331  
 Alt Key 8770286 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr . KEY LARGO

**Associated Names**

Name DBA Role  
 CINNAMON CAY LLC, Owner

**Legal Description**

BLK 8 LT 42 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100230	M10D	0	0	Yes	21,450.00	SF	0.00		1.00	1.00	1.00	0.90		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770286  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	St Ex	Tax Value
2008F	C	347,490	0	0	0	347,490	347,490	0	N	347,490
2007F	C	579,150	0	0	0	579,150	579,150	0	N	579,150
2006F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2005F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2004F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2003F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2002F	C	423,745	0	0	0	423,745	423,745	0	N	423,745
2001F	C	337,838	0	0	0	337,838	337,838	0	N	337,838
2000F	C	168,919	0	0	0	168,919	168,919	0	N	168,919
1999F	C	86,873	0	0	0	86,873	86,873	0	N	86,873
1998F	C	67,568	0	0	0	67,568	67,568	0	N	67,568
1997F	C	53,089	0	0	0	53,089	53,089	0	N	53,089
1996F	C	53,089	0	0	0	53,089	53,089	0	N	53,089
1995F	C	53,089	0	0	0	53,089	53,089	0	N	53,089
1994F	C	53,089	0	0	0	53,089	53,089	0	N	53,089
1993F	C	53,089	0	0	0	53,089	53,089	0	N	53,089
1992F	C	21,450	0	0	0	21,450	21,450	0	N	21,450
1991F	C	21,450	0	0	0	21,450	21,450	0	N	21,450
1990F	C	21,450	0	0	0	21,450	21,450	0	N	21,450

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1	100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770294  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33087

Parcel 00573720-004300-24-59-40 Nbhd 2331  
 Alt Key 8770294 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr , KEY LARGO

**Associated Names**

Name DBA Role  
 CINNAMON CAY LLC, Owner

**Legal Description**

BLK 8 LT 43 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CP03-5)(CTT) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-580ORDER OR2218-804ORDER

Land Data	1.05																				
Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value					
100231	M10D	0	0	No	19,765.00	SF	0.00		1.00	1.00	1.00	0.95		N							
																Total Just Value					

# Monroe County Property Record Card (021)

Alternate Key: 8770294  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	ValMeth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Str Ex	Tax Value
2008F	C	337,982	0	0	0	337,982	337,982	0	N	337,982
2007F	C	563,303	0	0	0	563,303	563,303	0	N	563,303
2006F	C	412,150	0	0	0	412,150	412,150	0	N	412,150
2005F	C	412,150	0	0	0	412,150	412,150	0	N	412,150
2004F	C	412,150	0	0	0	412,150	412,150	0	N	412,150
2003F	C	412,150	0	0	0	412,150	412,150	0		412,150
2002F	C	412,150	0	0	0	412,150	412,150	0		412,150
2001F	C	328,593	0	0	0	328,593	328,593	0		328,593
2000F	C	164,297	0	0	0	164,297	164,297	0		164,297
1999F	C	84,495	0	0	0	84,495	84,495	0		84,495
1998F	C	65,719	0	0	0	65,719	65,719	0		65,719
1997F	C	51,636	0	0	0	51,636	51,636	0		51,636
1996F	C	51,636	0	0	0	51,636	51,636	0		51,636
1995F	C	51,636	0	0	0	51,636	51,636	0		51,636
1994F	C	51,636	0	0	0	51,636	51,636	0		51,636
1993F	C	51,636	0	0	0	51,636	51,636	0		51,636
1992F	C	19,765	0	0	0	19,765	19,765	0		19,765
1991F	C	19,765	0	0	0	19,765	19,765	0		19,765
1990F	C	19,765	0	0	0	19,765	19,765	0		19,765

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1358	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1		100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770308  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-004400-24-59-40  
 Alt Key 8770308  
 Affordable Housing No  
 FEMA Injunction ALL  
 Inspect Date  
 Business Name  
 Physical Addr 36 CINNAMON BARK LN, KEY LARGO

Associated Names	DBA	Role
CINNAMON CAY LLC,		Owner

**Legal Description**  
 BLK 8 LT 44 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET/(PROB#CP03-5) OR1865-8090RD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/57PET OR2217-5800ORDER OR2218-8040ORDER

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100232	010D	0	0	Yes	20,200.00	SF	0.00		1.00	1.00	1.00	0.91		N		
Total Just Value																

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08300304	Jul 3 2008 12:00AM		1		SFR

# Monroe County Property Record Card (021)

Alternate Key: 8770308  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	ValMeth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	330,876	0	0	0	330,876	330,876	0	N	330,876
2007F	C	558,558	0	0	0	558,558	558,558	0	N	558,558
2006F	C	470,120	0	0	0	470,120	470,120	0	N	470,120
2005F	C	470,120	0	0	0	470,120	470,120	0	N	470,120
2004F	C	470,120	0	0	0	470,120	470,120	0	N	470,120
2003F	C	516,666	0	0	0	516,666	516,666	0		516,666
2002F	C	516,666	0	0	0	516,666	516,666	0		516,666
2001F	C	325,826	0	0	0	325,826	325,826	0		325,826
2000F	C	162,913	0	0	0	162,913	162,913	0		162,913
1999F	C	83,784	0	0	0	83,784	83,784	0		83,784
1998F	C	65,165	0	0	0	65,165	65,165	0		65,165
1997F	C	51,201	0	0	0	51,201	51,201	0		51,201
1996F	C	51,201	0	0	0	51,201	51,201	0		51,201
1995F	C	51,201	0	0	0	51,201	51,201	0		51,201
1994F	C	51,201	0	0	0	51,201	51,201	0		51,201
1993F	C	51,201	0	0	0	51,201	51,201	0		51,201
1992F	C	20,460	0	0	0	20,460	20,460	0		20,460
1991F	C	20,460	0	0	0	20,460	20,460	0		20,460
1990F	C	20,460	0	0	0	20,460	20,460	0		20,460

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1	100.00

**Monroe County Property Record Card (021)**

Alternate Key: 8770316 Roll Year 2009  
 Effective Date: 4/13/2009 11:36:49 AM Run: 04/13/2009 11:40 AM

OR GOLF PARTNERS LTD  
 24 DOCKSIDE LN #459  
 KEY LARGO FL 33037

Parcel 00573720-004500-24-59-40 Nbrhd 2331  
 Alt Key 8770316 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr 34 CINNAMON BARK LN, KEY LARGO

Associated Names  
 Name DBA Role  
 OR GOLF PARTNERS LTD, Owner

Legal Description  
 HARBOR COURSE SOUTH SEC 4 OCEAN REEF PLAT #19 PB7-54 LOT 45 BK 8 & PT TR A HCS SEC 4 PB7-54 OR1454-1195/12(CW) OR1592-1886/2002C(CW)

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
100233	M10D	0	0	Yes	19,389.00	SF	0.00		1.00	1.00	1.00	1.00		N		
100234	M10D	0	0	Yes	2,602.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (021)

Alternate Key: 8770316 Roll Year 2009  
 Effective Date: 4/13/2009 11:36:49 AM Run: 04/13/2009 11:40 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	395,838	0	0	0	395,838	395,838	0	N	395,838
2007F	C	659,730	0	0	0	659,730	659,730	0	N	659,730
2006F	C	482,703	0	0	0	482,703	482,703	0	N	482,703
2005F	C	482,703	0	0	0	482,703	482,703	0	N	482,703
2004F	C	482,703	0	0	0	482,703	482,703	0	N	482,703
2003F	C	482,703	0	0	0	482,703	482,703	0		482,703
2002F	C	482,703	0	0	0	482,703	482,703	0		482,703
2001F	C	384,843	0	0	0	384,843	384,843	0		384,843
2000F	C	192,422	0	0	0	192,422	192,422	0		192,422
1999F	C	98,960	0	0	0	98,960	98,960	0		98,960
1998F	C	76,969	0	0	0	76,969	76,969	0		76,969
1997F	C	57,452	0	0	0	57,452	57,452	0		57,452
1996F	C	50,656	0	0	0	50,656	50,656	0		50,656
1995F	C	50,656	0	0	0	50,656	50,656	0		50,656
1994F	C	50,656	0	0	0	50,656	50,656	0		50,656
1993F	C	50,656	0	0	0	50,656	50,656	0		50,656
1992F	C	19,390	0	0	0	19,390	19,390	0		19,390
1991F	C	19,390	0	0	0	19,390	19,390	0		19,390
1990F	C	19,390	0	0	0	19,390	19,390	0		19,390

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
1454	1195	4/1/1997	Warranty Deed	0	M	V	1

**Monroe County Property Record Card (021)**

Alternate Key: 8770324 Roll Year 2009  
 Effective Date: 4/13/2009 11:36:49 AM Run: 04/13/2009 11:40 AM

CINNAMON CAY LLC  
 67 ANGELFISH CAY DR  
 KEY LARGO FL 33037

Parcel 00573720-004600-24-59-40 Nbhhd 2331  
 Alt Key 8770324 Mill Group 500R  
 Affordable Housing No PC 0000  
 FEMA Injunction ALL  
 Inspect Date Next Review  
 Business Name  
 Physical Addr . KEY LARGO

**Associated Names**

Name DBA Role  
 CINNAMON CAY LLC, Owner

**Legal Description**

BLK 8 LT 46 HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 PB7-54 OR1142-1357/58 OR1865-812/15PET(PROB#CPP03-5) OR1865-809ORD OR1865-942LET/ADM  
 OR2216-2315/17 OR2217-560/577PET OR2217-580ORDER OR2218-804ORDER

Land Data 1.05

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	BOGO	Class Value	Just Value
100235	M10D	0	0	Yes	18,955.00	SF	0.00		1.00	1.00	1.00	0.95		N		
Total Just Value																

# Monroe County Property Record Card (021)

Alternate Key: 8770324  
 Effective Date: 4/13/2009 11:36:49 AM  
 Roll Year 2009  
 Run: 04/13/2009 11:40 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	324,131	0	0	0	324,131	324,131	0	N	324,131
2007F	C	540,218	0	0	0	540,218	540,218	0	N	540,218
2006F	C	395,259	0	0	0	395,259	395,259	0	N	395,259
2005F	C	395,259	0	0	0	395,259	395,259	0	N	395,259
2004F	C	395,259	0	0	0	395,259	395,259	0	N	395,259
2003F	C	395,259	0	0	0	395,259	395,259	0	N	395,259
2002F	C	395,259	0	0	0	395,259	395,259	0		395,259
2001F	C	315,127	0	0	0	315,127	315,127	0		315,127
2000F	C	157,563	0	0	0	157,563	157,563	0		157,563
1999F	C	81,033	0	0	0	81,033	81,033	0		81,033
1998F	C	63,025	0	0	0	63,025	63,025	0		63,025
1997F	C	49,520	0	0	0	49,520	49,520	0		49,520
1996F	C	49,520	0	0	0	49,520	49,520	0		49,520
1995F	C	49,520	0	0	0	49,520	49,520	0		49,520
1994F	C	49,520	0	0	0	49,520	49,520	0		49,520
1993F	C	49,520	0	0	0	49,520	49,520	0		49,520
1992F	C	18,955	0	0	0	18,955	18,955	0		18,955
1991F	C	18,955	0	0	0	18,955	18,955	0		18,955
1990F	C	18,955	0	0	0	18,955	18,955	0		18,955

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1142	1357	8/1/1990	Warranty Deed	4	M	V	1

## Exemptions

Code	Description	Value	Year	Renewal	% Amount Applied
99	TRIM RETURN	2008	1		100.00

# **INDEX**

**ASSESSING THE NEEDS OF ELDER FLORIDIANS, 2004**

**UPDATED MONROE COUNTY CENSUS DATA**

**OLMSTEAD PLAN STATISTICS**

**AGING IN PLACE – COORDINATING HOUSING AND HEALTH CARE  
PROVISION FOR AMERICA’S GROWING ELDERLY POPULATION**

**HOUSING AMERICA’S SENIORS**

**SIGNED AND SEALED BOUNDARY SURVEYS**

**Assessing the Needs of Elder Floridians, 2004**

**County Profiles - PSA 11**

*Miami-Dade  
Monroe*

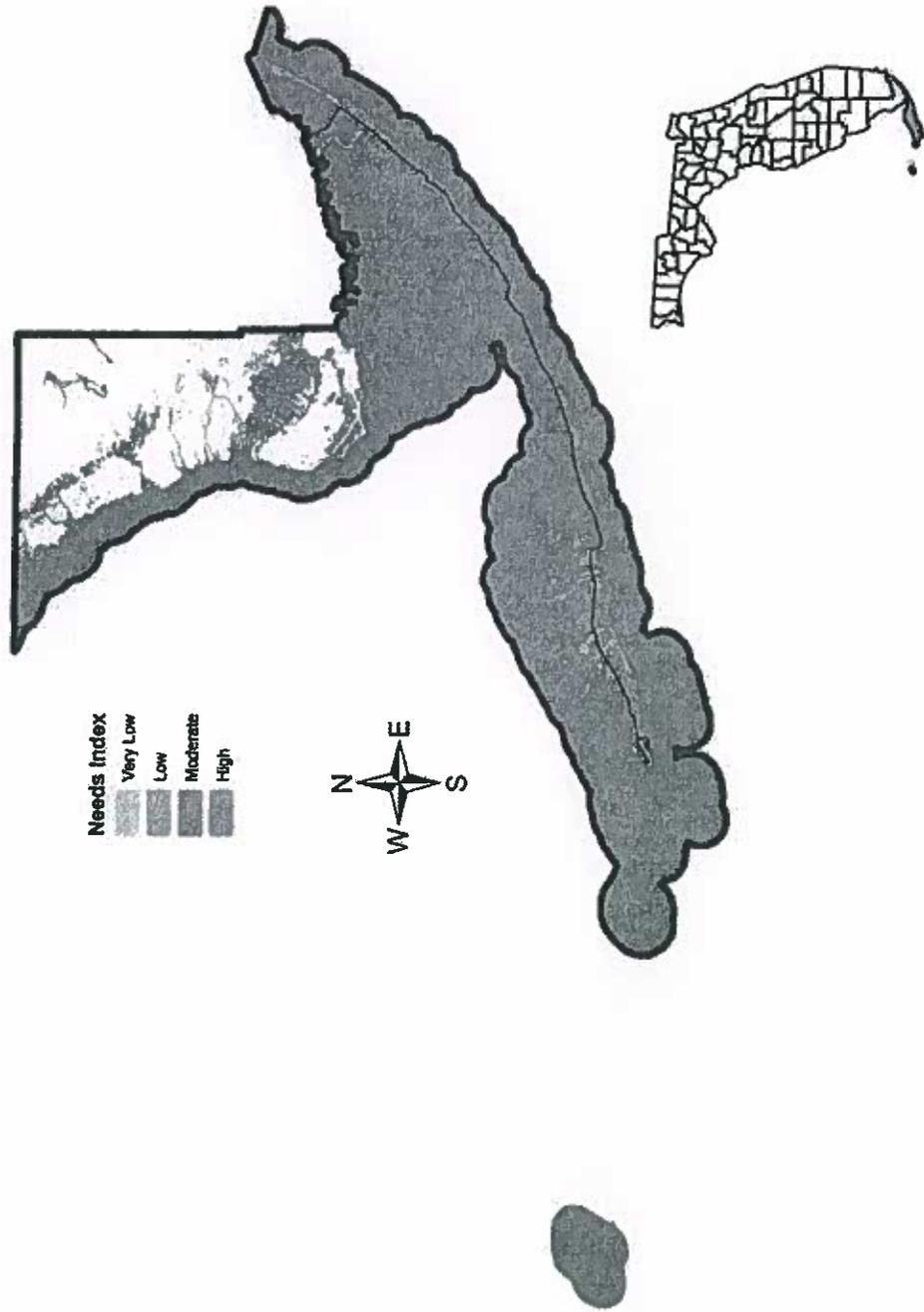
DEPARTMENT OF



**ELDER  
AFFAIRS**  
STATE OF FLORIDA

# Elders Needs Index in Monroe County

Census Block Groups 2000



## Monroe

### Population By Age Categories

All Ages	84,795
60-64	5,014
65-69	3,841
70-74	3,237
75-79	2,544
80-84	1,637
85+	1,043
60+	17,314
65+	12,300
75+	5,223

### Population Changes

Growth Rate for 85+	6.2%
Population (2003 – 2004)	
Net Elder Migration per 1,000	-76.6

### By Race/Ethnicity (60+)

White- Non Hispanic	14,807
White Hispanic	1,832
Black	530
Other Minorities	145
Total Minorities	2,507

### By Gender (60+)

Male	8,890
Female	8,424

### Elder Housing

Percent of Housing Units Occupied by Elders	24.5%
County Rank	53
Percent of Elders with High Housing Expense (>40% of Income)	25.0%
County Rank	3

### Financial Status

Below Poverty Level	1,625
Below 125% of Poverty Level	2,388
Minorities Below Poverty Level	371
Minorities Below 125% of Poverty Level	545

### Sundry

Registered Voters (60+)	16,329
Driver Licenses (60+)	19,409
Caregivers (60+)	3,674

### Disability Status (65+)

With 2 or More Disabilities	1,743
With 2 or More Disabilities Including Self-Care Limitation	632
Cases of Probable Alzheimer's Disease Cases	1,486
Medically Needy	19,697

### Food Stamp Program

Possible Eligible Participants	2,388
Participation Rates	655
	69.5%

### Medical Facility Beds

Skilled Nursing Facilities	360
Occupancy Rate	69.5%
Skilled Nursing Units (Hospital)	15
Assisted Living Facilities (OSS)	5
Assisted Living Facilities (Private)	35
Adult Psychiatric Hospital	15

### Living Situation (60+)

Living Alone	2,856
Rural	1,926

### Hurricane Needs

Total Customers	372
Customers Needing Special Assistance Evacuating or Need Special Need Shelter Services	80

### Population 60+ in Block Groups

Very High Needs	0.0%
High Needs	1.1%
Moderate Needs	14.4%
Low Needs	63.0%
Very Low Needs	21.5%

### Grandparenting

Grandchildren Living with Grandparents	763
Grandparents Living with Grandchildren	1,052
Grandparents Responsible for Grandchildren	413

## The Demographics of Seniors

While America's seniors may be better off today than in the past, they are not a homogeneous group and they are not (by and large) a wealthy group, especially if you discount the equity in homes they may own. According to Census 2000, the National Council on the Aging (and other sources as cited):

- ▶ There are 35 million people ages 65 and older.
  - ▶ In 2000, the median income of people 65 and older was \$19,167 for men and \$10,898 for women.
  - ▶ 10.6 percent of older people (3.3 million) live below the poverty level. Of these, approximately 9 percent are white, 26 percent are black, and 21 percent are Latinos.
  - ▶ About 1.5 percent of seniors (4.2 million people) are 85 years of age or older.
  - ▶ There are an estimated 50,000 centenarians in the U.S., a figure expected to grow to more than 800,000 by the year 2050.
  - ▶ Only a very small percentage of older Americans live in nursing homes (1.6 million in 2000, or 4.5 percent of the senior population). The proportion in nursing homes rises steeply with age (18 percent of those 85 or older).
  - ▶ Among older Americans not living in nursing homes, about two out of three live with spouses or other family members. Twenty percent of older men live alone, and 42 percent of older women live alone.
  - ▶ 80 percent of older adults who need long-term care receive that care, not in nursing homes but in their own homes or in other settings from informal caregivers (family or friends), who number 20 to 25 million. Approximately 7 million of these caregivers provide or manage care long-distance (from at least an hour away).
- According to the Administration on Aging, the great majority of caregivers are women (75 percent), a quarter of whom care for both older parents and children. Half of all caregivers also work outside the house.
- ▶ Seniors who do not have children living nearby are more likely to choose assisted, supported, or shared living arrangements, regardless of their physical limitations. (Housing America's Seniors, Joint Center for Housing Studies, Harvard University.)

▶ More than a third of renters in the relatively well-off 55-to-64 age bracket are spending 40 percent or more of their income on housing. This situation worsens with age as seniors face higher healthcare costs that strain their already limited budgets (National Association of Home Builders).

What these facts illustrate is that there is tremendous stress on seniors and on their families to find, maintain and afford housing; to acquire and pay for light, personal care assistance, such as housekeeping, or more professional-level nursing or long-term care; and to access other needed services, such as transportation, that can keep them independent and enable them to stay connected to their communities.

# Monroe County

Florida's 37th most populous county  
with 0.4% of Florida's population



## Population

Population (Census, Estimates, & Projections)	Monroe County	Florida
1980 Census	63,188	9,746,961
1990 Census	78,024	12,938,071
2000 Census	79,589	15,982,824
% change 1990-00	2.0%	23.5%
2008 Estimate	76,081	18,807,219
% change 2000-08	-4.4%	17.7%
% of change 2000-08 due to net migration	100.0%	85.6%
2010 Projection	78,700	19,308,100
% change 2007-10	-0.4%	3.4%
2015 Projection	77,800	20,955,900
% change 2010-15	-1.1%	8.5%
% of 2007 population		
Under 18 years of age	17.3%	22.4%
Over 64 years of age	16.6%	17.1%
Median age (2007)	45.3	39.9
Persons per square mile (2008)	76	349

## Households and Family Households

Households	Monroe County	Florida
Total households, 2000 Census	35,086	6,338,075
Total households, 2008	34,296	7,499,799
% change 2000-08	-2.3%	18.3%
Family households, 2000 Census	20,387	4,210,760
% with own children under 18	35.9%	42.3%

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.

## Existing Single-Family Home Sales

Percent Change in Homes Sold	Monroe County	Florida
2001-02	NA	9.9%
2002-03	NA	13.1%
2003-04	NA	10.7%
2004-05	NA	2.5%
2005-06	NA	-27.6%
2006-07	NA	-29.2%
2007-08	NA	-4.3%
Percent Change in Median Sales Price		
2001-02	NA	8.8%
2002-03	NA	11.8%
2003-04	NA	17.1%
2004-05	NA	29.2%
2005-06	NA	5.8%
2006-07	NA	-5.5%
2007-08	NA	-19.8%

Note: Home sales data are calculated for Metropolitan Statistical Areas (MSAs). Data shown here reflect the value for the MSA in which the county is located.

## Housing

Housing Counts	Monroe County	Florida
Housing units, 2000 Census	51,617	7,302,947
Occupied	35,086	6,337,929
Owner-occupied	21,893	4,441,799
% owner-occupied	62.4%	70.1%
Renter-occupied	13,193	1,896,130
% renter-occupied	37.6%	29.9%
Vacant	16,531	965,018
% vacant	32.0%	13.2%

Units Permitted	Monroe County	Florida
2000	207	161,076
2001	267	169,171
% change 2000-01	29.0%	5.0%
2002	311	186,503
% change 2001-02	16.5%	10.2%
2003	466	215,488
% change 2002-03	49.8%	15.5%
2004	447	254,026
% change 2003-04	-4.1%	17.9%
2005	634	284,120
% change 2004-05	41.8%	11.8%
2006	284	219,087
% change 2005-06	-55.2%	-22.9%
2007	191	121,603
% change 2006-07	-32.7%	-44.5%
Total Units Permitted 2000-2007	2,807	1,611,074

## State Infrastructure

Transportation	Monroe County	Florida
State Highway		
Centerline Miles	119.3	12,066.9
Lane Miles	302.9	42,022.1
State Bridges		
Number	52	6,503

State Facilities	Monroe County	Florida
Buildings/Facilities		
Number	27	3,844
Square Footage	308,060	55,104,747

State Lands	Monroe County	Florida
Conservation Lands		
Parcels	849	35,931
Acreage	76,072.8	3,343,542.3
Non-Conservation Lands		
Parcels	1,014	6,238
Acreage	2,536.2	221,813.2

Employment by Industry

Average Annual Employment, % by Category, 2007	Monroe County	Florida	Average Annual Wage, 2007	Monroe County	Florida
Natural Resource & Mining	0.5%	1.2%	All industries	\$37,001	\$39,778
Construction	7.7%	7.5%	Natural Resource & Mining	\$34,083	\$24,215
Manufacturing	0.8%	4.9%	Construction	\$36,727	\$41,635
Trade, Transportation and Utilities	19.0%	20.2%	Manufacturing	\$36,517	\$47,492
Information	1.3%	2.0%	Trade, Transportation and Utilities	\$33,129	\$35,942
Financial Activities	6.2%	6.8%	Information	\$47,114	\$56,884
Professional & Business Services	7.5%	16.6%	Financial Activities	\$44,647	\$56,579
Education & Health Services	7.3%	12.3%	Professional & Business Services	\$49,296	\$43,907
Leisure and Hospitality	28.5%	11.7%	Education & Health Services	\$39,368	\$41,148
Other services	4.0%	3.2%	Leisure and Hospitality	\$27,682	\$20,823
Government	17.0%	13.6%	Other services	\$29,729	\$27,895
			Government	\$48,808	\$44,959

Labor Force

Labor Force as Percent of Population Aged 18 and Older	Monroe County	Florida	Unemployment Rate	Monroe County	Florida
1990	63.7%	64.4%	1990	2.7%	6.3%
2000	68.3%	63.4%	2000	2.9%	3.8%
2008 preliminary	66.8%	63.1%	2008 preliminary	4.4%	6.0%

Financial Health

Poverty	Monroe County	Florida
% living below poverty, 2007	10.5%	12.1%
% ages 0-17 living below poverty, 2007	15.5%	17.3%

Personal Income (\$000s)	Monroe County	Florida
2000	\$2,941,452	\$457,539,355
2001	\$2,940,428	\$478,637,023
% change 2000-01	0.0%	4.6%
2002	\$2,925,881	\$495,489,345
% change 2001-02	-0.5%	3.5%
2003	\$3,021,939	\$514,377,645
% change 2002-03	3.3%	3.8%
2004	\$3,415,210	\$565,680,690
% change 2003-04	13.0%	10.0%
2005	\$3,800,878	\$617,179,386
% change 2004-05	11.3%	9.1%
2006	\$4,088,453	\$663,077,399
% change 2005-06	7.6%	7.4%

Per Capita Personal Income	Monroe County	Florida
2000	\$37,022	\$28,508
2001	\$37,198	\$29,277
% change 2000-01	0.5%	2.7%
2002	\$37,085	\$29,727
% change 2001-02	-0.3%	1.5%
2003	\$38,353	\$30,330
% change 2002-03	3.4%	2.0%
2004	\$43,905	\$32,618
% change 2003-04	14.5%	7.5%
2005	\$50,024	\$34,798
% change 2004-05	13.9%	6.7%
2006	\$54,955	\$36,720
% change 2005-06	9.9%	5.5%

Personal Bankruptcy Filing Rate (per 1,000 population)	Monroe County	Florida
2000	2.10	4.45
2007	1.12	2.16
State Rank	51	NA

Note: Florida numbers exclude Miami-Dade County.

Earnings by Place of Work

Earnings (\$000s)	Monroe County	Florida
2000	\$1,619,530	\$303,505,288
2001	\$1,536,601	\$315,309,617
% change 2000-01	-5.1%	3.9%
2002	\$1,585,757	\$328,703,245
% change 2001-02	3.2%	4.2%
2003	\$1,694,469	\$346,315,563
% change 2002-03	6.9%	5.4%
2004	\$1,783,352	\$375,315,589
% change 2003-04	5.2%	8.4%
2005	\$1,886,723	\$408,311,534
% change 2004-05	5.8%	8.8%
2006	\$1,979,373	\$435,984,439
% change 2005-06	4.9%	6.6%

Quality of Life

Educational attainment	Monroe County	Florida
Persons aged 25 and older		
% HS graduate or higher	84.9%	79.9%
% bachelor's degree or higher	25.5%	22.3%

Crime	Monroe County	Florida
Crime rate, 2007 (Index crimes per 100,000 population)	5,116.0	4,894.7
Admissions to prison FY 2006-07	274	37,864
Admissions to prison per 100,000 population FY 2006-07	346.9	202.7

State and Local Taxation

2007 Ad Valorem Millage Rates	Monroe County
County	2.6831
School	2.9460
Other	2.2160
Total	7.8451

Prepared by:	
Florida Legislature	
Office of Economic and Demographic Research 111 W. Madison Street, Suite 574 Tallahassee, FL 32399-6588	
(850) 487-1402 <a href="http://EDR.state.fl.us">http://EDR.state.fl.us</a>	
January 2009	



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## State Olmstead Plans and Alternative Strategies

Marshall Alameida, Martin Kitchener, Alice Wong and Charlene Harrington  
UCSF National Center for Personal Assistance Services

6th Revision, October 2008

State	Olmstead Plan Yes/no	Alternative Strategies Yes/no	Date	Details online Yes/no	Title of plan (or title of alternative strategies)	Further information
<u>AK</u> <sup>a</sup>	No	Yes	March, 2007	Yes	Moving Forward Comprehensive Integrated Mental Health Plan: 2006-2011, published April 2006, revised March 2007	Report: [ <a href="http://hss.state.ak.us/dph/healthplanning/movingforward/assets/CompPlan_03-2007.pdf">http://hss.state.ak.us/dph/healthplanning/movingforward/assets/CompPlan_03-2007.pdf</a> ]
<u>AL</u> <sup>a</sup>	No	Yes	N/A	Yes	Alabama Medicaid: The Olmstead decision and Alabama's response	State Olmstead website: [ <a href="http://www.medicaid.alabama.gov/programs/long_term_care/olmstead.aspx">http://www.medicaid.alabama.gov/programs/long_term_care/olmstead.aspx</a> ]
<u>AR</u> <sup>a</sup>	Yes	X	Feb, 2001	Yes	The Olmstead Plan in Arkansas	Plan: [ <a href="http://www.state.ar.us/dhs/eg/ins/opfdt1.pdf">http://www.state.ar.us/dhs/eg/ins/opfdt1.pdf</a> ] Update: [ <a href="http://www.arkansas.gov/dhhs/eg/ins/olmplan0303.html">http://www.arkansas.gov/dhhs/eg/ins/olmplan0303.html</a> ]
<u>AZ</u> <sup>a</sup>	Yes	X	Aug, 2001	Yes	Arizona's Olmstead Plan	Plan: [ <a href="http://www.ahccs.state.ar.us/Publications/PlansWaivers/Plans/Olmstead/default.asp">http://www.ahccs.state.ar.us/Publications/PlansWaivers/Plans/Olmstead/default.asp</a> ]
<u>CA</u> <sup>a</sup>	Yes	X	May, 2003	Yes	The California Olmstead Plan	Plan: [ <a href="http://www.chhs.ca.gov/initiatives/Olmstead/Documents/DJ1Section%20-%20-%20V%20combined.pdf">http://www.chhs.ca.gov/initiatives/Olmstead/Documents/DJ1Section%20-%20-%20V%20combined.pdf</a> ]  Update Governor Arnold Schwarzenegger issued a recent Executive Order regarding California's Olmstead state plan that replaces a previous Executive Order in 2004. The 2008 Executive Order states the Director of the California Health and Human Services Agency appoints members of the Olmstead Advisory Group and the members serve at the pleasure of the Director. To view Executive Order S-10_08: [ <a href="http://gov.ca.gov/executive-order/19666">http://gov.ca.gov/executive-order/19666</a> ]  State Olmstead website: [ <a href="http://www.chhs.ca.gov/initiatives/Olmstead/Pages/OlmsteadPlan.aspx">http://www.chhs.ca.gov/initiatives/Olmstead/Pages/OlmsteadPlan.aspx</a> ]
<u>CO</u> <sup>a</sup>	No	N/A	X	X	X	N/A
<u>CT</u> <sup>a</sup>	Yes	X	Mar, 2002	Yes	Choices are for everyone: continuing the movement toward community-based supports in Connecticut	Plan: [ <a href="http://www.ct.gov/dsy/LIB/4bs/pdfs/CommIntPlan.pdf">http://www.ct.gov/dsy/LIB/4bs/pdfs/CommIntPlan.pdf</a> ]
<u>DC</u> <sup>a</sup>	No	No	X	X	X	Progress: Focus on HCBS waiver program development.
<u>DE</u> <sup>a</sup>	Yes	X	Jul, 2007	Yes	A Path Forward: Building a Community-Based Plan for Delaware	Report: [ <a href="http://www.udel.edu/cds/cdba/pdfs/commission/A_Path_Forward.pdf">http://www.udel.edu/cds/cdba/pdfs/commission/A_Path_Forward.pdf</a> ]  Governor's Commission on Community-Based Alternatives for Individuals with Disabilities website: [ <a href="http://www.udel.edu/cds/cdba/index.html">http://www.udel.edu/cds/cdba/index.html</a> ]
<u>FL</u> <sup>a</sup>	No	N/A	X	X	X	Progress: Focus on HCBS waiver program development.
<u>GA</u> <sup>a</sup>	Yes	X	Mar, 2003	Yes	State of Georgia Olmstead strategic plan	Plan: [ <a href="http://www.files.georgia.gov/DHR/DHR/CommonFiles/16739455Olmstead_Plan_Perdue.pdf">http://www.files.georgia.gov/DHR/DHR/CommonFiles/16739455Olmstead_Plan_Perdue.pdf</a> ]
<u>HI</u> <sup>a</sup>	Yes	X	Oct 2002 <sup>b</sup>	No	Recommended Olmstead Implementation Plan (As of December 30,	Update: [ <a href="http://www.hawaii.gov/dhs/protection/social_services/adult_services/Olmstead%20Implementation%20Plan.pdf">http://www.hawaii.gov/dhs/protection/social_services/adult_services/Olmstead%20Implementation%20Plan.pdf</a> ]

					(2005)	
IA <sup>a</sup>	No	Yes	May, 2005	Yes	Targeted Capacity Expansion: Meeting the Mental Health Needs of Older Adults in Iowa	Report: [ <a href="http://www.dhs.state.ia.us/mhdd/docs/TCEOlderAdultsSAMSHAGRANTFINAL0504.doc">http://www.dhs.state.ia.us/mhdd/docs/TCEOlderAdultsSAMSHAGRANTFINAL0504.doc</a> ] Iowa Olmstead Information: [ <a href="http://www.dhs.state.ia.us/mhdd/reports_publications/Reports_Publications.html">http://www.dhs.state.ia.us/mhdd/reports_publications/Reports_Publications.html</a> ]
ID <sup>a</sup>	No	No	X	X	X	Progress: Community Integration committee developing a plan.
IL <sup>a</sup>	No	Yes	Jul, 2006	Yes	Illinois Disabilities Services Plan Update	Update: The Illinois Disabilities Services Advisory Committee assists in the development and implementation of a p to help the state comply with the ADA and Olmstead decision. As of July 2006, the action plan for the Illinois Disability Services plan (that will address Olmstead issues) was approved. Full implementation is expected in FY 2007. [ <a href="http://www.dhs.state.il.us/page.aspx?item=33843">http://www.dhs.state.il.us/page.aspx?item=33843</a> ]  Illinois Disabilities Services Advisory Committee meeting summary (July 25, 2006): [ <a href="http://www.dhs.state.il.us/OneNetLibrary/27897/documents/Initiatives/DSAC/dsac7-25-06meeting.pdf">http://www.dhs.state.il.us/OneNetLibrary/27897/documents/Initiatives/DSAC/dsac7-25-06meeting.pdf</a> ]  Illinois Disabilities Services Plan Update (July 2006): [ <a href="http://www.dhs.state.il.us/OneNetLibrary/27897/documents/Initiatives/DSAC/DSAC7-06Update.pdf">http://www.dhs.state.il.us/OneNetLibrary/27897/documents/Initiatives/DSAC/DSAC7-06Update.pdf</a> ]
IN <sup>a</sup>	Yes	X	Jun, 2001	Yes	Comprehensive plan for community integration & support of persons with disabilities	Plan: [ <a href="http://www.in.gov/fssa/ddrs/5469.htm">http://www.in.gov/fssa/ddrs/5469.htm</a> ]  State Olmstead website: [ <a href="http://www.in.gov/fssa/ddrs/5384.htm">http://www.in.gov/fssa/ddrs/5384.htm</a> ]
KS <sup>a</sup>	No	Yes	Oct, 2003	Yes	Rebalancing Kansas' Long Term Care System	Progress: Rebalancing Kansas' Long Term Care System (Nov 2006): [ <a href="http://www.khpa.ks.gov/AuthorityBoard/TownhallMeetings/ShannonJonesStateLLCouncil11-21-06.pdf">http://www.khpa.ks.gov/AuthorityBoard/TownhallMeetings/ShannonJonesStateLLCouncil11-21-06.pdf</a> ]
KY <sup>a</sup>	Yes	X	N/A	Yes	Cabinet for Health Services: Olmstead Compliance Plan for FY 2004 through FY 2012	State Olmstead website: [ <a href="http://chfs.ky.gov/os/Olmstead.htm">http://chfs.ky.gov/os/Olmstead.htm</a> ]
LA <sup>a</sup>	No	Yes	Sep, 2003	No	Disability Services & Supports Systems: long-term care reform draft plan	Report no longer available online.
MA <sup>a</sup>	Yes	X	Jan 2002 <sup>c</sup>	Yes	The People's Olmstead Plan: the plan to provide comprehensive community-based services	Plan: [ <a href="http://mass.gov/resources/echb_plan.pdf">http://mass.gov/resources/echb_plan.pdf</a> ]
MD <sup>a</sup>	No	Yes	2007	No	2007 Maryland State Disabilities Plan	Progress: As of 2004, Olmstead plan is being developed. Workgroups are formed, composed of Maryland Commission on Disabilities. One accomplishment listed in the 2007 Maryland State Disabilities Plan was the establishment of baseline data to measure Maryland's Olmstead progress with regard to assessment, diversion and transition efforts to least restrictive environment (p. 15).  Maryland Commission on Disabilities: [ <a href="http://www.mdod.maryland.gov/Advisory%20Commission.aspx">http://www.mdod.maryland.gov/Advisory%20Commission.aspx</a> ]  2007 Maryland State Disabilities Plan: [ <a href="http://www.mdod.maryland.gov/uploadedFiles/About_Us/related_publications/2007%20State%20Disabilities%20Plan.pdf">http://www.mdod.maryland.gov/uploadedFiles/About_Us/related_publications/2007%20State%20Disabilities%20Plan.pdf</a> ]
ME <sup>a</sup>	Yes	X	Oct, 2003	Yes	Roadmap for change: Maine's response to the Olmstead decision	Plan: [ <a href="http://mainerealschoices.org/workaroun_roadmap.htm">http://mainerealschoices.org/workaroun_roadmap.htm</a> ]
MI <sup>a</sup>	No	Yes	2004	Yes	Modernizing Michigan Medicaid Long-Term Care: Toward an Integrated System of Services and Supports	Progress: Michigan Long-Term Care Supports and Services Commission [ <a href="http://www.michigan.gov/lts">http://www.michigan.gov/lts</a> ]  Modernizing Michigan Medicaid Long-Term Care: Toward an Integrated System of Services and Supports: [ <a href="http://www.lhes.msu.edu/LTC/Reports/Final_LTC_Task_Force_Report.pdf">http://www.lhes.msu.edu/LTC/Reports/Final_LTC_Task_Force_Report.pdf</a> ]

	No	Yes	Jan, 2001	Yes	Long-term care taskforce: reshaping long-term care in Minnesota	Progress:
MN <sup>a</sup>						Status of Long-Term Care in Minnesota 2005: A Report to the Minnesota Legislature (2006): <a href="http://www.dhs.state.mn.us/main/ldcplg?ldcService=GET_FLLE&amp;RevisionSelectionMethod=LatestReleased&amp;Render=Primary&amp;allowInterrupt=1&amp;noSaveA=1&amp;dDocName=dhs_ld_059">http://www.dhs.state.mn.us/main/ldcplg?ldcService=GET_FLLE&amp;RevisionSelectionMethod=LatestReleased&amp;Render=Primary&amp;allowInterrupt=1&amp;noSaveA=1&amp;dDocName=dhs_ld_059</a>  Long-term care plan for older people (2001): <a href="http://www.dhs.state.mn.us/main/ldcplg?ldcService=GET_DYNAMIC_CONVERSION&amp;RevisionSelectionMethod=LatestReleased&amp;Redirected=true&amp;dDocName=d_005812">http://www.dhs.state.mn.us/main/ldcplg?ldcService=GET_DYNAMIC_CONVERSION&amp;RevisionSelectionMethod=LatestReleased&amp;Redirected=true&amp;dDocName=d_005812</a>
MO <sup>a</sup>	Yes	X	Dec, 2000	Yes	Working Plan of the Home and Community-Based Services and Consumer-Directed Care Commission	Plan: <a href="http://www.gcd.ia.mo.gov/test/Olmstead/reportIndex.shtml">http://www.gcd.ia.mo.gov/test/Olmstead/reportIndex.shtml</a>  State Olmstead website: <a href="http://www.gcd.ia.mo.gov/Olmstead/olmstead.shtml">http://www.gcd.ia.mo.gov/Olmstead/olmstead.shtml</a>
MS <sup>a</sup>	Yes	X	Sep, 2001	Yes	Mississippi Access to Care	Plan: <a href="http://www.mnac.state.ms.us/MAC_Final.pdf">http://www.mnac.state.ms.us/MAC_Final.pdf</a>  Update: Mississippi Access to Care Implementation Report #1, May 30, 2003 <a href="http://www.mnac.state.ms.us/Services_Available/Implementation_Report1/Implementation_report1.htm">http://www.mnac.state.ms.us/Services_Available/Implementation_Report1/Implementation_report1.htm</a>
MT <sup>a</sup>	Yes	X	Jul, 2006	Yes	Senior and Long Term Care Division, Dept. of Public Health & Human Services, Olmstead Plan Update, 2006	Plan: <a href="http://www.dhhs.mt.gov/site/services/communityservices/cs/OlmsteadPlan.shtml">http://www.dhhs.mt.gov/site/services/communityservices/cs/OlmsteadPlan.shtml</a>
NC <sup>a</sup>	Yes	X	May, 2008	Yes	Olmstead report to North Carolina state legislature, 2008	North Carolina Division of Mental Health, Developmental Disabilities and Substance Abuse Services, Olmstead project website: <a href="http://www.ncdhhs.gov/nhdhds/olmstead/index.htm">http://www.ncdhhs.gov/nhdhds/olmstead/index.htm</a>  Olmstead report to North Carolina state legislature, 2008 <a href="http://www.ncdhhs.gov/nhdhds/stats/publications/reports/LOC/loc-05-08-olmsteadreport.pdf">http://www.ncdhhs.gov/nhdhds/stats/publications/reports/LOC/loc-05-08-olmsteadreport.pdf</a>
ND <sup>a</sup>	No	Yes	Nov, 2002	Yes	Olmstead Update: Serving People with Long-Term Care and Support Needs in Communities, November 2002	Progress: State has received systems change grant, amongst other activities. <sup>b</sup>  2001-2003 Biennial Report, North Dakota Department of Human Services: <a href="http://www.nd.gov/dhs/info/pubs/docs/biennial_2003_report.pdf">http://www.nd.gov/dhs/info/pubs/docs/biennial_2003_report.pdf</a>  Olmstead Update: Serving People with Long-Term Care and Support Needs in Communities, November 2002 <a href="http://www.nd.gov/dhs/info/pubs/docs/olmstead-update-long-term-care-and-support-services.pdf">http://www.nd.gov/dhs/info/pubs/docs/olmstead-update-long-term-care-and-support-services.pdf</a>  White Paper, Olmstead Workgroup, North Dakota Department of Human Services (Nov 2001): <a href="http://www.nd.gov/dhs/info/pubs/docs/olmstead-white-paper.pdf">http://www.nd.gov/dhs/info/pubs/docs/olmstead-white-paper.pdf</a>  In 2001, the governor established an Olmstead Commission whose mission is to develop a plan to implement the Olmstead decision. <a href="http://www.governor.state.nd.us/boards/boards-query.asp?Board_ID=127">http://www.governor.state.nd.us/boards/boards-query.asp?Board_ID=127</a>
NE <sup>a</sup>	No	Yes	Jun, 2007	Yes	Nebraska Health and Human Services, Developmental Disabilities System, Three-Year State Plan	Nebraska Health and Human Services, Developmental Disabilities System, Three-Year State Plan, 2007 <a href="http://www.dhhs.ne.gov/dhp/ded/DSS-State-Plan-6-07.pdf">http://www.dhhs.ne.gov/dhp/ded/DSS-State-Plan-6-07.pdf</a>
NH <sup>a</sup>	No	Yes	N/A	No	Community Support Plan <sup>b</sup>	Progress Plan compiled from those for community-based services for people with MR/DD, mental health, children and aging. <sup>b</sup>
NJ <sup>a</sup>	No	Yes	N/A	No	N/A	Progress: No plan as of yet. See the Public Advocate's testimony in 2006 on the need for a state Olmstead Plan. <a href="http://www.state.nj.us/publicadvocate/divisions/disabled/testimony.html">http://www.state.nj.us/publicadvocate/divisions/disabled/testimony.html</a>  In 2006 the Division of Developmental Disabilities posted a request for proposal regarding customized supports and services for people transitioning from developmental centers to communities. <a href="http://www.state.nj.us/humanservices/ddd/publications/Olmstead%20RFP%20Guidelines.pdf">http://www.state.nj.us/humanservices/ddd/publications/Olmstead%20RFP%20Guidelines.pdf</a>
NM <sup>a</sup>	Yes	X	N/A	No	N/A	Progress: Information Bulletin <a href="http://tests.state.nm.us/cs/csdocs/148087.pdf">http://tests.state.nm.us/cs/csdocs/148087.pdf</a>
NV <sup>a</sup>	Yes	X	Jul, 2007	Yes	Nevada's Strategic Plan for People with Disabilities	The Strategic Plan Accountability Committee (SPAC) was created by executive order in 2003 to hold the State accountable for the implementation of Nevada Strategic Plan for People with Disabilities. This plan serves as a blueprint for improving disability services in the state, and as Nevada's Olmstead Plan in response to the mandates of the US Supreme Court's Olmstead Decision in 1999.  Strategic Plan Accountability Committee, Agendas and Minutes <a href="http://dhhs.nv.gov/StrategicPlanAccCommitteesPWD.htm">http://dhhs.nv.gov/StrategicPlanAccCommitteesPWD.htm</a>  Update: Nevada's Strategic Plan for People with Disabilities (Nevada's Olmstead plan), 2007 <a href="http://dhhs.nv.gov/SP-AccComm04/Documents/StatusReports/Disabilities/SP-PeoplewithDisabilities_AnnualReport1007.pdf">http://dhhs.nv.gov/SP-AccComm04/Documents/StatusReports/Disabilities/SP-PeoplewithDisabilities_AnnualReport1007.pdf</a>  Nevada's Strategic Plan for People with Disabilities (Nevada's Olmstead plan), 2006

						<a href="http://dhs.ny.gov/SP_AccComm04/Documents/StatusReports/Disabilities/SP-PeoplewithDisabilities_Annual%20Report2006.pdf">[http://dhs.ny.gov/SP_AccComm04/Documents/StatusReports/Disabilities/SP-PeoplewithDisabilities_Annual%20Report2006.pdf]</a>
NY <sup>a</sup>	No	Yes	Feb, 2003	Yes	Developing a comprehensive, effectively working Olmstead plan in NY state	<p>Progress: NY has established an Olmstead planning process. Developing a Comprehensive, Effectively Working Olmstead Plan in New York State (2003): <a href="http://www.coalitionforaging.org/CTION/Olmstead1.pdf">[http://www.coalitionforaging.org/CTION/Olmstead1.pdf]</a></p> <p>Governor Pataki established the Most Integrated Setting Coordinating Council: <a href="http://www.health.state.ny.us/nysdoh/miscc/index.html">[http://www.health.state.ny.us/nysdoh/miscc/index.html]</a></p> <p>The Coalition to Implement Olmstead in New York, New York State Coalition for the Aging, Inc. <a href="http://www.coalitionforaging.org/ctionsum.htm">[http://www.coalitionforaging.org/ctionsum.htm]</a></p>
OH <sup>a</sup>	Yes	X	Feb, 2001	Yes	Ohio Access for People with Disabilities	<p>Plan: <a href="http://www.ohioaccess.ohio.gov/pdf/ohioaccessrpt2001.pdf">[http://www.ohioaccess.ohio.gov/pdf/ohioaccessrpt2001.pdf]</a></p> <p>Update: Ohio Access for People with Disabilities 2004 <a href="http://www.ohioaccess.ohio.gov/pdf/ohioaccessrpt2004.pdf">[http://www.ohioaccess.ohio.gov/pdf/ohioaccessrpt2004.pdf]</a></p>
OK <sup>a</sup>	No	Yes	N/A	No	N/A	<p>Progress: Olmstead strategic planning work group developing plan.</p> <p>Interim Report of the Oklahoma Olmstead Strategic Planning Committee - July 2004 <a href="http://www.csculsa.org/images/OLMSTEAD%20INTERIM%20REPORT071604%203.doc">[http://www.csculsa.org/images/OLMSTEAD%20INTERIM%20REPORT071604%203.doc]</a></p> <p>Community Service Council of Greater Tulsa's Olmstead website: <a href="http://www.csculsa.org/olmstead.htm">[http://www.csculsa.org/olmstead.htm]</a></p>
OR <sup>a</sup>	No	No	N/A	No	X	<p>Progress: Developmental disabilities 6-year plan to eliminate waiting lists.</p> <p>Future of Long-Term Care for Seniors and People with Disabilities website: <a href="http://www.oregon.gov/DHS/eownd/ltc/ltcindex.shtml">[http://www.oregon.gov/DHS/eownd/ltc/ltcindex.shtml]</a></p> <p>Riding the Wave: A Call to Action. A Report on the Future of Long-Term Care in Oregon and Long-Range Planning Oregon's Communities (Nov 2006): <a href="http://www.oregon.gov/DHS/bnd/adv/xcss/ltc_rlw.pdf">[http://www.oregon.gov/DHS/bnd/adv/xcss/ltc_rlw.pdf]</a></p> <p>Recommendations on the Future of Long-Term Care in Oregon, Department of Human Services (May 2006): <a href="http://www.oregon.gov/DHS/spwrd/ltc/ltcreport1.pdf">[http://www.oregon.gov/DHS/spwrd/ltc/ltcreport1.pdf]</a></p>
PA <sup>a</sup>	No	Yes	Jul, 2007		Home and Community Based Services Stakeholder Planning Team Strategic Plan for July 2004-December 2006	<p>Progress: Money Follows the Person Concept Paper, ARC Pennsylvania, 2006 <a href="http://www.dpw.state.pa.us/Resources/Documents/Presentations/ARC.pdf">[http://www.dpw.state.pa.us/Resources/Documents/Presentations/ARC.pdf]</a></p> <p>Community Living Advisory Committee report and recommendations on Nursing Facility Transition, Gaps in Service and No Wrong Door, 2003 <a href="http://www.dpw.state.pa.us/Resources/Documents/Pdf/AnnualReports/CLACReport-Nov03.pdf">[http://www.dpw.state.pa.us/Resources/Documents/Pdf/AnnualReports/CLACReport-Nov03.pdf]</a></p> <p>Home and Community Based Services Stakeholder Planning Team <a href="http://www.dpw.state.pa.us/Partners/Providers/MedicalAssistance/AdvocatesStakeholders/AdvisoryCommittees/HCBSSTeam/">[http://www.dpw.state.pa.us/Partners/Providers/MedicalAssistance/AdvocatesStakeholders/AdvisoryCommittees/HCBSSTeam/]</a></p> <p>Home and Community Based Services Stakeholder Planning Team Strategic Plan for July 2004-December 2006 <a href="http://www.dpw.state.pa.us/resources/documents/pdf/publications/hcbs_spt_strategicplan2004.pdf">[http://www.dpw.state.pa.us/resources/documents/pdf/publications/hcbs_spt_strategicplan2004.pdf]</a></p>
RI <sup>a</sup>	No	No	N/A		X	<p>Progress: Representative Eileen S. Naughton introduced a bill in 2006 to create a commission to establish Olmstead Decision Task Force. The House passed the bill on May 31, 2006. <a href="http://www.rilin.state.ri.us/news/ri_lacp?prid=3262">[http://www.rilin.state.ri.us/news/ri_lacp?prid=3262]</a></p> <p>Community-Based Long-Term Care Services in Rhode Island: A Report Issued Pursuant to Joint Resolution 05-R 38 (2005) <a href="http://www.dhs.ri.gov/dhs/reports/ltc_services.pdf">[http://www.dhs.ri.gov/dhs/reports/ltc_services.pdf]</a></p>
SC <sup>a</sup>	Yes	X	Aug, 2001	Yes	South Carolina Home and Community-based services Task Force report	<p>Plan: <a href="http://www.scdhsc.state.sc.us/olmstd.pdf">[http://www.scdhsc.state.sc.us/olmstd.pdf]</a></p>
SD <sup>a</sup>	No	No	X	No	X	N/A
TN <sup>a</sup>	Yes	X	Mar, 1999	Yes	Tennessee Comprehensive plan for the delivery of long-term care services to elderly and disabled persons	<p>Plan: <a href="http://www.state.tn.us/comas/tn/longtermcare.pdf">[http://www.state.tn.us/comas/tn/longtermcare.pdf]</a></p> <p>Update: Tennessee Department of Mental Health and Developmental Disabilities Three-Year Plan FY 2007-2009 <a href="http://tennessee.gov/mental/3yrplan/planbody.pdf">[http://tennessee.gov/mental/3yrplan/planbody.pdf]</a></p>
TX <sup>a</sup>	Yes	X	Dec, 2002	Yes	Revised Texas Promoting Independence Plan	<p>Plan: <a href="http://www.hhsc.state.tx.us/pubs/tip02/02_L2TPIPrev.pdf">[http://www.hhsc.state.tx.us/pubs/tip02/02_L2TPIPrev.pdf]</a></p> <p>Update: 2004 Revised Texas Promoting Independence Plan <a href="http://www.hhsc.state.tx.us/PUBS/12ux04_TPIP_Rev.pdf">[http://www.hhsc.state.tx.us/PUBS/12ux04_TPIP_Rev.pdf]</a></p> <p>Promoting Independence Advisory Committee 2004 Report <a href="http://www.hhsc.state.tx.us/pubs/101204_PIAC.pdf">[http://www.hhsc.state.tx.us/pubs/101204_PIAC.pdf]</a></p> <p>Project CHOICE targets individuals who are elderly and persons with disabilities who either reside in nursing facilities or who are at immediate risk of doing so. <a href="http://www.hhsc.state.tx.us/si/project.htm">[http://www.hhsc.state.tx.us/si/project.htm]</a></p>
	Yes	X	Mar,	Yes	Comprehensive	<p>Plan: <a href="http://www.dhs.utah.gov/pdf/TheOlmstead-Plan.pdf">[http://www.dhs.utah.gov/pdf/TheOlmstead-Plan.pdf]</a></p>

State	Yes	X	2002	Yes	plan for public services in the most integrated setting	Update: <a href="http://www.dhs.utah.gov/pdf/Olmstead-planupdate.pdf">[http://www.dhs.utah.gov/pdf/Olmstead-planupdate.pdf]</a>
VA <sup>a</sup>	Yes	X	Aug, 2003	Yes	One Community final report of the Task Force to develop an Olmstead plan for Virginia	Plan: <a href="http://www.olmsteadva.com/downloads/FinalReport/FINALTRFREPORT.pdf">[http://www.olmsteadva.com/downloads/FinalReport/FINALTRFREPORT.pdf]</a> Update: Third Annual Report of the Community Integration Team to the Community Integration Olmstead Oversight Advisory Board, 2006 <a href="http://www.olmsteadva.com/downloads/ThirdAnnualImplementationTeamReport.doc">[http://www.olmsteadva.com/downloads/ThirdAnnualImplementationTeamReport.doc]</a> State Olmstead website: <a href="http://www.olmsteadva.com/">[http://www.olmsteadva.com/]</a>
VT <sup>a</sup>	Yes	Yes	N/A	No	Vermont Olmstead Plan, Prepared by the Vermont Olmstead Commission, February 6, 2006	Progress: Vermont Olmstead Commission set up <a href="http://humanservices.vermont.gov/publications/olmstead-commission/">[http://humanservices.vermont.gov/publications/olmstead-commission/]</a> Plan: Vermont Olmstead Commission-Comprehensive Plan 2006 <a href="http://humanservices.vermont.gov/publications/olmstead-commission/vermont-olmstead-commission-comprehensive-plan/view">[http://humanservices.vermont.gov/publications/olmstead-commission/vermont-olmstead-commission-comprehensive-plan/view]</a> State Olmstead website: <a href="http://humanservices.vermont.gov/publications/olmstead-commission/">[http://humanservices.vermont.gov/publications/olmstead-commission/]</a>
WA <sup>a</sup>	Yes	X	Jun, 2005	No	Washington	Plan no longer available online.  Expanding Community Services, Washington State Department of Social & Health Services, Mental Health Division At the national and state level, there is continued pressure to assure that individuals residing in institutions have the option for community living. These efforts have been highlighted through litigation such as the Olmstead lawsuit in Georgia where the Supreme Court found that the state was violating the rights of two plaintiffs by keeping them in a state psychiatric hospital despite their desire to live in the community.  As part of the 2001-2003 budget process, DSHS developed a proposal included in the Governor's budget for serving state hospital patients in community settings. The 2001-2003 Operating Budget supported this proposal by providing for the development and operation of community support services for long term Western State Hospital (WSH) patients who no longer required active inpatient psychiatric treatment. The 2002-2003 Supplemental Budget increased the scope of project to include patients from Eastern State Hospital (ESH) and residents of the Program for Adaptive Living Skills (PALS) on the grounds of WSH. In accordance with the proviso, the Department of Social and Health Services ( DSH) formally implemented the Expanding Community Services (ECS) initiative. <a href="http://www.dshs.wa.gov/mentalhealth/ecs.shtml">[http://www.dshs.wa.gov/mentalhealth/ecs.shtml]</a>  System Transformation Initiative, Presentation for the Washington State House Committee on Health Care and Wellness, January 24, 2008 <a href="http://www.dshs.wa.gov/pdf/hrsa/mh/sti_presentation_for_1_24_bearing_final.pdf">[http://www.dshs.wa.gov/pdf/hrsa/mh/sti_presentation_for_1_24_bearing_final.pdf]</a>  System Transformation Initiative, Department of Social and Health Services <a href="http://www.dshs.wa.gov/MentalHealth/STI_Main.shtml">[http://www.dshs.wa.gov/MentalHealth/STI_Main.shtml]</a>
WI <sup>a</sup>	Yes	X	Jan, 2002	No	Wisconsin's ADA Title II Plan: phase I	Plan no longer available online.  Principles to Guide Long-Term Care Reform in Wisconsin, WI Council on LTC Reform, 2005 <a href="http://www.wcltr.state.wi.us/pdf/LTCRprinciples1005.pdf">[http://www.wcltr.state.wi.us/pdf/LTCRprinciples1005.pdf]</a>
WV <sup>a</sup>	No	Yes	Sep, 2003	Yes	Olmstead Position Paper	Progress: Olmstead Position Paper (Sept 2003): <a href="http://www.wvdhhr.org/bhhf/olmstead/olmstead%20position%20paper.pdf">[http://www.wvdhhr.org/bhhf/olmstead/olmstead%20position%20paper.pdf]</a> State Olmstead website: <a href="http://www.wvdhhr.org/bhhf/olmstead/">[http://www.wvdhhr.org/bhhf/olmstead/]</a>
WY <sup>a</sup>	Yes	X	Mar, 2001	No	Wyoming Draft Olmstead Plan	Olmstead state plan not available online.  Project Out is a key component of Wyoming's Olmstead Plan, and provides Medicaid eligible individuals, who are residing in nursing homes or are at risk of residing in a nursing home, the opportunity to live in the community, rather than in an institution. In previous years, Project Out was funded through a CMS grant, which was administered the Aging Division and piloted by one provider. Because of its success, beginning July 1, 2006, Project Out is now funded by a mix of state and federal dollars through the Wyoming Medicaid Program. <a href="http://wds.state.wy.us/aging/matrix.html">[http://wds.state.wy.us/aging/matrix.html]</a>  Wyoming Department of Health, Aging Division Four Year State Plan (2006-2010): <a href="http://wds.state.wy.us/Media.aspx?mediaid=4244">[http://wds.state.wy.us/Media.aspx?mediaid=4244]</a>

## Notes on the table

- Olmstead plans are those which have been included in the NCSL report<sup>a</sup> as being Olmstead plans, and commonly specifically mention that (at least) part of their aim is to address the issues raised by the Supreme Court decision in Olmstead v. LC & EW
- In the 'Further information' column:
  - 'Plan' indicates the link is to the first edition of the plan (PDF version),
  - 'Update' Indicates the link leads to a plan update or progress report on the plan or other Olmstead-related activities (PDF version),
  - 'Draft Plan' indicates that the link is to the draft state plan (PDF version),

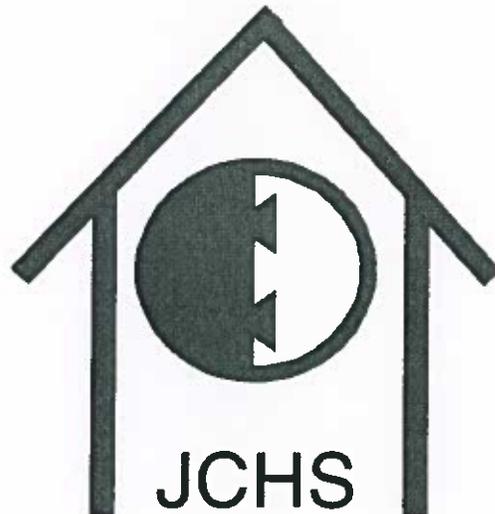
- ▶ 'State Olmstead website' indicates a state website describing Olmstead activities with a direct link to the plan and other resources (if available)
  - ▶ 'Progress' indicates any reported information about state activity in states where there is no plan or website.
3. N/A indicates that the data is not available.
  4. X indicates that the column is not applicable.

URL: <http://www.pascenter.org/olmstead/olmsteadplans.php>



# Aging in Place

*Coordinating Housing and  
Health Care Provision for America's  
Growing Elderly Population*



**Kathryn Lawler**

**Fellowship Program for Emerging Leaders in  
Community and Economic Development**

October 2001

Joint Center for Housing Studies of Harvard University  
Neighborhood Reinvestment Corporation



## NEIGHBORHOOD REINVESTMENT CORPORATION

Neighborhood Reinvestment Corporation was established by an Act of Congress in 1978 (Public Law 95-557). A primary objective of the Corporation is to increase the capacity of local community-based organizations to revitalize their communities, particularly by expanding and improving housing opportunities.

These local organizations, known as NeighborWorks® organizations, are independent, resident-led, nonprofit partnerships that include business leaders and government officials. All together they make up the NeighborWorks® network.

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The Joint Center for Housing Studies analyzes the ways in which housing policy and practices are shaped by economic and demographic trends and provides leaders in government, business and the nonprofit sector with knowledge and tools for formulating effective policies and strategies.

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This paper was written under the support of the Neighborhood Reinvestment Corporation's Emerging Leaders in Community and Economic Development Fellowship, which provides opportunities for highly qualified professional students at Harvard University to research and publish applied analytical projects of interest to the community-development field.

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## **Executive Summary**

The elderly population is rapidly expanding while the core tax-paying population is shrinking. The ratio of working Americans to retired Americans will drop from 5 to 1, to 2 to 1 over the next fifty years. As the elderly population grows, and subsequently the need for adequate elderly health and housing services grows, the resources to provide services will decrease. Finding a more efficient means of service delivery is of paramount importance. Today, however, the current connections between elderly health and housing are tenuous at best. As a result, the most desirable and most cost-efficient method of aging — aging in place — is difficult, even under the most ideal conditions.

As independent services, the current systems of health and housing delivery do not meet the need of aging Americans. The health and housing concerns of an elderly individual are often interrelated. Health concerns can create or compound the problems of an aging housing stock, and housing concerns can create or compound health problems for aging individuals. When a living environment is affordable and appropriate, an aging individual is more likely to remain healthy and independent. When an individual maintains good health, he or she is more able to keep up with the maintenance of his or her living environment. As the population ages in an aging housing stock, it becomes difficult to distinguish a health concern from a housing concern.

To develop an efficient method of service delivery, the long-term care system must reflect this interrelationship between health and housing. Most of the current inefficiencies in the delivery of aging services occur during the provision of both overcare, providing more housing or health care than required, and undercare, when inadequate service provision compounds problems and increases expense. A customized model of care avoids the inefficiencies of overcare and undercare by matching services and facilities to an individual's need rather than matching an individual to an existing service or facility.

Aging in place with supportive services is not only the most desirable way of aging, but can achieve the efficiencies of the customized care model. Successful aging-in-place strategies minimize the provision of inappropriate care, and therefore the overall costs, by offering a range of flexible services and calibrating those services to fit the needs of the individual. Rather than a rigid service-delivery system, aging-in-place strategies create both health care and housing options that provide support at the margin of need as defined by an individual's personal desire and efforts to live independently. Aging in place works best as part of a comprehensive and holistic approach to the support needs of an aging individual and an aging community.

The existing regulatory, structural, financing and implementation barriers, however, prevent providers from developing a comprehensive approach to the health and housing needs of America's seniors. Federally funded health and housing subsidies were designed to operate in isolation, each achieving separate public goods — adequate health care for the poorest Americans and affordable housing units not provided by the market. As a result, the organizational systems through which these services are delivered, as well as the regulations, performance measurements and implementation guidelines that determine which services can be delivered to which individuals, can often conflict and impede coordination.

Moving forward, in pursuit of a more efficient use of limited resources to meet the growing demand, we can continue to seek out and increase the connections between health and housing services. Congress can alter eligibility criteria and the Departments of Housing and Urban Development and Health and Human Services can examine their various standards and regulations to iron out conflicts. As the elderly population doubles in size throughout the coming decades, these “patches” may not withstand the demand, let alone achieve the efficiencies needed, to stretch decreasing public funds. While it is very important that these two systems start to work together rather than continue in the current state of isolation, connecting these systems may not be enough.

Opportunities exist, however, on the federal, state and local level to re-imagine a health and housing system that reflects the interrelationship between the health and housing concerns of seniors, facilitating rather than inhibiting the coordination necessary to meet the growing demand.

**Federal.** Rather than deliver funds through separate funding channels to separate state and local agencies with different jurisdictions, the current isolated budgeting systems could merge in a local or state level agency. This agency would then be responsible for contracting with local or state private or public providers to deliver comprehensive and coordinated health and housing services, eliminating the need for providers to navigate their own way through the separate systems.

**State.** Each state is in the process of examining and restructuring its current community-based term care system as a result of the 1999 Supreme Court Olmstead ruling. This includes, but is not limited to, Medicaid waivers. Housing is a critical component of community-based care, but has not been included in the current planning process. State and local housing providers should be included in this important planning process if the mandates of the Supreme Court are to be met.

**Local.** Community-based nonprofit organizations can play a number of critical roles in the development of aging-in-place programs. Using the powerful assets of their community networks and revitalization programs, these organizations can serve the Naturally Occurring Retirement Communities in their neighborhoods; employ the paraprofessionals needed for a range of health and housing services (e.g., handymen and personal care assistants); inject aging into the local community planning process; and recognize the benefits of keeping the economic and social contributions of seniors in their communities.

Aging is universally experienced — without regard to race, class, income, education, religion, or gender — yet for the most part, it is experienced in isolation. In over 60 interviews between June and August 2001, with health and housing providers, nonprofits and for-profits, health and housing trade associations and academics, all participants not only discussed their work and expertise in the field of aging, but articulated the story of their aging parents or in-laws, aunts, uncles or neighbors. They all spoke of the difficulty they experienced navigating the separate systems of health and housing services and the challenges this separation presented to maintaining quality care for their relatives as they continued to age. The connection between health and housing for the elderly is intuitive and logical for professionals involved in service provision, for

children as they care for their elderly parents and individuals when they contemplate their own aging process. The public systems of housing and health care do not reflect the interrelationship of health and housing, causing frustration and incurring greater expense for the country as a whole.

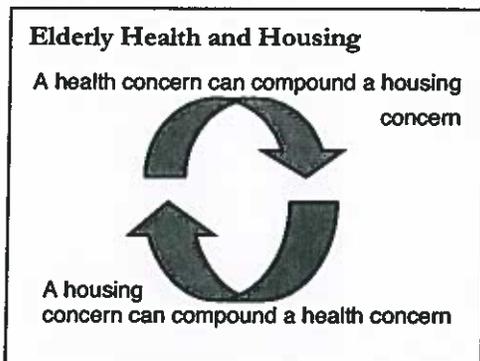
The inefficiencies of the isolated service-delivery systems impede coordination and prevent the development of a customized model of care, one which calibrates support according to the level of need. To meet the growing demand for services, the connections between health and housing systems can be increased or the systems can be re-imagined to better reflect the reality of elderly health and housing concerns. The latter may offer the best chance of providing services with the highest level of efficiency to the rapidly growing elderly population.

## I. Aging in an Aging Stock

The bureaucratic separation and lack of local coordination between health and housing services creates a rigid service-delivery system that prevents seniors from successfully aging in place.

The systems of neither health delivery nor housing delivery can adequately meet the needs of aging Americans as independent spheres of service. The health and housing concerns of an elderly individual are often interrelated. Health concerns can create or compound the problems of an aging housing stock, and housing concerns can create or compound health problems for aging individuals. When a living environment is affordable and appropriate, an aging individual is more likely to remain healthy and independent. When an individual maintains good health, he or she is more able to keep up with the maintenance of his or her living environment. As the population ages in an aging housing stock, it becomes difficult to distinguish a health concern from a housing concern.

Most seniors own the homes in which they live. The home-ownership rate for individuals between the age of 62 and 74 is 81.2 percent; between the ages of 75 and 84, it remains high at 76.9 percent.<sup>1</sup> As these homeowners age and their bodies become increasingly frail, the regular maintenance and upkeep of a home can become physically difficult to manage. As the medical needs of an aging senior and the repair needs of an aging house increase, both place demands on



the fixed income of a retiree. When the monthly pharmacy bill grows, the senior is less likely to be able to afford a needed roof or furnace replacement. A leaky roof or inadequate heating can not only create substandard housing conditions, but can compound health concerns as well.

This circular relationship between health and housing exists in the rental market as well. A building which twenty years ago housed working 55-year-olds is now a building of 75-year-old, frail retirees. As individuals

continue to age in place, the building's management company will discover that the health of residents has surfaced as a housing concern. An older resident who forgets to turn off the stove may present a safety risk to the entire building. A resident may require assistance cleaning the apartment or preparing food, and the management company, initially out of a concern for the building, may find itself addressing the health and supportive-service needs of its residents.

Despite this relationship, the health concerns of an aging individual are addressed by one agency or set of services while the same individual's housing concerns are addressed by different sets of nonprofit and/or government organizations. This separation is closely related to the way the housing and health industries were designed and continue to operate in distinct markets. While the private sector has developed a greater number of models that combine both health and housing services, the public sector has continued to separate the two.

<sup>1</sup> Department of Housing and Urban Development. *Housing our Elders*. November 1999.

Public subsidies are designed to produce either health or housing services — but not both. Government-sponsored health programs and housing programs were designed to produce distinct public goods. They were created in isolation, as different line items in local, state and federal governments. Public housing programs and government mortgage subsidies were created to increase the number of affordable and adequate housing units. The public system of health services was established to promote general public health and well-being, to provide health care for the very poor and to decrease the likelihood of an outbreak or epidemic. The missions of public health and housing agencies were not only isolated but mutually exclusive.

As a result of this separation, there are very few programs which address both the health and housing needs of a senior, making it difficult for seniors to remain in their communities as they age. Retirees are confronted by two undesirable options as they become frailer — overcare and undercare. They are often forced to choose between entering an expensive, restrictive elderly institution before the need arises, or remaining in their homes alone, to face the pressures of rising medical expenses and a deteriorating shelter while on a fixed income.

Communities are unnecessarily limited to this pair of undesirable options primarily because health care has not been coordinated with “housecare” in such a way as to holistically support the senior population. As a result, the last third of a person’s life can be spent making radical life changes in response to comparatively minor changes in physical or physiological condition. A problem in one knee can render a home’s stairs insurmountable, shrinking a person’s world to the space of a few rooms. Forgetfulness can force an otherwise healthy and productive person into a nursing home, as medication schedules become difficult to maintain.

Issues of senior housing and senior health can not be dealt with in isolation. In fact, they can not easily be separated. A housing problem can create a health problem and a health problem can create a housing problem. While this is true for most age groups, it is particularly true for aging adults. In 55 years, the number of people 65 and over will more than double, the number of those 75 and older will triple and the number of people 85 and older will quintuple.<sup>2</sup> As the share of the population requiring integrated services continues to grow, service providers at the local, state and federal level will need to find a way to coordinate elderly health and housing, because the costs of isolated services are too high.

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<sup>2</sup> Burkhardt, John. “Mobility Needs in a Maturing Society.” *Coming of Age, Federal Agencies and the Longevity Revolution*, 1999.

## II. Aging Demographics

Overcoming these barriers to the coordination of health and housing services takes on greater importance as more Americans live longer and the elderly population continues to grow at a very rapid pace.

### The Changing Landscape

The number of elderly individuals requiring services will increase dramatically over the next two decades. Individuals are living longer and wish to remain in their homes as they age. At the same time, the informal support networks provided by family and friends are taxed more heavily than ever before. Retiring parents live further away from their children than in any other time in history. More and more of these children are in two-income households where both husband and wife are working full-time. The son or daughter who used to coordinate and provide health and housing services, either because of lack of time or the distance between them, is unable to provide the same level of care. "American society has traditionally looked to daughter power supplemented by daughter-in-law power [to support the elderly].... But many daughters and daughters-in-law now work all day at jobs outside the home, live thousands of miles away and have their own children to attend to. As the oldest-old grow ever older their daughters will become old and frail themselves. So the country is in the market for alternatives."<sup>3</sup>

The nature of long-term care is changing as well. Throughout the 1990s and into the 21st century, different models of combining health and housing services to facilitate aging in place have developed. The private market is beginning to discover that the high-end assisted living model may not be as sustainable as previously thought. Construction rates are down from peak levels. In 1998, 32,700 new units were built. As of April 2001, only 7,900 new units were under construction. The Senior Housing Association estimates the current vacancy rate of assisted living facilities at 10 percent, and in some markets, such as Charlotte, North Carolina, the rate is as high as 50 percent.<sup>4</sup>

The approach to aging services is beginning to shift. Americans are more aware of the changing nature of the country's population — fewer younger, tax-paying workers and more retirees on fixed incomes. A few states have taken note of the impending demographic shift and have started long-term planning efforts to prepare for the growth in their elderly population, focusing on the use of technology and more cost-efficient options for delivering care.

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<sup>3</sup> Stanfield, Rochelle. "Aging of America." *National Journal*, July 20, 1996.

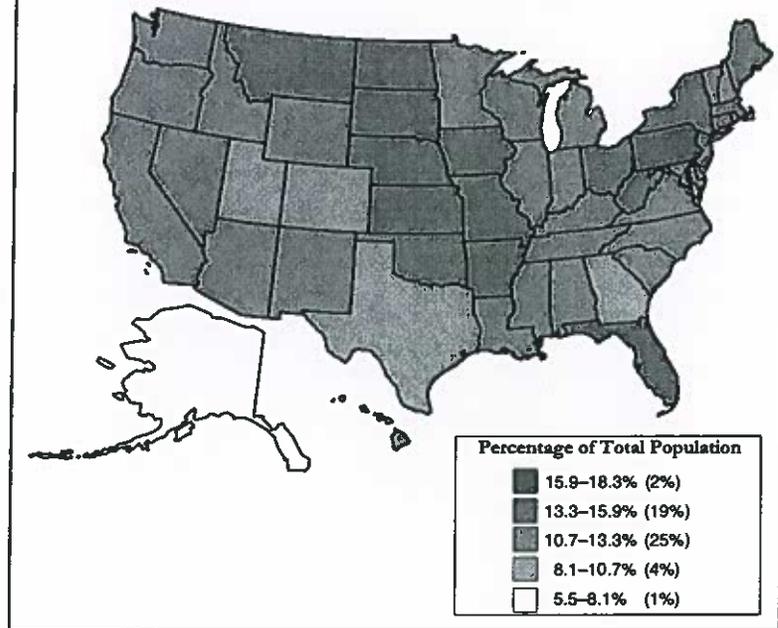
<sup>4</sup> Smith, Ray. "Assisted Living Firms Grapple with Oversupply." *Wall Street Journal*, April 18, 2001.

## The Growing Elderly Population

### *Where do the elderly live?*

There 34 million Americans above the age of 65. On average they make up 10 to 13 percent of each state's population. Those states with the highest concentration of the elderly are Florida, the northeastern region and the Midwestern corridor.<sup>5</sup>

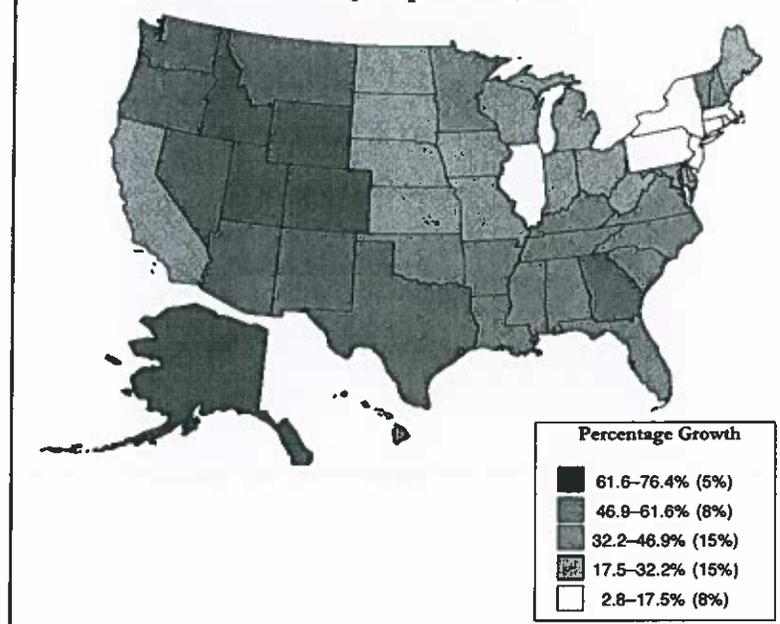
Percent of Population Above the Age of 65, 2000



### *Which areas will experience the greatest shifts in the elderly population?*

The elderly population is projected to double in size to well over 70 million by 2025. The states that will experience the greatest increase in the number of residents over the age of 65 are in the west and south. As a percent of the total state population, states in the west and southwest will experience the greatest increases.<sup>6</sup>

Percent Growth in Elderly Population, 2000-2015



<sup>5</sup> Based on data from the 2000 U.S. Census.

<sup>6</sup> Based on data projections from the 1990 U.S. Census.

***In what types of housing do the elderly live?***

Nationally, the home-ownership rate of Americans over age 65 is close to 80 percent and remains high as people age. The majority of seniors live in suburban areas, though the percentages change when the distribution is analyzed along tenure type. The majority of renters live in central cities. Some differences arise when comparing regions of the country: the Northeast has the largest percent of seniors living in multifamily units (31.45 percent); the South has the largest percent of seniors living in single-family units (87.07 percent). Seniors in the West and Northeast live primarily in suburban and central city areas, while seniors living in the Midwest and the South live primarily in suburban and non-metro areas. The type of unit, community and tenure will have significant implications for the delivery of health and housing services.<sup>7</sup>

**Elderly Housing: Type and Location**

Characteristics	Total Occupied Units		Tenure				Region							
			Owners		Renters		Northeast		Midwest		South		West	
	000s	%	000s	%	000s	%	000s	%	000s	%	000s	%	000s	%
<b>Total Senior Units</b>	21,423	100.00	17,196	80.27	4,227	19.73	4,664	21.77	5,157	24.07	7,561	35.29	4,041	18.86
<b>Tenure</b>														
Owner	17,196	80.27	17,196	100.00	—	—	3,344	71.70	4,238	82.18	6,399	84.63	3,215	79.56
Renter	4,227	19.73	—	—	4,227	100.00	1,320	28.30	919	17.82	1,162	15.37	826	20.44
<b>Units in Structure</b>														
Single Family	17,289	80.70	16,101	93.63	1,188	28.11	3,198	68.57	4,153	80.53	6,583	87.07	3,333	82.48
Multifamily (2+ units)	4,135	19.30	1,095	6.37	3,039	71.89	1,467	31.45	983	19.06	977	12.92	708	17.52
<b>Urban / Rural Areas</b>														
Central Cities	5,874	27.42	4,064	23.63	1,810	42.82	1,388	29.72	1,268	24.59	1,916	25.34	1,304	32.27
Suburbs	9,708	45.32	8,123	47.24	1,586	37.52	2,570	55.10	2,032	39.40	3,161	41.81	1,946	48.16
Non-Metro Areas	5,840	27.26	5,009	29.13	831	19.66	708	15.18	1,856	35.99	2,485	32.87	792	19.60

***In what housing do the future elderly live?***

Though many individuals will make changes in their housing conditions before they turn 60, it is helpful to examine where the baby boomers, the future elderly, are living now.<sup>8</sup>

**Baby Boomer Housing: Type and Location**

Characteristics	Total Occupied Units		Tenure				Regions							
			Owners		Renters		Northeast		Midwest		South		West	
	000s	%	000s	%	000s	%	000s	%	000s	%	000s	%	000s	%
<b>Baby Boomers aged 45 to 54</b>	20,048	100.00	15,223	75.93	4,825	24.07	3,972	19.81	4,780	23.84	6,910	34.47	4,387	21.9

<sup>7</sup> Data from the 1999 American Housing Survey.

<sup>8</sup> *Ibid.*

***Does the housing of the elderly meet the needs of the elderly?***

One-fifth of the elderly are overhoused, living with someone else in a dwelling where bedrooms outnumber household members by more than one.<sup>9</sup> This figure underestimates the true number of seniors who are overhoused, because it does not include elderly who are living alone in homes that are bigger than they need.

Though it varies by type of disability, approximately half of the elderly have had their homes modified to be appropriate for their disability level.

**Need for Modification vs. Presence of Home Modification<sup>10</sup>**

	Number (000s)	%
Total number of households with elderly individuals	22,790	—
Total households with disabled elderly people	5,028	—
Home has any modification	2,258	44.90%

**Presence of Home Modification Appropriate to Specific Disability<sup>11</sup>**

Elderly individual has difficulty with:	Number (000s)	Presence of appropriate modification
Entering and exiting the house	1,586	49.4%
Going up and down the stairs	2,095	41.2%
Opening and closing or going through the doors	647	53.6%
Moving between rooms	873	54.2%
Reaching bathroom facilities	1,134	48.0%
Bathing, getting in and out of tub or shower	1,864	44.3%
Uses wheelchair or electric cart	584	49.2%
Reaching kitchen facilities	794	14.1%
Cooking and preparing food	1,255	12.7%
Seeing even when wearing glasses	1,568	1.4%
Hearing even when wearing an aid	1,612	16.4%

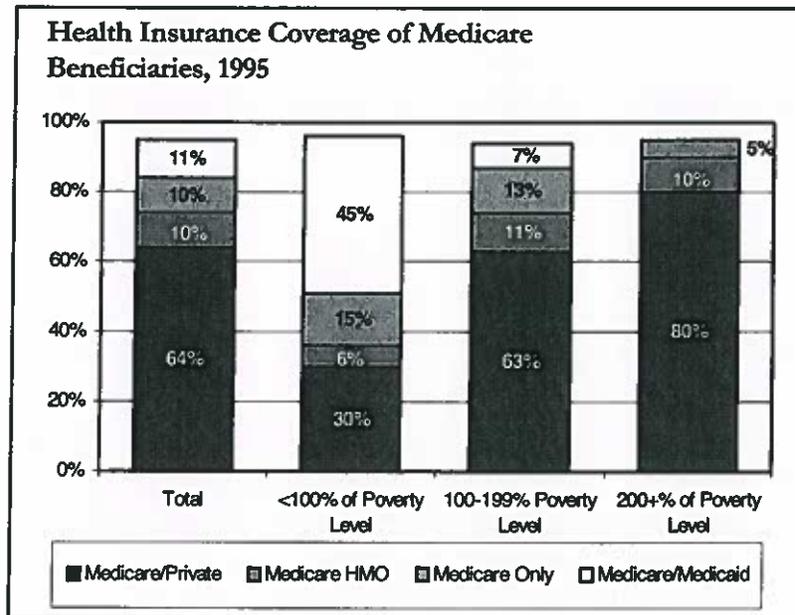
<sup>9</sup> Department of Housing and Urban Development. *Housing Our Elders*. November 1999.

<sup>10</sup> Louie, Josephine. *Housing Modifications for Disabled Elderly Households*. Harvard University Joint Center on Housing Studies, W99-8, September 1999.

<sup>11</sup> *Ibid.*

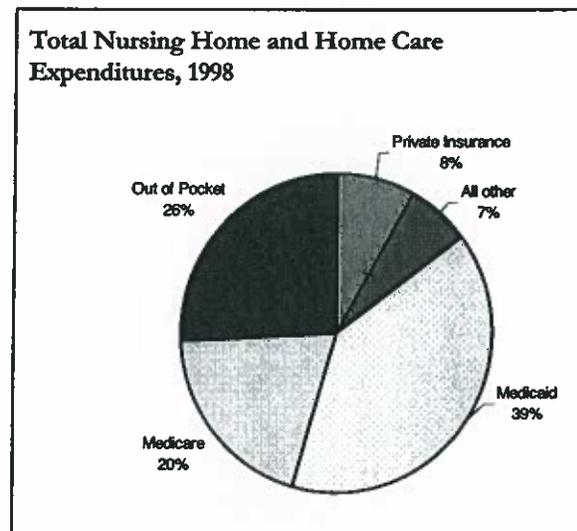
***How do the elderly receive their health-care services?***

In the United States all citizens over the age of 65 are entitled to receive Medicare. The poorest elderly are eligible for additional coverage under Medicaid. The income eligibility criteria vary from state to state, but in general are tied to the National Poverty Level statistic.<sup>12</sup>



***How do the elderly fund long-term care?***

The majority of long-term care services in the United States are funded through Medicaid and Medicare.<sup>13</sup> Which populations are eligible for services and what types of services are supported through these programs are critical components of any efforts to coordinate health and housing services.

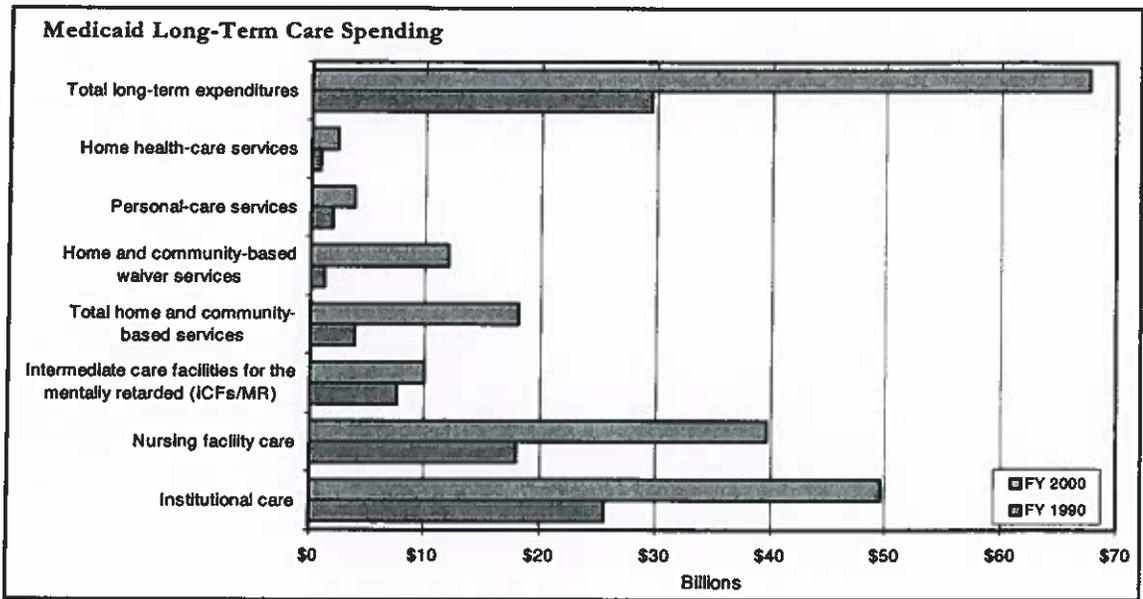


In the early 1980s, Congress began to address some of the institutional bias in the Medicaid program. Up until that point most of the Medicaid funding was only available for nursing home facilities. Over the years as Medicaid spending has increased, so has the share of funds spent on home and community-based care services (see chart below).<sup>14</sup>

<sup>12</sup> Kaiser Commission on Medicaid and the Uninsured. *Medicaid Eligibility for the Elderly*. May 1999.

<sup>13</sup> Feder, Judith, Harriet Komisar and Marlene Niefield. "Long-Term Care in the United States," *Health Affairs*, Vol. 19, No. 3, May/June 2000.

<sup>14</sup> *Ibid.*



### III. Examining the Costs of Aging Services and Methods of Service Delivery

#### The Expenses of Aging Services

There are a significant number of expenses and inefficiencies associated with this separation of health and housing services. As with most issues, the prevention of a problem is the most cost-effective form of treatment. The separation of health and housing services does not allow for the treatment of a health problem through the prevention of a housing problem, and vice versa. When seniors, often the most stable forces in the neighborhood, are forced to move out in search of more adequate and affordable health and housing services, communities suffer. Communities also suffer when a resident in need of services is unable to move out; as their health deteriorates, their inability to maintain their home and subsequent deterioration of the housing stock negatively affect the community's health. As cities struggle to increase and preserve their affordable housing stock, they can not afford to let the older homes, often some of the most affordable, deteriorate.

#### Costs of Isolated Service Delivery

- Difficult to achieve cost savings through prevention programs
- Loss of seniors forced to move because of health problems
- Loss of housing stock because frail seniors can not properly maintain their properties

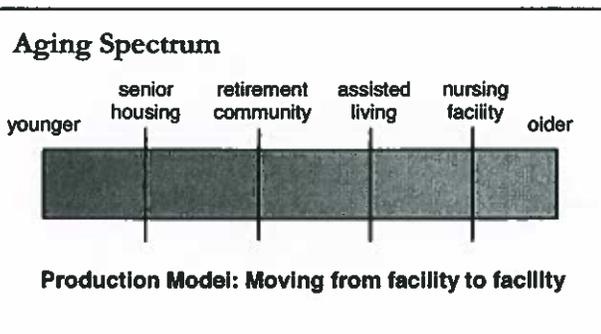
#### Production Rather Than Custom Model: The Procrustean Bed of Myth

Aging services are most expensive when they are delivered in a production rather than customized care model. The overcare or undercare resulting from the production model can compound an existing health or housing service need, decreasing the quality of life and increasing the costs of care. Allowing individuals to age in place with calibrated support services offers a more efficient form of care, maximizing an individual's capacity for self-help and maintaining his or her economic and social contributions to a community.

No one package of services will fit the needs of the growing elderly population. In order to achieve economies of scale, large service-delivery programs develop service packages that deliver the same set of health and housing services to a large number of individuals.

While there may be different levels of services, care is not tailored to the need of the individual but the median need of the majority. In many industries, this process achieves valuable cost savings. In the field of elder care, a production model is far more likely to result in too much care delivered to some and not enough care delivered to others.

In 1973, Elaine Brody recognized the production model service delivery of nursing homes and compared it to the Procrustean bed of Greek myth — in which victims were either chopped or stretched to fit the bed.



Production-model services are increasingly unpopular, as individuals do not wish to be stretched or chopped, and the cost savings do not seem to materialize. In a rigid, large-scale service-delivery system, care is most likely to be provided inappropriately, either falling short of (undercare) or in excess of (overcare) the actual individual's need. Both overcare and undercare are more costly than customized care since resources are either wasted on those who do not need them, or the resulting health complications of inadequate care incur greater total costs.

**Overcare.** Overcare is defined as the provision of inappropriate long-term care. This is most likely to occur when an individual is faced with too few options either because options are not available or are unaffordable. When a change in health or mobility renders the current residence inadequate, without alternatives the next and rather drastic step is a long-term, full-care facility. These facilities provide care at specific service levels, inhibiting the possibility of individual customized care. While this move anticipates future health-care needs, it provides expensive services above the current level of need.

#### **Consequences of Overcare**

*Expensive self-fulfilling prophecy of overcare.* When an individual is given more care than necessary or is unable to maximize his or her independence because of restrictive service models, he or she is more likely to live a shorter, less productive life of decreased quality. Often the loss of freedom and mobility can cause depression and confusion, accelerating an individual's deterioration. Extensive "research in learned helplessness details the destructive effects the regimens of overcare can have on the human spirit, creating listlessness, depression, and abandonment of efforts to exert control."<sup>15</sup> As overall health decreases, the level of necessary service increases, making overcare a self-fulfilling prophecy.

**Undercare.** Undercare is defined as the inadequate provision of health or housing services with regard to an individual's level of need. This is most likely to occur when an individual lives in substandard housing or is "over-housed," that is, he or she lives in a house that is much larger than necessary or manageable. Undercare also occurs when, due to a lack of mobility or accessible transportation, an individual may not be receiving the proper level of care to maintain good health and prevent illness or catastrophe. By neglecting either the health or home of an individual, undercare can incur unnecessary health and housing expenses.

#### **Consequences of undercare.**

*Costs of poorly maintained housing stock.* Many seniors struggle to maintain a home that served them well while raising a family but in the latter half of their lives has become too big and expensive for one individual to maintain. "More than 1.45 million elderly households still lack some of the most basic elements of housing security, such as complete plumbing or a reliable source of heat. A half-million of these households live in severely inadequate units."<sup>16</sup> Without assistance, the home can rapidly deteriorate and cause damage both to the individual's health

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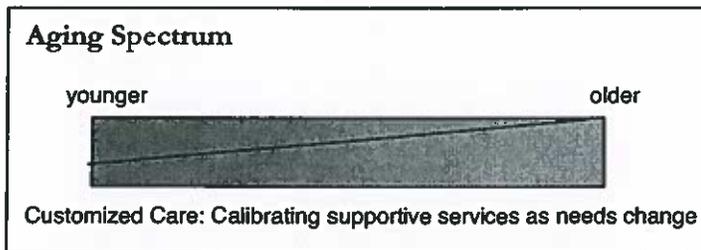
<sup>15</sup> Kane, Rosalie. "Long-Term Care and a Good Quality of Life: Bringing Them Closer Together." *The Gerontologist*, June 2001.

<sup>16</sup> Department of Housing and Urban Development. *Housing Our Elders*. November 1999.

and the community at large. Maintaining a home is much cheaper than rehabilitating it after it has suffered from a roof leak or plumbing problem over the course of time. When it comes to housing, preventive maintenance can save thousands of dollars in more substantial repair costs.

*Expense of catastrophic illness.* As an individual ages, proper nutrition, regular health examinations and appropriate medication can provide a high quality of life with maximum freedom and dignity. When individuals do not receive the level of nutrition or health care necessary to maintain their health, they are more susceptible to catastrophic events: falling and breaking a bone, suffering a heart attack, getting more infections, etc. Health care and rehabilitation services associated with such an event can be very expensive and could have been avoided, had consistent and appropriate care been administered. For example, a number of studies by the American Academy of Family Physicians demonstrated that elderly individuals who experience a fall are more likely to incur greater long-term health costs and higher rates of morbidity.<sup>17</sup>

Offering a range of health-care and housing options reduces costs by maximizing an individual's capacity for self-help. It matches professional services with the needs of individuals rather than matching individuals with the professional services or facilities that might be available. Inappropriate support, either too much or too little, can undermine and hinder the efforts of individuals to remain functionally independent, can shorten the length of their independent lives and severely cripple their ability to contribute to the social, civic and economic well-being of their communities. With a growing elderly population and an increased demand for services, communities can stretch limited dollars by creating custom-care models that avoid giving too much care to those who do not need it.



### **Aging in Place — The Preferred Method of Aging**

A long-standing assumption has existed that as an individual grew frailer, he or she required a continuum of senior living facilities, physically moving from one residence to another, as health or housing service needs changed. Increasingly over the last ten years there has been growing acceptance of the idea that older persons do not necessarily need to relocate as their needs change, but can modify their environment by adding supportive services and reconfiguring their residence. This “revised view of the housing continuum therefore stresses the elasticity of conventional housing in terms of its ability to accommodate a wider spectrum of older persons.” It can be achieved by “creating a wider variety of options for frail older persons that facilitate

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<sup>17</sup> Fuller, George. *Falls in the Elderly*. White House Medical Clinic, Washington, D.C., April 2000; and Steinweg, Kenneth. *The Changing Approach to Falls in the Elderly*. East Carolina University School of Medicine, November 1997.

aging in place in physically supportive residential settings linked with services.”<sup>18</sup> Aging in place requires the coordination of health and housing programs to deliver a customized level of care in an individual’s current environment.

In the last decade aging in place has not only become the most desirable way of aging but also in most cases it is the more cost-efficient way of aging. The AARP reported in May 2000 that “the desire to remain in their current residence for as long as possible becomes more prevalent as age increases. Seventy-five percent of those age 45 to 54, and 83 percent of those age 55 to 64 *strongly or somewhat agree* that they wish to remain in their homes as long as possible, while 92 percent of those age 65 to 74 and nearly all of those age 75 and over (95 percent) want to do so.”<sup>19</sup> Aging in place has become a part of the public rhetoric in the last ten years. Seniors and their children are starting to envision, and demand, a range of options beyond the nursing home. Policy makers generally agree that keeping elderly individuals out of nursing homes is the primary objective of aging policy.<sup>20</sup>

Successful aging-in-place programs minimize the provision of inappropriate care, and therefore the costs, by offering a range of flexible services and calibrating those services to fit the needs of the individual. Rather than a rigid service-delivery system, aging-in-place strategies create both health-care and housing options that provide support at the margin of need as defined by an individual’s personal desire and efforts to live independently. Aging in place works best as part of a comprehensive and holistic approach to the support needs of an aging individual and an aging community.

#### **Consequences of Aging in Place**

*Maintain social network.* Aging in place promotes self-sufficiency, encourages cost-saving interdependence between friends and neighbors in the community, offsets social isolation, and does not involve costly professional support unless necessary. Rather than relocating individuals to a facility, allowing them to age in place keeps valuable social networks. Relocating can entail the loss of friendships, regular shopping and entertainment areas and familiar support personnel, resulting in a significant loss in the quality of life, personal control and dignity. Aging in place allows all of these powerful networks to remain intact, providing both quantitative and qualitative benefits. A recent study completed by the Department of Health and Social Behavior at Harvard University concluded that “compared with persons who had 5 or 6 social ties, those who had no social ties were at increased risk for incident cognitive decline after adjusting for a variety of socio-economic and physical factors.”<sup>21</sup>

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<sup>18</sup> Pynoos, John. “Current Problems and Future Directions.” *Coming of Age, Federal Agencies and the Longevity Revolution*, 1999.

<sup>19</sup> AARP. *Fixing to Stay: A National Survey of Housing and Home Modification Issues*. May 2000.

<sup>20</sup> Author interview with Bobbie Sackman and Jennifer Fish, Council of Senior Services, New York, New York, July 16, 2001.

<sup>21</sup> Bassuk, Shari. “Social Disengagement and Incident Cognitive Decline in Community-Dwelling Elderly Persons.” *Annals of Internal Medicine*, Vol. 131, No. 3, 1999.

*Limit the negative effects of relocation and dramatic transitions.* The very act of moving an individual can be expensive. Searching for the appropriate facility can be time consuming and can often result in the expense of overcare. Finally, any move can be traumatic, but a move resulting in the loss of functional independence is particularly difficult to recover from and can result in confusion and diminished self-help capacity.

When an individual is allowed to age in his or her community with social support networks intact, costs are minimized and care is delivered in response not to a rigid service-delivery model, but to actual need. Communities save needed resources by reducing the amount of unnecessary service to individuals who could and would prefer to be more independent. Despite the benefits and cost savings which can be achieved by avoiding overcare and undercare, historical, structural and regulatory barriers keep health and housing services separate.

This separation affects the quality of life for most aging Americans. It is important to note that two groups in particular are not as concerned with the separation of health and housing services: the very wealthy and the very sick. Those elderly Americans for whom price is not a concern have access to a full range of health services and full-time paraprofessional and professional assistance. They can afford to move to different living environments or modify their current environment to suit their particular housing needs. In general, wealthier individuals have private insurance to supplement services provided by Medicare, and repair and maintenance costs to their home do not severely limit their income.

Because each individual will face the physical or mental disabilities caused by aging differently, some individuals will require significant medical assistance throughout the aging process. For these individuals, staying in their homes may not be a realistic option, nor would it necessarily be desirable. In that case, the need for a continuum of housing and health services is less important and the more critical concern is the quality of care delivered inside nursing facilities.

#### **IV. Barriers to the Coordination of Health and Housing Services**

Though the benefits of customized care are largely recognized by the professionals and consumers, the current system of public subsidy for housing and health care does not facilitate coordination. The separation of these systems is rooted in the very beginning of government intervention.

##### **History**

Government involvement in housing began as a remedy to health and safety problems. Sub-standard housing had become a fire hazard and a source of disease in the industrialized cities of the northeast. Immigrants seeking jobs had begun to overcrowd the few neighborhoods that would welcome them, and landlords had taken little initiative to protect their tenants from the mounting health and safety threats of the stressed housing stock. Local governments became involved out of concern for the general public health, not an individual household's right to quality housing. Both disease and fire were hard to limit or quarantine and the worsening housing conditions of these immigrant neighborhoods had begun to pose a threat to their surrounding cities. In response to this general public threat, municipalities began to implement building codes and zoning regulations that would control how housing was built.

It was not until the federal government became involved in housing, in the 1930s and 1940s, that the focus of government efforts shifted to individual housing units and the well-being of individual households. Ironically, as the concern in housing broadened and moved from local to federal levels, the focus of that concern became more narrow and shifted from the "public" issues of general health and safety to more individual, "private" concerns for the affordability and adequacy of individual housing units for individual households. With this shift to a broadly based but narrowly focused public interest in the housing stock, the natural link between health and housing was lost. As a result, over the past half-century housing and health agencies diverged in the channels of government appropriations, budgetary cycles and subcommittees. The separate budgeting structures that have developed now make it difficult to recognize the original link between public health and private housing that initially drew the government into the housing arena.

##### **Primary Points of Bureaucratic Disconnect Between Housing and Health**

<b>HOUSING</b>	<b>HEALTH</b>
<b>Managed</b> by the IRS and the Department of Housing and Urban Development.	<b>Managed</b> through the Department of Health and Human Services.
<b>Funded</b> as tax deductions, tax credits, subsidies and grants to individuals and municipalities.	<b>Funded</b> as entitlements, subsidies and grants to individuals and states.
<b>Calculated</b> as tax credits and deductions before the annual revenue projections. Budgetary programs calculated by appropriations.	<b>Calculated</b> as Medicare entitlements program by the Finance Committee before budget allocation. Budgetary programs calculated by appropriations.

HOUSING	HEALTH
<b>Administered by the state.</b>	<b>Administered by the locality.</b>
<b>Awarded:</b> To an individual or family meeting financial criteria; assistance is received when unit becomes available.	<b>Awarded:</b> To any individual who meets physical and financial criteria; individual receives services immediately after qualifying.
<b>Operate:</b> Under 30-year mortgages and affordability requirements ranging from 10 to 40 years.	<b>Operate:</b> Using 1-to-2-year funding cycles.
<b>Subsidy:</b> Follows the housing unit.	<b>Subsidy:</b> Follows the individual.
<b>Performance Measured by production:</b> Number and affordability of units created.	<b>Performance Measured by need:</b> Number of individuals left unserved.

### Budgetary and Structural Barriers

#### *Federal Budget Process*

Because the current systems of health and housing services were conceived in isolation, so remain their respective funding sources, performance standards and regulatory bodies. The funding for health and housing programs is not only distributed through different agencies, but very different funding channels. These differences can make it very difficult to meld programs or coordinate services. The largest public-health subsidies are delivered through both entitlement programs (Medicare) and budgetary programs (Medicaid), both of which are overseen by the Department of Health and Human Services. States are required to match federal Medicaid funding and, as a result, play a significant role in determining the nature of eligible services, and how and to whom they are administered. The largest housing subsidies are administered through the IRS (mortgage interest deductions and low-income housing tax credits), local Public Housing Authorities and the Department of Housing and Urban Development. The separate funding channels do not run parallel. Rather, the funding of housing programs and the funding of health programs follow very different courses.

The Department of Housing and Urban Development and the IRS manage housing

Type of Funding	Budgeting Process
Low Income Housing Tax Credit, mortgage interest deduction	Calculated before revenue projections are totaled.
Housing subsidies administered by HUD	Reviewed in annual budget negotiations of House and Senate — House Appropriations VA, HUD and Independent Agencies Subcommittee, Senate Banking, Housing and Urban Affairs Committee.
Medicare	Overseen as an entitlement by Senate Finance Committee and House Ways and Means Committee.
Medicaid	Reviewed in annual budget negotiations of House and Senate — House Appropriations Labor, Education, Health and Human Services and Education Subcommittee, Senate Health, Education, Labor and Pensions Committee.

subsidies. Health subsidies are managed through the Department of Health and Human Services. Housing dollars come as tax deductions, tax credits, subsidies and grants. Health dollars come as entitlement funding, subsidies and grants. The different types of funding are reviewed and appropriated separately. The tax credits and interest deductions are calculated before the annual revenue projections. The Finance Committee of the Senate and the Ways and Means Committee of the House appropriates funding for Medicare, because it is an entitlement program. Medicaid, along with all the HUD grant and subsidy programs, is reviewed in the subcommittee process of the Senate and House. The Labor, Health and Human Services and Education subcommittee of the House Appropriations Committee and Senate Health, Education, Labor and Pensions Committee review the Department of Health and Human Services budget. The VA, HUD and Independent Agencies subcommittee of the House Appropriations Committee and the Senate Banking, Housing and Urban Affairs Committee review the Department of Housing and Urban Development's budget.

The budgeting process at the federal level does not create incentives for cross-agency coordination. It can not recognize the relationship between health and housing as is necessary for efficient service delivery. If an increase in HUD funding addresses the home repair problems of a senior resident, saving Medicaid dollars by avoiding an expensive health problem, these savings can not be recognized. In the current budgeting process, they would be recorded as an increase in HUD spending and a decrease in HHS spending. The relationship between the two, and therefore the justification for any increase is lost. (See diagram of federal budgetary system, next page.)

#### ***Inconsistent Jurisdictional Boundaries***

After health and housing funds have passed through the federal budgeting process, they follow two very different paths to the "ground." These divergent paths can impede coordination.

Health dollars, Medicaid and Medicare, are largely administered and regulated at the state level. Most hospitals and direct health-care providers file for their own reimbursement and

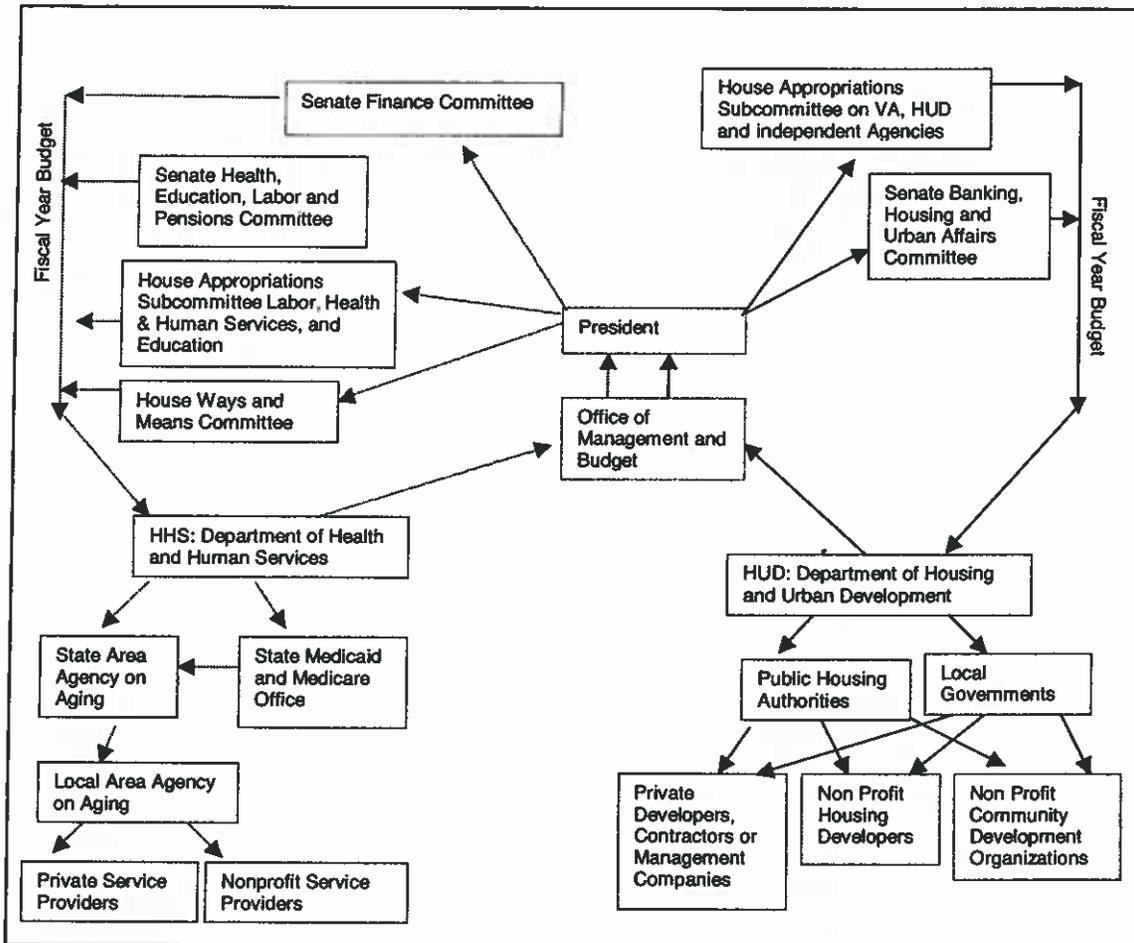
HEALTH	Administered by the state
HOUSING	Administered by the locality

assist clients as they apply for eligible services under Medicaid and Medicare. The structure can vary state to state, but most have a Department on Aging or Elder Affairs to coordinate a number of the supportive service and waiver programs. Critical service funding for seniors also comes through the Older Americans Act, the Social Services Block Grant and the Veterans Administration. The state, through the Local Area Agencies on Aging (AAA), subcontracts with a number of nonprofit and private-sector service providers. The AAA can also perform a number of screening and referrals services, including applications for Medicaid waivers.

Federal housing dollars, unlike federal Medicaid dollars, go directly to localities or local housing authorities. Public Housing Authorities exist in the gray area of a "quasipublic agency," neither fully public nor fully private. They control a significant amount of tenant-based and project-based housing subsidies. Local governments control a number of other housing subsidies, including CDBG and HOME funds. States operate Housing Finance Agencies and some states have housing trust funds or tax-credit programs.

The jurisdictions of housing and health providers rarely match up. Organizations attempting to coordinate health and housing services must apply to a number of state and local agencies. Each level of government with its own geographic boundaries also has a separate set of regulations and performance measurements. It is incumbent on a provider who attempts to coordinate health and housing services to run in between the agencies and translate one agency's regulations and requirements to the other.

**Federal Budgeting Process: Health And Housing Dollars**



**Regulatory Barriers**

Under the current system, regulations can also prevent coordination of services. HUD has the option of committing funds to support a population (e.g., the elderly) that HHS is targeting or vice versa. This may put moneys in the same place, but it doesn't insure that the moneys can be used together. Without altering the regulations and eligibility criteria, there is no guarantee that the funds can actually be used on the same project or to coordinate services for the same individual.

<b>HEALTH</b>	Regulated by medical standards
<b>HOUSING</b>	Regulated by construction and development standards

The regulations of Medicaid, Medicare and federal housing programs are designed to insure high quality of service and high accountability. HHS and HUD have an obligation to track where and how public funds are spent, and the regulatory bodies at the state and local level reflect that obligation. The difficulty in coordinating these services arises because the housing regulations protect one public good and the health regulations another. Medicaid and Medicare come from a medical model, whereas housing programs come from a bricks-and-mortar perspective. Both attempt to avoid a worst-case scenario. Medicaid and Medicare regulations prevent neglect and mistreatment of individuals who are not well. Housing regulations are designed to insure the financial feasibility of its projects and the affordability of housing for those most in need.

There are a number of regulations and eligibility criteria which make it difficult to use both health and housing dollars to serve the same individual. Here are just two examples of the complications that can arise when attempting to combine public health and housing dollars.

- Low Income Housing Tax Credits (LIHTC) can not be used for medical facilities, but the IRS has not clearly stated where the line falls between a residential facility and a medical facility. Assisted Living facilities lie somewhere in between a medical and a residential facility, but the criteria for LIHTC eligibility has only been determined through private rulings and revenue rulings. The most informative ruling was made in September 1998, but even that did not clear up how frequently residents can receive medical assistance and still qualify the facility under a residential ruling.<sup>22</sup>
- Section 8 vouchers can only assist with rental payments if the total rent does not exceed 40 percent of an individual's income. In order to qualify for Medicaid an individual must be very low-income and physically require nursing-home services. Many states use the federal SSI guideline of \$530 per month to qualify an individual for Medicaid; therefore the monthly rent can not exceed 40 percent of \$530, which is \$212. If an individual qualifies for Medicaid, a Medicaid waiver can be used to pay for the personal care services offered in an Assisted Living facility. Assisted Living facilities usually provide three meals a day to residents. Medicaid can pay for food preparation, but not raw food costs. The cost of the food must then be incorporated into the rental costs, and \$212 is not enough to cover rent, let alone additional food costs. Section 8's 40 percent requirement does not take into account that the monthly food costs are also being paid for and therefore an individual could afford a higher rent payment.

### ***Eligibility Barriers: Eligible Services and Individuals***

To allow the elderly to age in place as long as possible, health and housing resources must support a range of health and housing conditions. The major elderly health and housing programs restrict both who can receive services and which services are eligible for reimbursement. The restrictions and guidelines for each program vary and often conflict with one another.

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<sup>22</sup> Gray, Jim. *Using the Low-Income Housing Tax Credit for Assisted Living Facilities*. National Cooperative Bank Development Corporation.

Four primary points of tension created by the eligibility criteria are described here.

<b>HEALTH</b>	Individual meets criteria and will receive services
<b>HOUSING</b>	Individual meets criteria and waits for unit to become available

***Not enough services are eligible for Medicare reimbursement.*** Medicare only provides home-health and personal-care

services to address acute medical needs. Medicare finances long-term care through its limited skilled nursing facility (SNF) and home-health benefits. In most cases the SNF and home-care services paid for by Medicare are short-term, rehabilitative care, related to a hospital stay or outpatient procedure. Medicare will also provide part-time home health care and personal-care services to homebound individuals, but has strict definitions of what it means to be homebound. If an individual is able to shop for him or herself but needs assistance with bathing and medication reminders, he or she would not qualify as homebound and could not receive the services under Medicare.<sup>23</sup> With its present level of benefits, Medicare is not designed to provide ongoing assistance to maximize self-help and independence for the person who is aging in place.

***Only the sickest and the poorest seniors can receive care through the Medicaid program.*** Medicaid does provide ongoing long-term care services, but the eligibility criteria pose challenges for providers who attempt to coordinate health and housing services. Individuals have to be very frail and very poor to receive services. Only those who meet very low-income standards and whose physical needs require nursing home-level assistance can qualify for assistance under Medicaid. "You have to be on the absolute bottom financially and physically to get any assistance."<sup>24</sup> These physical and financial eligibility criteria of the Medicaid program prohibit the funding of any incremental care that might maximize independence, before an individual becomes physically or financially dependent.

"We know well that the provision of a few targeted services, such as respite care, home modifications, a wheelchair ramp, bathtub railings, or personal-care attendants can often maintain a high level of functioning in seniors or individuals with disabilities. These targeted services often prevent catastrophic events, prevent slow declines in functioning and are a cost efficient and critical component of good public health policy,"<sup>25</sup> but can not be provided by Medicaid until an individual meets both the financial and physical criteria. Individuals have to be quite frail to qualify for services, which means any assistance that may extend independence prior to becoming frail can not be funded. Those who are just above the income guidelines (in many states this is the SSI guideline of \$530 per month) cannot qualify for Medicaid assistance, nor can they afford to pay for these services in the private market. Those who do not yet physically qualify as nursing-home eligible, but who need some assistance with minor daily activities to remain in their homes, cannot receive Medicaid services.

***Housing subsidies primarily support renters, but most seniors are homeowners.*** Most housing subsidy programs support elderly rental housing, while the majority of elderly citizens

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<sup>23</sup> Author interview with Robbie Rhymer, Symbion Health Services, July 6, 2001.

<sup>24</sup> Testimony of Ray Czalchowiski, Congressional Commission Public Hearing, Syracuse, New York, July 30, 2001.

<sup>25</sup> Testimony of Ray Scheppach, Executive Director, National Governors Association, before the Senate Special Committee on Aging, July 18, 2001.

own their homes. Elderly homeowners do receive assistance with the cost of their housing through local property-tax exemption and tax-deferral programs. Some localities use their Community Development Block Grant funding to support elderly homeowners through home repair programs. The largest home-ownership subsidy, however — the mortgage interest deduction — does not apply or provide benefit to many elderly homeowners. Most own their homes outright. Those who are still making mortgage payments are usually in the later part of their mortgage, when the bulk of the payment is principal rather than interest.

The challenge of housing affordability for America's seniors extends beyond elderly renters, but the subsidies do not. Thirty percent of all elderly pay more than thirty percent of their income in housing costs. HUD reported that the affordability crisis among the elderly is distributed evenly between renters and owners.<sup>26</sup> As of 1999, 1,721,266 of the 34 million Americans over the age of 65 reside in publicly assisted rental units.<sup>27</sup> While it is critical that rental subsidies remain intact, they serve only 3 percent of elderly Americans.

***Health dollars are distributed as an entitlement; housing dollars are distributed as a limited subsidy.*** Each year federal and state governments project how many people will qualify for Medicaid and Medicare and set aside the amount required to serve those individuals. As individuals meet the eligibility criteria, they receive the services. Which services Medicare recipients receive is determined at the federal level. The services that Medicaid recipients receive are determined at the state level. For example, a state can determine how many home and community-based Medicaid waivers it will fund, requiring that all other Medicaid recipients receive long-term care through a nursing facility.

Housing, on the other hand, operates in a very different eligibility universe. HUD generally sets the income restrictions which qualify an individual for housing assistance. Each year, only a certain percentage of the units needed to house the individuals who meet the eligibility criteria are funded. Individuals who meet the criteria but for whom a unit is unavailable wait in line to receive services.

These separate eligibility universes make it difficult to coordinate health and housing services for the same individual to allow him or her to age in place. Consider this example: if Mrs. Jones receives a home and community-based waiver from the state because she has qualified financially (low enough income) and physically (requires nursing home level assistance), she can begin to receive personal-care services in her home. Because of her low income, Mrs. Jones will also qualify for the city home-repair program funded through Community Development Block Grant (CDBG) from HUD. If the city is only funded to repair 200 homes each year, Mrs. Jones could wait several months or years until her name rises to the top of the waiting list. In the meantime, she has been receiving personal care services in her home, but her roof continues to leak, rendering the home unlivable. She will have to move to a nursing home not because of a lack of health care, but the lack of funding for housing assistance.

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<sup>26</sup> Department of Housing and Urban Development. *Housing Our Elders*. November 1999.

<sup>27</sup> Kochera, Andrew. *A Summary of Federal Rental Housing Programs*. AARP Public Policy Institute, May 2001, p. 2.

## V. Lessons from Providers

Despite the barriers and obstacles in coordinating health and housing programs, across the country a number of nonprofit agencies, both housing and health-care agencies, have combined health and housing services to support aging in place. Generally these efforts have required creativity, and a means through which projects could be conceived outside of the traditional health or housing model. In interviews with over 60 health and housing professionals across the country, a number of key elements and lessons emerged.

### Four Key Components of Aging in Place

The range of appropriate services can vary depending on how an individual ages, but there are four key elements that have been consistently present in the most successful aging-in-place programs.<sup>28</sup>

- **Choice:** Providing both health-care and housing options that meet the diverse needs of individuals as they move through the later third of their lives. Options should be affordable along the income spectrum so that all elderly or their caregivers are able to choose from a range of alternatives.
- **Flexibility:** Offering a range of services that can be applied in a variety of contexts. Flexibility requires that the level of health and housing be adjustable whether an individual lives in a single-family home, rents a privately or publicly managed apartment or resides in an assisted-living facility.
- **Mixed Generations:** Maintaining mixed-generation communities in order to maximize a senior citizen's capacity for self-help and his or her ability to contribute to the community. People both old and young benefit from being around each other. Seniors often provide day care, tutoring and general stability when they are involved in the daily routines of young families, and young people can keep seniors engaged, active and looked after as they become frail. While most of this intergenerational mixing can occur naturally, it does take proactive planning to ensure that communities are not designed in such a way as to *prevent* opportunities for generations to mix.
- **Calibrated Support:** Establishing infrastructure through which housing and health-service needs can be assessed and the appropriate level of coordinated service delivered. To prevent undercare or overcare, calibrated support requires the ongoing assessment of an individual's health and housing condition as well as services that meet a range of different needs.

### Major Concerns for Aging-in-Place Programs

There are a number of challenges in developing and maintaining aging-in-place programs that are specific to each state's Medicaid regulations, housing subsidies, housing trust fund and

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<sup>28</sup> Based on a series of 60 interviews with senior service providers across the country between June and August 2001.

housing finance agencies as well as private foundations and resources. Despite these differences, providers across the country voiced a number of concerns and common themes.

***Aging in Place in a Rural vs. Urban Context.*** Providers in both urban and rural contexts struggle to serve seniors with very limited resources. When asked to articulate the primary concern for seniors in their communities, rural and urban providers responded differently. All rural providers interviewed for this report stated that their smaller communities were better at keeping seniors involved in the community and providing in-home support. When that support could no longer serve their needs, senior residents had no other option except nursing facilities far from home. Rural communities could support facilities that house 10 to 18 residents, but those models do not provide enough incentive to interest developers. Cen-Tex Certified Development Corporation in Austin, Texas, has developed a 16-room, 7,000-square-foot facility for rural communities, but has had difficulty finding appropriate financing or interested development partners.<sup>29</sup> While the lack of housing options poses a problem for urban providers as well, the inadequate number of supportive services and the difficulty in coordinating those supportive services was most often articulated as their primary concerns.

***Understanding the Market for Assisted-Living Facilities.*** Because assisted-living facilities are expensive to build and difficult to retrofit, most financing institutions require extensive market studies that show an area can support the facility. Traditional market studies that analyze age, income, housing tenure and other demographics do not accurately predict whether or not a community can support an assisted-living facility. The question “what makes a senior move into a facility?” is answered differently by every senior who faces different challenges of aging. Community groups, however, have proven to be invaluable resources for understanding the market for supportive living facilities. Knowing the specific housing and safety concerns in a neighborhood, the communities within the community (either ethnically or religiously centered) and the likelihood that if a certain resident leader or social group moves into the facility, others will follow, can position community groups to read the market for a facility more accurately than a study. Codman Square CDC in Dorchester, Mass., undertook a community-led study in 1996 using volunteers to knock on doors and interview residents, and holding focus groups at the local senior center and health clinic. As a result two congregate-care facilities were built in the community and have remained successful.<sup>30</sup>

***The physical deterioration of a house can cause mental health deterioration.*** The relationship between the mental health of a senior and the physical condition of his or her home was articulated so many times by housing providers, it bears mention. As many community-based organizations described, their home-repair grant and loan programs were not set up as senior programs but had become senior programs by default. Again and again the directors of these repair programs mentioned the change a roof repair or furnace replacement could create in the life of a senior. It was not just that water no longer came in when it rained, or that heat was now flowing freely in the coldest weather, but the senior felt more “in control,” “better able to cope,” and “more empowered to care for themselves” after these repairs were made. The

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<sup>29</sup> Author interview with Rosa Valdez, Cen-Tex Certified Development Corporation, July 12, 2001.

<sup>30</sup> Tu, Trang. *Market Study for Affordable Assisted Living In Dorchester, Massachusetts*. Codman Square Community Development Corporation, September 1996.

executive director of Neighborhood Housing Services in Boise, Idaho, explained, "if you can transform a home for someone, you can transform their lives."<sup>31</sup>

**"We are good at housing, we are not good at delivering services."** Over and over, community-based housing providers noted that their housing activities helped them to understand the needs of local seniors, but did not prepare them to become social-service providers. The different skill sets needed for the provision of social services forced housing developers and managers to seek partners to deliver supportive services to their residents. The shape and nature of these partnerships varied from community to community, but the providers who felt they were able to fill the service needs of their residents or community members did so through partnerships. St. Mary's Development Corporation in Dayton, Ohio, attributes the success of its senior facilities to its partnership with the county's combined health district. The county provides a nurse who then works out of the senior apartment complex, serving both residents of the building and residents in the surrounding community. Without this service their residents could not remain in the building.<sup>32</sup>

**Partnerships can occur in a variety of places.** Community-based organizations with successful collaborations with local health providers found that working together on their first project led to many other joint ventures. St. Petersburg (Fla.) Neighborhood Housing Services was asked to serve as the fiscal agent for a state-funded initiative that focused on housing- and construction-related issues. That project formed a number of subcommittees, one of which was a health committee. The director of the St. Petersburg NHS found himself on the health subcommittee thinking through how his organization's community-development activities had implications for health-education efforts. As a result of these meetings, the St. Petersburg NHS became involved in another state-funded program designed to address the impact of diabetes on families and communities. Though diabetes is not limited to seniors, the conditions it causes (amputation, blindness) worsen with age and can jeopardize independent living. The regular meetings and phone conferences throughout the diabetes initiative created "the relationships and broadened the thinking of both health and housing providers and positioned us to work together in the future. We now have a channel for communication and collaboration with a number of health providers."<sup>33</sup>

The Southeast Senior Housing Initiative in Baltimore, Maryland, has been participating in a four-year demonstration project with the Robert Wood Johnson Foundation designed to prevent falls and keep seniors in their homes. This collaboration has allowed them to consider an involvement in health services they would not have imagined several years ago. The foundation pulled together a collaboration of the Baltimore Neighborhood Based Medical System, John Hopkins Medical School, Banner Neighborhood Services, Neighborhood Housing Services of Baltimore, Southeast Senior Housing Initiative and the Baltimore City Commission on Aging. A doctor will refer an individual to the City Commission on Aging. The commission performs a thorough intake process and refers the individual to the appropriate agencies. The Southeast Senior Housing Initiative will modify the home with grab bars, handicap ramps, etc. NHS of Baltimore

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<sup>31</sup> Author interview with Tom Lay, Neighborhood Housing Services of Boise, Inc., August 2, 2001.

<sup>32</sup> Author interview with Elaine Clingman, St. Mary's Development Corporation, July 31, 2001.

<sup>33</sup> Author interview with Askia Muhammad Aquil, St. Petersburg Neighborhood Housing Services, St. Petersburg, Florida, July 23, 2001.

will work with the individual to provide a low-interest home rehabilitation loan if any further repairs are needed. The partnership members are now exploring how they can become certified for Medicaid reimbursement to provide individuals with enough services to keep them out of nursing homes. They have also begun planning for potential assisted-living models inside clusters of traditional Baltimore row houses. By working together on the foundation-sponsored project, a number of new, never-before-considered possibilities have emerged.

## **VI. Opportunities for the Coordination of Health and Housing Services**

HUD recognized the circular relationship between health and housing in its 1999 analysis of the housing conditions of America's elderly when it found that "assistance and support that would enable a homeowner to age in place undoubtedly represent the single largest category of housing need for elderly Americans."<sup>34</sup> Supporting aging in place requires both housing and health services to manage successfully, run efficiently and operated at the lowest possible cost. In an era of tight budgets and increasing service demand, agencies at the federal, state and local levels have new incentives to discover the most efficient means to deliver services to the growing elderly population.

Opportunities for the coordination of health and housing services exist at the federal, state and local levels.

### **Federal Opportunities: Align Isolated Programs and Redirect Funding Sources**

While increased funds will be necessary to provide services to the growing elderly population, in the current political climate it is hard to imagine either HHS or HUD receiving substantial additions to their annual budgets. Without assuming that any new funds would be available, the federal agencies can still take action to enhance the coordination of health and housing services. In the current condition of isolated funding channels, and conflicting regulations and eligibility criteria, a coordinated approach to health and housing services can be achieved through (1) the alignment of current services and the creation of comprehensive programs inside HHS and HUD, and (2) the redirection of the current health and housing funding channels toward rather than away from one another. These strategies are not mutually exclusive, and should be pursued simultaneously so that the federal budgeting and funding structure begin to reflect the relationship between health and housing concerns for older Americans.

***Align current services and develop comprehensive initiatives inside the HHS and HUD organizational structures.*** This strategy simply aims to create the possibility that health and housing programs can overlap. As it stands now, many regulations and program requirements and restrictions prevent health and housing programs from working in concert. By eliminating some of the regulatory and eligibility barriers to coordination, there is a greater opportunity for providers at the local level to find more possibilities than obstacles to a comprehensive approach to elderly health and housing.

The regulatory barriers, incompatible eligibility requirements and performance measurements that present significant obstacles to providers when matching HUD funding with HHS funding could be catalogued and reconfigured. While the specific adjustments to eligibility criteria are the subject of a more detailed analysis, some examples could include, but would not be limited to:

1. Altering the requirement that total rent costs not exceed 40 percent of an individual's income in order to receive a Section 8 voucher when that individual is living in an assisted-living facility.

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<sup>34</sup> Department of Housing and Urban Development. *Housing Our Elders*. November 1999.

2. Developing new Section 8 waiting list preference criteria for elderly individuals who are attempting to move into assisted-living facilities.
3. Expanding the populations covered under Medicaid services.
4. Integrating Medicare and Medicaid services for those who are eligible for both programs.
5. Examining HUD insurance criteria to pinpoint difficulties in insuring assisted-living facilities.
6. Expanding the Medicaid home-modification waiver to include home-maintenance issues which affect an individual's health.
7. Examining types of home-care services offered through Medicare, and expanding the eligibility criteria for those services.
8. Establishing criteria that distinguish assisted-living facilities from medical facilities for the purposes of Low Income Housing Tax Credit eligibility.

Both HUD and HHS have started a number of more comprehensive programs in the last couple of years, which should be continued and expanded upon. For example:

***HUD Service Coordinator Grant:*** In fiscal year 2001, \$24.2 million was made available to allow multifamily housing owners to assist elderly individuals and people with disabilities living in HUD-assisted housing to obtain needed supportive services that enable them to live as independently as possible in their own homes. The program provides funding for the employment and support of service coordinators who help residents obtain supportive services from the community that are needed to enable independent living and aging in place. The grant does not provide funding for any direct service delivery; rather the service coordinator operates as a broker of existing community services, helping residents identify their particular needs and the local agency or service which can best assist them. At the end of 2000, this program was expanded to allow, but not require, service coordinators to work with residents in the surrounding communities as well as residents of the multifamily development itself.<sup>35</sup>

***HUD Assisted Living Conversion Program:*** This program allows seniors living in subsidized multifamily units to remain in the same residential development while they age, rather than move to another facility if their need for supportive services increases. In fiscal year 2001, HUD made \$100 million available for the conversion of eligible multifamily units to Assisted Living Facilities (ALF). The program provides funding for the physical costs of converting some or all of the units in a multifamily development into an ALF, including the unit configuration, common and service space and any necessary remodeling consistent with HUD's or the state's statute or regulations. Under this program, ALFs must provide support services, such as personal care, transportation, meals, housekeeping and laundry. The grant does not fund the provision of supportive services. Services must be paid for through resident fees, grants, etc. This program is in the very early stages of development, but if funded adequately, can play a critical role in allowing seniors in subsidized units to remain in their homes as they age.<sup>36</sup>

***HHS-sponsored PACE Program:*** PACE (Programs of All-inclusive Care for the Elderly) was originally developed by San Francisco's On Lok Senior Health Services. The program pools Medicare and Medicaid funds to provide a range of acute and long-term care services for older

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<sup>35</sup> Federal Register, Volume 66, Number 38, February 26, 2001, p. 12362-12367.

<sup>36</sup> Federal Register, Volume 66, Number 38, February 26, 2001, p. 12339-12345.

adults through the use of interdisciplinary teams of health professionals. The PACE model includes in-home services, day care, laboratory and ambulance services, skilled nursing facility care, medical specialty services and restorative and supportive services. The PACE provider receives a fixed monthly fee for each individual enrolled in the program. This amount is based on the enrollee's entitlement for PACE, not the enrollee's physical condition or type of services needed. PACE then provides the individual with all of the care that might be needed and is not allowed to disqualify an individual because his or her condition or service needs have changed. PACE's financing structure creates incentives for maintaining the health of seniors enrolled in the program.

There are now 25 fully capitated PACE sites, 10 pre-PACE sites, and The Centers on Medicare and Medicaid will authorize an additional 20 programs each year. The program has successfully integrated Medicare and Medicaid for frail elderly and provided a community-based rather than institutional setting for comprehensive care.<sup>37</sup>

***Create a "Third Way" — an alternative program that sends both federal health and housing dollars to a single agency.*** This agency could operate at the federal, state or local level. Distinct opportunities present themselves at the state level, because of the current Medicaid and housing finance agency jurisdictions. As it presently stands, the funding streams diverge. Advocating for a "third way" is just an argument to turn those funding streams toward one another to better reflect the relationship between health and housing concerns of older Americans.

The third agency would be given the flexibility to mediate between the conflicting regulations and eligibility criteria of federal and state health and housing programs. This agency would then be charged with establishing a comprehensive financing and/or grant program for aging-in-place services using the expertise of both housing and health professionals. Rather than have service providers or housing developers apply to multiple and separate housing and health resources, this one-stop agency would pool those moneys and create a single application process. This unified process would eliminate the current conditions under which each provider essentially creates its own combination of health and housing services by applying to multiple grant and financing sources. It would establish a structure that *promotes* coordination and similarities and commonality between health and housing services. There will still exist a number of very difficult challenges in providing affordable health and housing services to America's low-income seniors, but under a system which is set up for coordination, many of the administrative and regulatory burdens could be lifted.

A third, alternative program could exist inside current state agencies (e.g., department on aging, elder affairs or the housing finance agency) or become a third entity. The advantage of a completely separate third entity is that it could leave behind the housing and health perspectives and invent a new paradigm, which would better reflect the interrelationship of health and housing. Often it is not only the regulations and eligibility criteria that stand in the way of coordination, but is also the unwillingness of providers, administrators, regulators and lenders to let go of

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<sup>37</sup> Chu, Gary and Jocelyn Pan. "Comprehensive Care for the Elderly: Is PACE the Answer?" *Harvard Health Policy Review*, Vol. 2, No. 1, Spring 2001.

traditional health and housing delivery structures or to compromise any components of health and housing development procedure.

An example of this type of resource pooling that delivers supportive services inside health facilities is the Massachusetts Housing Finance Agency's ElderChoice program.

ElderChoice is a program operated by the Massachusetts Housing Finance Agency (MHFA), which assists developers who are building and operating housing for seniors who need assistance to continue to live independently. The MHFA tackled the difficult challenge of building affordable housing with supportive services for low-income individuals by combining the lower interest rates provided through its tax-exempt and taxable bond financing program with the subsidy of Medicaid waivers. Developers interested in providing affordable assisted-living facilities need not navigate the financing and Medicaid services separately; the funding streams are coordinated by the MHFA. Developers need only apply to the MHFA, a one-stop shop. In the MHFA program, the affordable assisted-living model requires that 20 percent of the units remain affordable to low-income residents, while the remainder are market-rate units. The MHFA worked with the Massachusetts Medicaid office to qualify these developments for Group Adult Foster Care waivers. The waivers provide \$34 per day to fund the supportive services provided to the low-income residents of the assisted-living facility. The guarantee of this waiver has allowed developers to move forward with their projects knowing that the funds for service delivery can be worked into the operating pro forma. By streamlining the funding process, the MHFA has been able to build 14 developments to date, producing over 1,200 assisted-living units through the ElderChoice program.<sup>38</sup>

### **State Opportunities: The Interjection of Housing into Olmstead Planning Process**

In July 1999 the Supreme Court issued the *Olmstead v. L.C.* decision, which interpreted Title II of the Americans with Disabilities Act, requiring states to administer their services in the most integrated setting appropriate to the needs of qualified individuals with disabilities. The ruling obliges states to develop an Olmstead Plan which reorients their services toward community-based rather than traditional institutional settings for all those protected under the Americans with Disabilities Act.

The stage is set for significant changes in the long-term care system, if only all the actors are present. The future of community-based care is being discussed in the Olmstead planning sessions. It is the time and the place to re-envision how community-based affordable housing with supportive services can be provided. This is the need of the disability community and the need of the aging community. Success requires the cooperation of both health and housing services, and the Supreme Court has issued a ruling which may force states to become more creative than they have ever been before. Even though HUD was not mentioned in the ruling and the jurisdiction for the Olmstead plan falls under HHS, it is imperative that housing providers inject themselves into the Olmstead Planning process. This will not only accomplish the goals of the Olmstead ruling, but create the collaboration needed to accomplish the goals of successful aging in place.

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<sup>38</sup> Author interview with Frank Creeden, Massachusetts Housing Finance Authority, August 2, 2001.

The Office of Civil Rights (OCR) has been given the authority to oversee Olmstead enforcement. The OCR, along with officials from the Centers on Medicaid and Medicare, has been providing technical assistance and support to those states involved in the planning process. A recent study on states' progress toward meeting the mandates of the Olmstead Ruling found that:

1. Only a few states have finalized their plans and most will complete them in 2001.
2. The scope of most state Olmstead Commissions is broad and includes all people with disabilities, including the developmentally disabled, the physically disabled and those with mental illnesses, as well as **older people with disabilities**.
3. The progress of most states has been slow because of the complex issues that must be addressed to create a comprehensive community-based care plan. The largest and most difficult issues identified across the country are:
  - Assessing people who are at risk for institutionalization;
  - Defining institutionalization and reviewing placement activities in institutions;
  - Developing home-based service infrastructure given the personal-care and nursing-aide labor shortage;
  - **Finding affordable and accessible community-based housing;**
  - Locating accessible transportation; and
  - Identifying sources of funding within state budgets.<sup>39</sup>

A Supreme Court ruling presents a particular kind of mandate, and lends a certain weight and urgency to the process. To fulfill the requirements of the Olmstead ruling, health and housing providers need each other more than ever and share a common agenda. To date, however, only health departments and social-service agencies have been involved in the Olmstead planning process. "Of the 22 Olmstead-related plans that states have sent thus far to HHS for review, not a single one mentions housing. None of the state plans reflect discussions or partnerships with state housing or community development departments. As of September 2000, none of the committees formed, Executive Orders issued or legislation enacted by states in response to Olmstead, mentions housing or includes housing officials or experts."<sup>40</sup>

Recently, though, affordable housing was identified as a key issue for Olmstead compliance. On July 16, 2001, Claudia Schlotzberg, the OCR official in charge of the Olmstead planning process, arranged a technical-assistance teleconference to teach state personnel working on Olmstead plans the basic elements of the Section 8 program. The time is ripe to include housing providers in the Olmstead dialogue, and the effects may be long-lasting.

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<sup>39</sup> Fox-Grage, Wendy. *The States' Response to the Olmstead Decision: A Status Report*. National Conference of State Legislatures, March 2001.

<sup>40</sup> Miller, Emily. "The Olmstead Decision and Housing: Opportunity Knocks." *Opening Doors*, Issue 12, December 2000.

### **Local Opportunities: The Critical Role of the Community-Based Nonprofit**

Community development corporations and community-based nonprofits can play a vital role in coordinating health and housing services for the elderly, because they are often the organizations with the greatest connection to residents and to the local service network. There exist both health and social-service models for community-based nonprofits and housing and community development models. Organizations that are combining health and housing services for the elderly do so by default. They were either first a housing organization which needed services to support its residents, or a service organization that found that the primary needs of their clients included housing. The common factor is that they are connected to the residents through their ongoing work in the neighborhood. Community-based organizations are often the first to know of a new health or housing concern for a local senior. They are positioned to identify trends in the elderly population's needs, and possess the creativity and flexibility to calibrate the support to effectively match that need.

#### **Identifying Community-Specific Needs of Local Seniors: Nuestra Comunidad, Boston, MA**

Nuestra Comunidad is a community-development organization in Boston's Roxbury community. It has been an active presence in the community for several decades, and as a result its networks and connections throughout the community run deep. It has identified and, because of its unique position in the community, is attempting to address two very specific needs of its long-time senior residents. Many of the seniors in Roxbury own their homes, but as with much of Boston's housing stock, these are 2-to-3-family homes — "double and triple deckers." The rental income from the extra units could greatly assist those seniors struggling on a fixed income; however, as the seniors have become more frail, they are less and less able to manage the administrative and maintenance responsibilities of a landlord. Many seniors, as a result, have opted to keep these rental units vacant. Nuestra Comunidad is working to develop a program to rehabilitate and manage these extra units, providing extra income for the seniors and affordable units for the community.

An equally important concern facing Nuestra Comunidad is that its long-time resident leaders are aging. The lack of affordable rental units or supportive housing facilities in the community has forced many of these seniors to leave. To avoid losing the great value these seniors bring to the community, Nuestra Comunidad is working to develop alternatives, including better coordination of in-home health-care services.

As the aging population continues to grow and local communities search for cost-effective ways to satisfy the increased demand, community-based nonprofits are well positioned to fill the gap. There are a number of specific opportunities presented by the interrelationship between health and housing that community-based organizations should consider:

***Naturally Occurring Retirement Communities.*** Professors at the University of Wisconsin coined the concept of Naturally Occurring Retirement Community (NORC). It usually describes a community in which over 50 percent of residents are over the age of 65. NORCs are not senior housing developments; rather they are communities in which a majority of residents, having aged in place, are now senior citizens. The NORC model uses the density of seniors to

provide services in place rather than transport seniors to service facilities or relocate seniors to alternative living facilities. New York has a number of examples of successful NORC projects, and the attached case study on Penn South highlights the successes of the most famous NORC. The benefits of the NORC model do not have to be limited to high-density apartment complexes; community-based organizations can play a critical role in expanding the model.

There are many entrepreneurial opportunities to capitalize on the collective purchasing power of an organized community of seniors, and mission-driven community-based nonprofits are uniquely positioned to seek them out. Service buyers' co-ops can be formed for the purpose of procuring lower-cost services. Penn South Housing Co-op in New York City worked with St. Vincent's psychiatry program to have its fellows rotate through the co-op as part of a geropsychiatry training program. It gave the psychiatrists much-needed experience in the field, while providing free care to Penn South seniors. Nursing service was the most expensive staff line of the budget for Penn South Co-op. The co-op formed a partnership with the Visiting Nurse Service of New York, which saw an opportunity to find reimbursable cases for the agency, while providing free nursing care to co-op residents. Beth Israel Hospital and St. Vincent's Hospital both opened offices at Penn South as they realized that the co-op supplied many new potential patients. In addition to providing an opportunity for improved and coordinated care, the offices provided free services in exchange for assistance in marketing to residents. As a result of the Visiting Nurse Service and the hospital offices, Penn South now receives free screenings, lectures, flu shots and other services for its senior residents.<sup>41</sup>

The NORC model has been used primarily in high-density apartment complexes, but is now being tried out in a lower-density residential neighborhood model. The primary concern in applying the lessons of the high-density model to a residential model is how to define community. Community-based nonprofits, through their direct experience with residents, are best positioned to answer that question. Whether the community is defined geographically or through association with a specific community center, church or synagogue can frame the application of the NORC concept. Through their local experience, the community-based nonprofit is usually best positioned to answer the question of how community is defined.

Alternative NORC models are beginning to emerge. HUD recently awarded a grant to the community in Greenbelt, Maryland, to expand the NORC concept to a single-family house model. The Community Housing Resource Center in Atlanta, Georgia, is partnering with the Atlanta Jewish Community Center to develop a neighborhood-based NORC model, based on the lessons of Penn South and others in New York City.

***Paraprofessional capacity of nonprofits.*** Community-based nonprofit organizations are particularly well suited to deliver "paraprofessional" services. The work of paraprofessionals is invaluable to the delivery of calibrated support — care that matches the level of services delivered to the needs of the individual. It avoids the expense of providing too much care to those who do not need it and not enough care to those who do. In the case of housing, this could mean hiring a handyman to complete minor repairs for the seniors in a designated sector

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<sup>41</sup> Yalowitz, Nat and Bassuk, Karen. *An Intergenerational Community With Supportive Services: The NORC Model at Penn South Program for Seniors*, Penn South Co-op.

of the city. To deliver supportive services that do not require a licensed RN, a nonprofit may be better suited to hire and coordinate the house calls of a certified nursing assistant. These skilled individuals do not cost as much as a licensed nurse or plumber would and employing them directly through the nonprofit could facilitate the delivery of more comprehensive care. Paraprofessionals working for a community-based nonprofit can also reduce the expense of these services to seniors themselves. A not-for-profit corporation can deliver services at cost and does not require the profit margins a for-profit corporation would. A number of community-based organizations already incorporate handymen into their housing services. The challenge is to expand the model and include personal-care assistants to offer paraprofessional health care as well.

***Utilizing community planning to coordinate health and housing services.*** In most localities, community-based organizations (CBO) are invited to participate in long-term, ongoing community-planning efforts, zoning changes, the designation of special historic districts, etc. Community groups often host public meetings or forums to discuss a city or county's future development. In this role as community advocate and community voice, the CBO can play a unique role in insuring that a community's design and regulations support seniors who are aging in place. The community planning process can be familiar ground for health organizations as well. A locally based initiative can utilize existing relationships to pull planners, health-care workers and housing providers together.

Florida has recently organized a statewide program to help communities assess their "elder-friendly status" and implement plans to change facilities, housing, transportation and supportive services (see case study, page 45). While it was conceived at the state level, the program requires grassroots organizing and community support. It relies heavily on the networks through which CBOs, CDCs, senior centers, health clinics and neighborhood associations commonly operate. In those states without a gubernatorial initiative like Florida's, the same advocacy can be done through the ongoing work of CDCs, CBOs and their other nonprofit partners.

### ***Aging and Community Revitalization***

Community-based organizations not only serve residents but work to meet the goals of neighborhood revitalization. Often the process begins with a neighborhood clean-up or a landscaping project at the local park, and leads to housing rehabilitation and new construction. Finally it includes, for most communities, economic development and ensuring access to basic transportation and retail services.

**Aging in Place and Community Revitalization: A Common Agenda**

- Community stability
- Public safety
- Rehabilitation of housing stock
- Diverse community demographics, spanning different age and economic groups
- Promoting home ownership — most seniors own the homes in which they live
- Civic and community responsibility

As local organizations struggle with the many challenges of community revitalization, issues of senior health and housing arise, not because of a senior-oriented-mission, but because the

community members most in need are above age 65. The programs for home repair, home-rehabilitation loans, even public safety and transportation, become senior programs by default. Seniors who have been living in the community for decades, but can no longer afford to paint

their houses, mow their lawns or fix their front porches can become the primary concern of those neighbors revitalizing the community. “We are witnessing this connection between health and housing for seniors in our neighborhoods. The stress and anxiety from the redevelopment of neighborhoods and rising property taxes brings seniors into the housing office and we start from there.”<sup>42</sup>

Senior residents of a neighborhood may be customers of local community-revitalization programs because of their needs, but their inherent value make them powerful assets to the same revitalization efforts. One of the primary goals in revitalization strategies is achieving stability — stable housing stock, stable residents who are invested in the development of the community, rebuilding high-quality schools, parks and public services. Seniors can be a primary source of this stability. The oldest residents are often the long-term residents of the neighborhood, having purchased their homes 25 to 30 years ago. They are most often home and property owners rather than renters, who, out of their history and experience, have a large stake in the community. Keeping those seniors in their homes maintains “eyes on the streets” — seniors acting as crime watchers throughout the day while other residents are at work. Many times, elderly residents are the primary source of day care and after-school care. Communities that use the volunteer hours of senior residents in tutoring and reading programs improve the quality of their schools.

The present senior cohort has been called “the great generation.” They are the Americans who survived the Great Depression and fought in World War II. They have been known as one of the most civic-minded generations, who invested heavily in their community organizations, led the Rotary and Jaycee clubs, and always exercised their right to vote. These individuals and their ethics are invaluable to community-revitalization efforts, particularly in distressed urban areas. Allowing seniors to age in place maximizes not only their independence, but also the many social and economic benefits they bring to the community.

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<sup>42</sup> Author interview with Askia Muhammad Aquil, St. Petersburg Neighborhood Housing Services, St. Petersburg, Florida, July 23, 2001.

## **VII. Three Approaches to the Coordination of Health and Housing**

To examine ways in which state and local governments could consider an alternative approach — a third way, to combine health and housing services for seniors, three very different projects are summarized in the following pages. These projects are very different in nature but their approaches illustrate how alternatives can be considered on the ground.

### **Regional Planning in Atlanta, GA: Using GIS Technology to Create New Health and Housing Partnerships**

The Atlanta region has begun a process of exploring new partnerships between health and housing providers. Employing the tools of geographic information system (GIS) technology, it has used maps to locate communities with the highest density of seniors, communities with seniors at risk and communities with diverse age populations. The mapping technology has also been used to locate current health and housing facilities. This project is still in the early stages of its development, but it illustrates how technology can be used to help illustrate the possibilities for change and partnership.

### **Using Community Assets: Penn South NORC**

The Penn South Cooperative in New York City illustrates how one community measured its own assets to develop a new way of addressing its growing aging population. Rather than send its residents into nursing homes, this community recognized its own economies of scale and how the number of senior residents, rather than presenting a liability to the building management, could be leveraged to benefit the entire community. It has developed a number of well organized services to keep seniors in place.

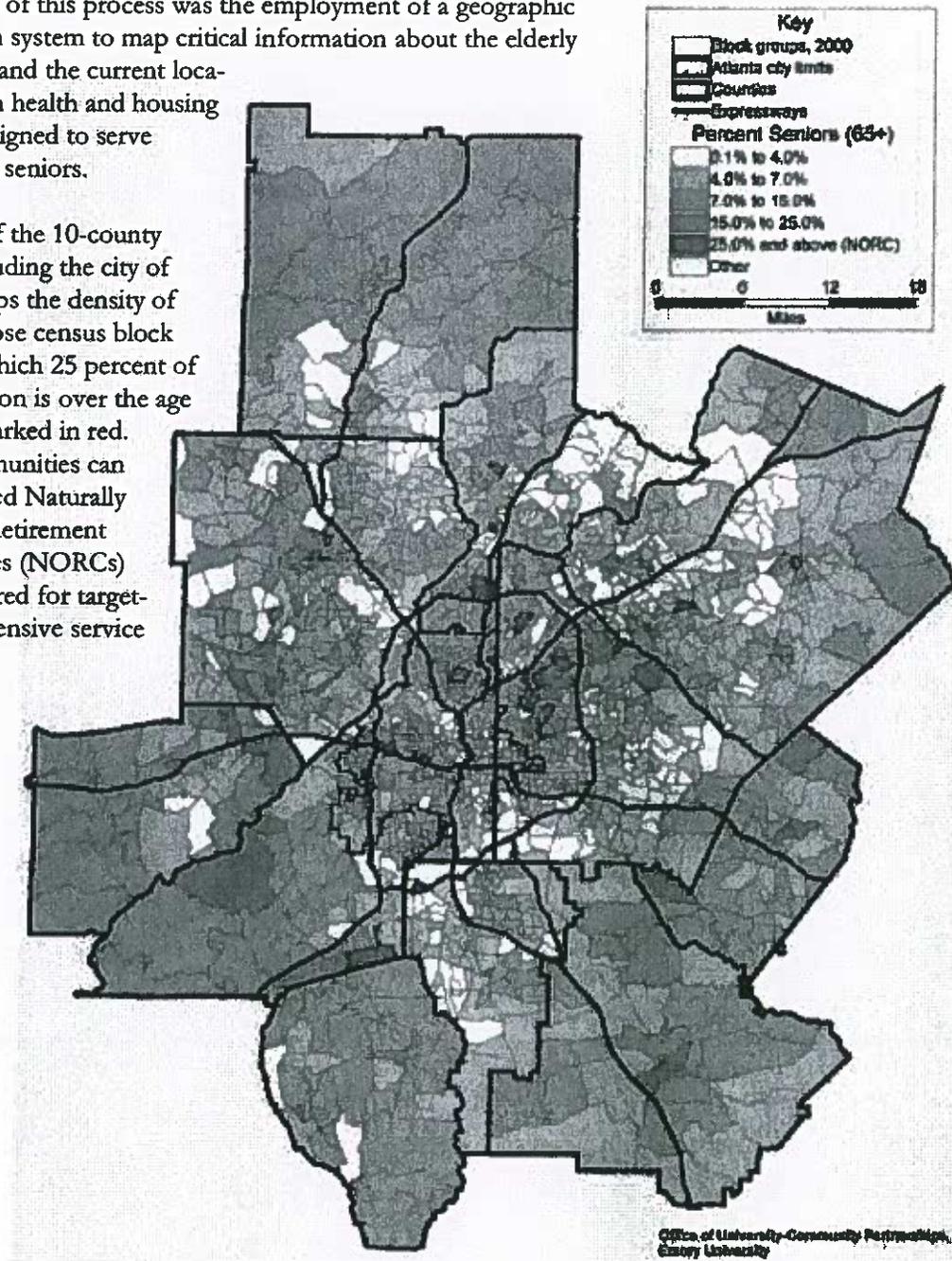
### **Statewide Community Assessment: Florida's Elder Community Program**

This project is also in its early stages of development, but illustrates a state approach to keeping seniors in their homes and communities. This project empowers local communities to assess what aspects of their locality do not support senior residents and then prioritize the changes they are ready to make and fund.

### Case Study: Using Geographic Information System Technology To Examine New Health and Housing Partnerships in Atlanta, GA

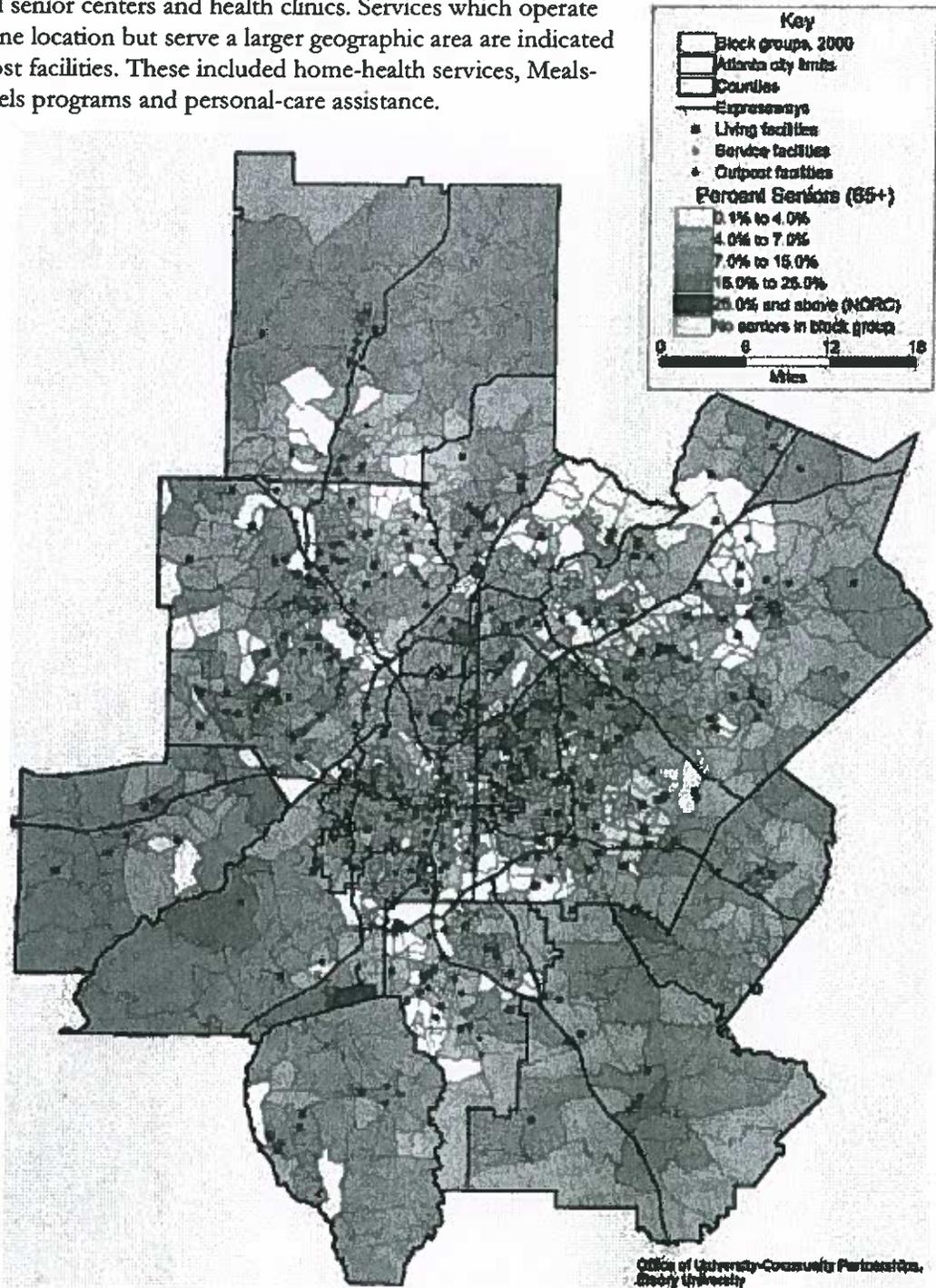
The Atlanta Regional Commission, Emory University and the Community Housing Resource Center partnered to develop a detailed toolkit outlining variety of tax, planning, zoning, housing and health policies to support seniors aging in place. The toolkit is designed to assist local government officials as they face the challenges of a growing elderly population. A critical component of this process was the employment of a geographic information system to map critical information about the elderly population and the current location of both health and housing services designed to serve the region's seniors.

This map of the 10-county region, including the city of Atlanta, maps the density of seniors. Those census block groups in which 25 percent of the population is over the age of 65 are marked in red. These communities can be considered Naturally Occurring Retirement Communities (NORCs) and considered for targeted comprehensive service delivery.



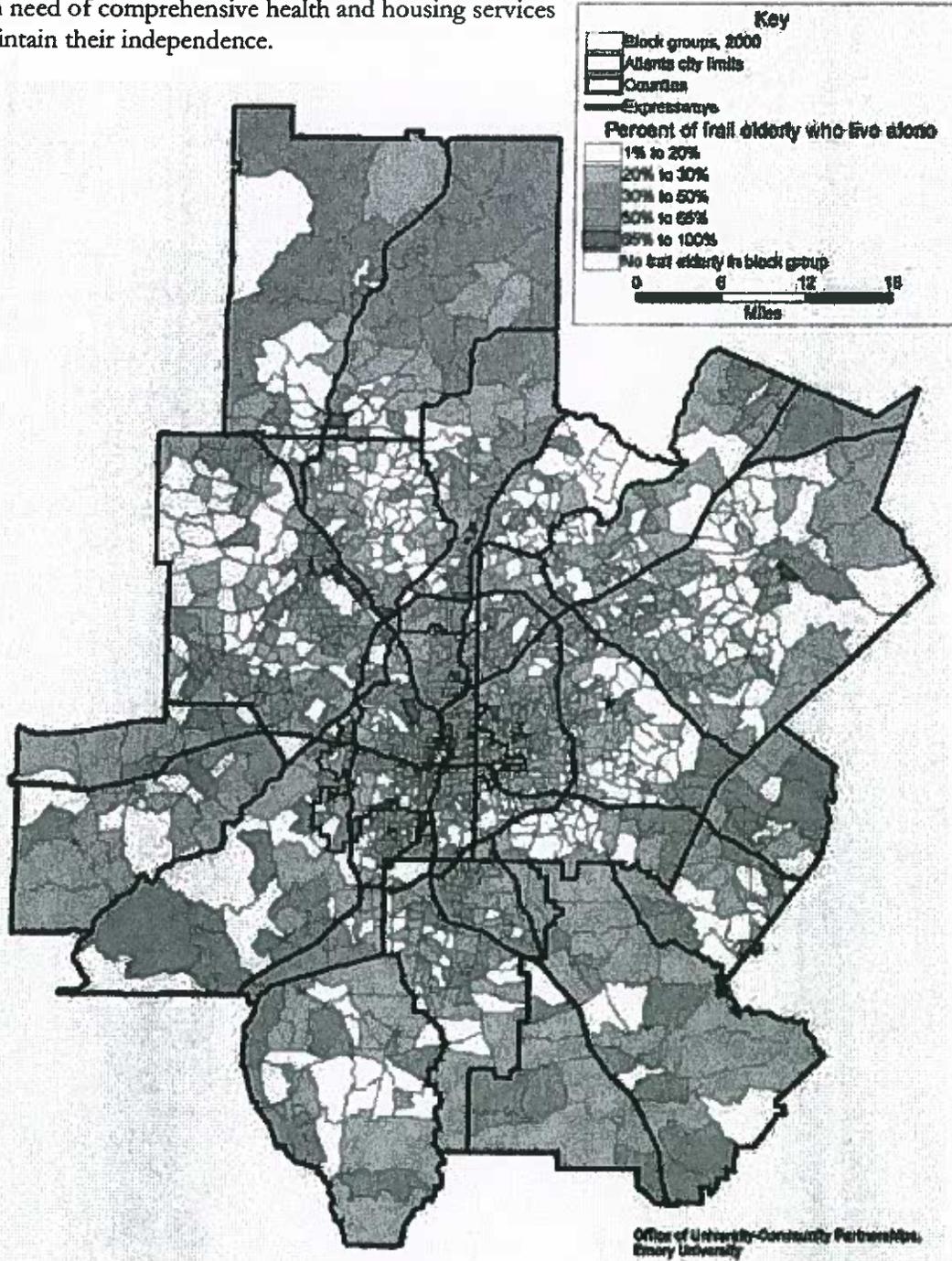
**Locating Senior Health and Housing Providers**

The locations of service providers and major senior living facilities are mapped throughout the 10-county region. Living facilities included nursing homes, continuing-care retirement communities, assisted-living facilities and HUD 202 buildings. Service facilities included senior centers and health clinics. Services which operate out of one location but serve a larger geographic area are indicated as outpost facilities. These included home-health services, Meals-on-Wheels programs and personal-care assistance.



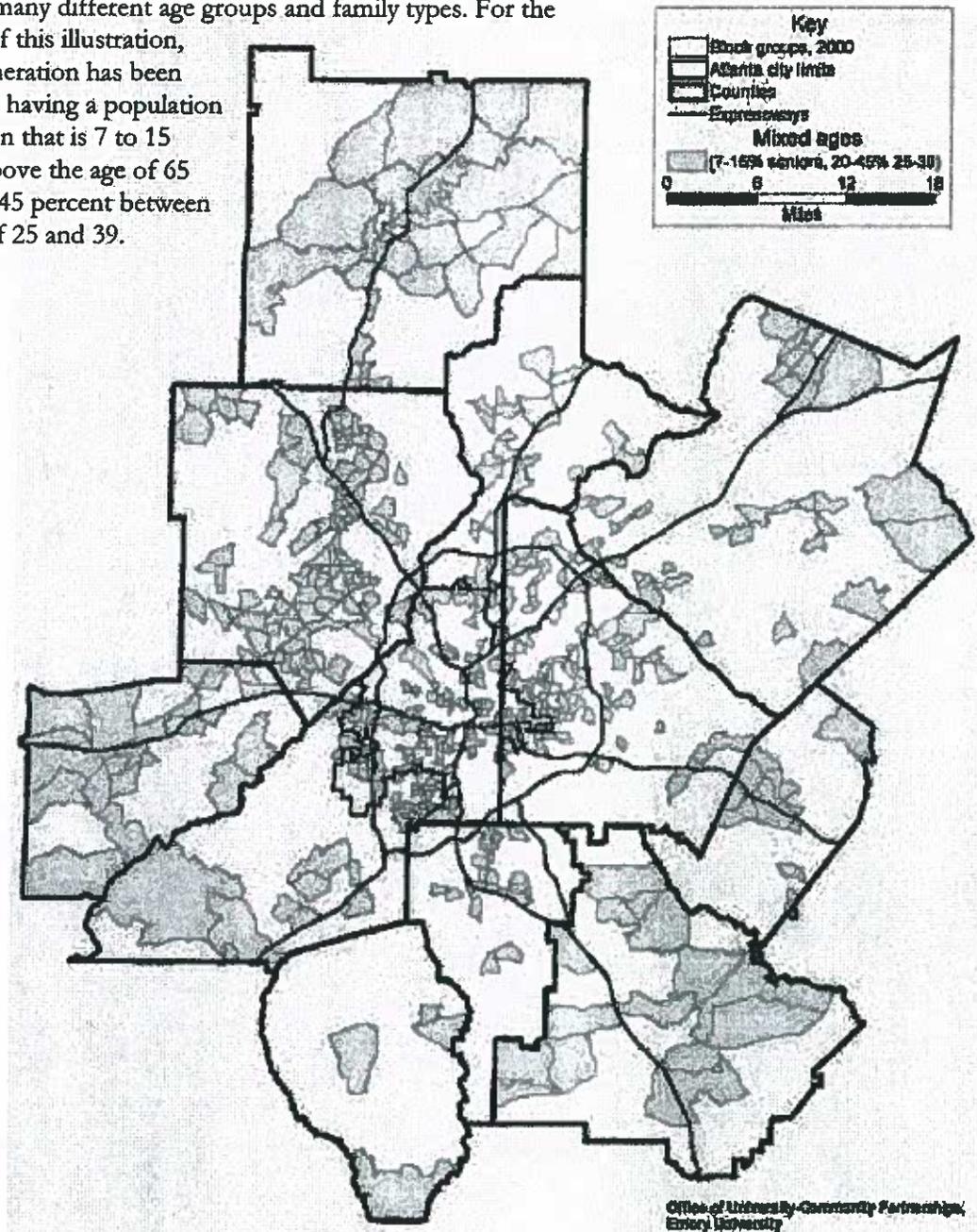
**Frail Seniors Living Alone**

This map of the 10-county region identifies census block groups with a high percentage of seniors above the age of 75 who are living alone. These seniors have been identified as high-risk and in need of comprehensive health and housing services to maintain their independence.



**Mixed-Generation Communities**

This map identifies which census blocks contain mixed-generation communities. Aging-in-place programs tend to be more successful when they occur in communities that are not all seniors, but have many different age groups and family types. For the purpose of this illustration, mixed-generation has been defined as having a population distribution that is 7 to 15 percent above the age of 65 and 20 to 45 percent between the ages of 25 and 39.



The detailed Regional Toolkit on Aging can be found at the Community Housing Resource Center's web site at [www.chrcatlanta.org](http://www.chrcatlanta.org).

## **Case Study: Penn South NORC** <sup>43</sup>

### **Introduction**

Penn South is a cooperative housing development of 2,820 units and 6,200 residents in the Chelsea area of Manhattan in New York City. It is a moderate-income, nonprofit, limited-equity housing cooperative composed of 10 high-rise apartment buildings. Constructed by the International Ladies Garment Workers Union in 1962, Penn South has always been a place where a sense of common purpose could flourish. The co-op structure thrived at Penn South, not only providing a basis for collectively owning and managing property, but also serving as a vehicle for collective entrepreneurial endeavors, including their comprehensive aging-in-place programs.

Perhaps one of the most striking ventures undertaken by Penn South was the construction of its own electricity-generating facility. Through innovative and energy-efficient techniques, the co-op has been able to cut its utility costs by a third since removing itself from the city power grid — even after figuring in the amortized cost of constructing the facility. In addition to the power-plant venture, the co-op has developed several on-site commercial properties and an 800-car parking facility. These business ventures help support the co-op's \$22,000,000 annual operating budget and keep the cost of housing low for its residents.

Penn South has developed a long track record of innovative endeavors to support collective living since it opened. It is not surprising that as Penn South's community began to reach its retirement years, the co-op board began to brainstorm on how the struggles inherent to aging could be met collectively.

### **Penn South Discovers the NORC Concept**

By 1985, more than 75 percent of Penn South's population was over 60, and the co-op board began to investigate possible ventures to support the senior residents. As part of these investigations, the board came across the research of Michael Hunt and Gail Gunther-Hunt in which the term "Naturally Occurring Retirement Community," or NORC, was coined.

NORCs have generally been understood as buildings, apartment complexes, or neighborhoods, not originally planned for older people, where over time the majority of the residents have become elderly. The researchers recognized in a 1985 study that NORCs differ from the stereotypical retirement community, and "yet are the most common form of retirement community in the USA." According to the Hunts' study, Penn South did not need to transform itself into some form of senior housing complex; rather it already was a senior housing complex — a NORC — and simply needed to be recognized as one.

### **NORC Support: Penn South Program for Seniors and Penn South Social Services, Inc.**

Once the Penn South Co-op had declared itself a NORC, the co-op board set up a special committee, the Penn South Program for Seniors (PSPS), charged with developing programs to

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<sup>43</sup> From a July 2001 author interview with David Smith, and additional information from Bassuk, Karen and Nat Yalowitz. "Innovative Social Policies: The NORC Programs." Presentation to the Asia-Pacific Regional Conference for the International Year of Older Persons, Hong Kong, April, 1999.

forestall nursing-home placement and encourage the elderly to remain in their own homes among family, friends and caring neighbors.

PSPS selected three primary agencies to provide the programs and services to the NORC: Self-help Community Services, Inc., Jewish Home & Hospital for the Aged, Inc., and the Educational Alliances, Inc. UJA-Federation of New York, a major private philanthropic organization, contributed funds to assist the program. Many other social and health agencies in the community also agreed to bring their services to the co-op.

Within a few years of operation, PSPS had achieved a firm level of organizational integrity, acceptance within the co-op community, and recognition within the field. A new nonprofit corporation had been organized called Penn South Social Services, Inc. (PSSS) to assume the fiscal responsibility for and policy determination over PSPS. PSSS enabled the NORC to formally contract with social and health agencies and receive direct government and foundation grants. PSPS was now mobilized, sheltered within its own 501(c)3 organization, and gaining momentum. Soon both the acronyms "NORC" and "N-SSP" (NORC Supportive Service Program) would be written into state legislation.

#### **From Seed Money to a Stable, Collective and Public-Minded Enterprise**

In 1994, after a campaign spearheaded by PSPS, New York state passed legislation providing support for NORC Supportive Service Programs. The N-SSP legislation established a channel to fund housing and social services in a coordinated manner. The program sought to prevent costly housing problems common to senior residents, and strengthen intergenerational ties in the housing complex. It was endorsed by both political parties in the legislature and was approved by two governors of opposing political parties. As the result of the program's early successes, New York City also took an interest in NORC programs (and their highly organized blocks of voting constituents) and created its own local N-SSP legislation to supplement the state program.

Fourteen N-SSPs now operate in New York state under the N-SSP legislation and funding. These programs represent more than the self-serving demands of a senior population: they save public dollars by requiring each housing entity that requests state funds to match the grant with its own funds as well as philanthropic dollars. Each N-SSP is designed as a collaborative venture between New York state, a housing company, and social-service and health agencies. The N-SSPs often receive collateral benefits by providing attractive sites for private medical providers, home-care agencies, and other service providers. These private providers come to take advantage of the efficient service delivery produced by concentrated populations of seniors. As a result of partnerships with private providers, New York state dollars have leveraged almost four times as many dollars in private investment, above and beyond the required philanthropic match. According to the New York state legislature, N-SSPs saved the state an estimated \$11 million over three years by forestalling 460 hospital stays and 317 nursing-home placements.

#### **Summary**

PSPS offers care coordination of services, group recreation, education, cultural and artistic programs, home-care coordination and non-acute nursing care, social day care for those with dementia, volunteer opportunities in all aspects of the program, health-education and preventive

services, money management and advocacy. Over 900 co-op members and over 1,200 non-member seniors utilize PSPS services and programs. Additional services to the community have been formed by Penn South Seniors, including school tutoring and intergenerational activities to help meet the community's child-care needs. The staff of social workers, nurses, and home-care coordinators has been supplemented by the presence of geriatric medical and psychiatric staffs from two nearby medical centers that opened offices in the co-op. Over 50 percent of the care coordination caseload is over 85 years of age and nearly 24 percent is over 90 years of age. At the center of all of this activity is a fairly simple catalyst: the Penn South residents asserted the value of their role in society, refused to be isolated from each other, and stayed in the neighborhood they called home.

### **Case Study: Florida's Elder Community Program**

In March 2000, the state of Florida launched its Elder Ready Communities Program. Organized through the Office of Elder Affairs, this program offers communities around Florida the opportunity to assess their own facilities, services, housing stock and recreational activities, and develop a plan to improve the quality of life for current and future senior residents. While the state provides guidance to communities and furnishes assessment tools and a procedural framework, residents complete most of the work on the ground. This grassroots approach not only encourages residents to get involved, but allows those who live in the community to decide their own priorities and develop their own plans for making their community more elder-friendly. A community can decide to spend as much as or as little as they can afford to make improvements to their transportation, recreation or housing facilities and at a pace they can sustain, providing the maximum level of flexibility. Currently 23 communities are participating in the program and one grocery chain has become an elder-friendly business. The goal of the Office of Elder Affairs is to have all of Florida's communities Elder Ready by 2006.

### **Defining an Elder Friendly Community**

Florida defined an Elder Friendly Community as a community "that creates a physical and emotional environment that celebrates positive aging, encourages self care and engages elders in a variety of activities. They are an open neighborhood, town or an entire city where intergenerational activities and bonding takes place; where interdependence and connectivity are the key ingredients. Elder Friendly Communities possess the infrastructure of services, the street designs, the leisure activities planning, the walkable streets, the consumer protection and zoning laws and elder friendly businesses and government agencies that enhance an elder's independence."

### **Purpose**

The state of Florida designed the Elder Friendly Communities Initiative to raise awareness of the importance of considering the needs of older residents as part of the planning process, from older residents who are doing fairly well physically to the older resident with special medical and psychological needs. Older residents often have unique needs that are, in some cases, overlooked in the planning process, a process that begins with zoning laws, and continues with the architectural design of houses, buildings or facilities, development of transportation systems, recreational activities, street lighting and accessibility. As a result, Florida set three primary goals for the Elder Friendly Communities program:

- Increase the awareness of the value of elders to Florida's communities and the need to prepare for the projected growth of elders in the population.
- Create recognition that most of the planning ordinances and characteristics of a community that can make it elder ready are "invisible" and primarily decided at local levels.
- Assist communities in identifying the areas where they need improvement in order to become Elder Ready, using their own community standards.

### **Motivating Forces Behind the Elder Friendly Initiative**

Florida developed its Elder Friendly Communities because it recognized the important role seniors play in the economy and social fabric of Florida and the demographic changes on the horizon.

Seniors are a major part the economy:

- Seniors have an annual income exceeding \$2 trillion dollars and 50 percent discretionary spending power.
- Elderly residents own over 70 percent of the financial assets in America.
- Seniors control nearly \$9 trillion in net worth.
- Senior citizens pay significant share of property and sales tax. In Florida seniors pay over \$1.4 billion in local taxes and property taxes and \$3 billion in sales tax.
- Florida's seniors support local schools with \$1.1 billion in taxes.

Florida measured the social impact of its senior population:

- More than 1.7 million seniors are volunteering in Florida, providing more than 366 million volunteer hours per year at an estimated value of \$4.4 billion.
- Seniors are actively engaged in philanthropic giving.
- Seniors provide an intergenerational benefit through their activities with Florida's youth population (for example, extensive mentoring programs throughout the state).

Along with the rest of the United States, the number of senior citizens in Florida will continue to grow in the coming decades. The projected demographic changes will have a significant impact on Florida's population:

- More than 50,000 residents retire to Florida every year.
- Elders are living longer, healthier lives and this trend will likely continue.
- In the 21<sup>st</sup> century, older people will out number children for the first time in history.
- Florida has the highest percentage of seniors of any state in the nation (nearly one in four persons in the state is above the age of 65) and this share is projected to increase.

### **Chief Components of the Elder Friendly Initiative**

Key to the success of the program is the input of all community members, particularly the elderly. Through its Department of Elder Affairs the state facilitates the process, but the community carries out the bulk of the assessment and planning. The state acts as a catalyst and provides residents and local officials with the tools they need to assess their community, assists in the development of a proactive plan to resolve any elder "unfriendly" elements and issues an elder-friendly designation when the plan is carried out.

The community members and their elected officials are the motivating force behind the survey of facilities and determination of community priorities. A standing committee or Office of Elder Affairs is developed at the local level to organize the elder-friendly plan. An open meeting is held to explain the purpose and value of an elder-friendly designation. The local governing body must then pass a resolution stating the community's intent to become an elder-friendly community.

A survey instrument is developed which measures the impact of taxes, housing, utility costs, air and water quality, health-care costs and accessibility, and the rate of crime on elderly residents. Volunteer residents then measure the quality of life for seniors in the community by examining:

- Accessibility;
- Timing of traffic lights;
- Location and adequacy of parking (including handicapped parking);
- Taxi services;
- Public transportation service;
- Location of bus stops;
- Adequacy of street lighting;
- Pedestrian concerns (presence of benches and sidewalks, condition of sidewalks, well-marked crosswalks); and
- Land use and zoning procedures.

These measurements capture the different needs of both well and frail elders in an urban setting. Additional criteria are set for rural communities that include an evaluation of home-health services, caregiver services, availability of adult day-care centers, and assisted-living facilities.

Residents then work with the Department of Elder Affairs and local officials to report their findings and identify what the city or county needs to have in place to become Elder Ready. When those plans are complete, the state verifies that the community is Elder Ready and issues the Elder Ready designation.

The Elder Friendly Communities program is continuing to spread throughout Florida, and the state is well on its way to achieving the goal of 100 percent Elder Friendly Communities by 2006. The program will continue to evolve as more communities participate and add their input and experience to the assessment, planning and implementation process. Florida provides a compelling example of how a state or regional body can empower communities and local governments to improve the quality of life for their senior residents and to facilitate the programs and services needed to allow residents to age in place.

## **Conclusion**

The vast majority of Americans wish to remain in their homes and their communities as they age. Keeping seniors in place maximizes their independence and capacity for self-help, maintains the social and economic value seniors contribute and decreases the inefficiencies of production-model care. As the elderly population continues to grow at a rapid pace, and in particular the frail elderly segment of the population (those over 75) triples in size, the current systems of elderly health and housing services will be heavily taxed. Better coordination of services and more efficient use of funds are essential to meet the growing demand.

The current systems of housing and health programs can be altered and turned around, conflicts can be ironed out and eligibility requirements can be sharpened to allow the separate funding streams to work in tandem. A more comprehensive approach would require reshaping the funding streams to reflect the interrelationship of health and housing services. A series of specific changes could begin the reorientation of health and housing funds toward, rather than away from one another.

- Create a resource pooling agency to combine health and housing resources at the state or local level.
- Eliminate major regulatory barriers that prevent the overlap of health and housing.
- Include housing in each state's Olmstead planning process.
- Recognize the assets of community-based organizations in coordinating health and housing services at the local level.

The stage is set for alternative long-term care strategies and solutions. Both health and housing providers articulate the need for each other. The challenge lies in finding the cost-saving incentives to bring the two sectors together in a unified service-delivery system that preserves the dignity and independence of seniors. If on the federal, state and, most importantly, local level we begin to look at health and housing, not as separate sectors which occasionally overlap, but as integral parts of a unified system, the growing number of seniors who desire to live in their homes and their communities will be able to.

## **Appendix: Range of Interventions Which Overlap Health and Housing Services**

There are a number of models and terms used to describe programs that combine both health and housing services, some of which occur in segregated facilities and others, which provide services in an individual's residence.

**Independent Living:** Self-contained houses, townhouses or apartments which seniors either own or rent and where they function as members of the wider community. If they do receive any formal care and support such as homemaker service, home nursing, or Meals on Wheels, they (or a family member) make this decision themselves and organize the support.

*Independent Living Supports:* Programs that assist senior citizens in overcoming barriers to remaining in their own homes. These barriers include excessive housing expenditures, inadequate home maintenance and a low rate of home modifications to accommodate health or mobility limitations. Home-repair and -modification programs can eliminate or reduce the barriers to aging in place. In addition, they offer an effective means of avoiding or delaying costly institutional care while helping to preserve a community's valuable housing stock.

**Facility Care:** Living in a room, not a self-contained dwelling, and eating three meals a day communally. Typically bathrooms are shared and doors to residents' rooms cannot be locked. Facility care includes a full package of services, including nursing, housekeeping, laundry and meal service, and this package is rarely negotiable. Facility members are generally not members of a larger community.

**Supportive Housing:** Fills the gap between independent living and facility care. In the broadest sense it includes an array of housing with different support options. The essential features are security and help with everyday tasks when needed. Some types of supportive housing:

*Homesharing:* An arrangement by which a senior opens his or her home to another person wishing to share the accommodation and provide support and companionship. A third party usually matches the home provider and home sharer. Homesharing has the advantages of using the existing housing stock, providing affordable rental accommodation, and offering security to older people living alone.

*Accessory Apartments:* Apartments built into or onto existing housing stock. They can serve the needs of seniors who wish to live close to but not with their adult children. They have the advantages of both privacy and security. Zoning restrictions, however, have made the construction of accessory apartments illegal in many communities.

*ECHO (Elderly Cottage Housing Opportunity):* Small manufactured or constructed houses with one bedroom, which are placed on the property of a "host house"

whose water and electricity supply they tap into. They are intended, like the accessory apartments, to house the elderly relative of the occupant of the host house.

*Naturally Occurring Retirement Communities (NORCs):* The phrase “naturally occurring retirement community,” coined in the 1980s by Michael Hunt and colleagues at the University of Wisconsin-Madison, originally referred primarily to areas that attracted, but were not planned for, older immigrants. More recently, the term has evolved to mean any building or neighborhood where more than 50 percent of the residents are over 60, or where a disproportionate number are over 60.

*Assisted Living:* Each state defines assisted living differently and many states do not recognize assisted living as a regulated form of supportive housing. In general, however, assisted living can be categorized as residential care that combines rental housing with supportive services. These supportive services can include personal care, linen services, housekeeping, meals, 24-hour oversight and medication supervision.

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# Housing, America's Seniors



**JOINT CENTER FOR HOUSING STUDIES**  
OF HARVARD UNIVERSITY





# Housing FOR Seniors

EXECUTIVE SUMMARY

**Today's 34 million seniors are enjoying longer lives — with better health and greater wealth — than any preceding generation of Americans.**

**B**reakthroughs in medicine and improved lifelong health are changing the way people in their 60s and 70s look at their housing choices, while greater financial resources and access to information are enabling many of them to choose the living arrangement that suits them best.

Over the next decade, further increases in longevity will gradually add another five million to the ranks of the elderly. But as the first members of the baby-boom generation reach 65, growth in the number of seniors will surge. By 2030, the senior population is expected to nearly double to about 70 million — bringing their share of the entire US population to a formidable 20 percent.

Seniors have the highest homeownership rates of any age group, making up nearly one-quarter of all owners. And although they relocate much less often than younger households, people 65 or older currently account for about one-tenth of buyers of new homes; those between the ages of 55 and 64 account for another tenth.

As the baby boomers move into these age ranges, seniors will become a major presence in housing markets across the country.

Given that nine out of ten seniors prefer to remain in their homes, the housing choices the baby boomers make over the next ten years will determine where and how they will live well into this century (*Chart 1*). As a result, developers and homebuilders are already testing out new housing alternatives. For example, they are experimenting with designs for healthy seniors facing the prospects of semiretirement and longer full retirement. They are also trying innovative housing models for seniors with disabilities who have difficulty living fully independently.

### **Meeting Special Needs**

Only 10 percent of seniors live in age-restricted communities. Fully nine in ten people age 70 and over live in conventional housing. But the regular housing stock is not designed to meet the changing needs, tastes,

and preferences of seniors as they age. As a result, the market for home modifications and healthcare and other supportive services to help older Americans live safely and comfortably in their homes is large and growing.

Much of the current demand for modifications is unmet. At present, only about half of the disabled over age 65 have the home modifications they believe they need. This leaves hundreds of thousands of

Support services in the home are also in strong and growing demand, especially as new medications and devices allow even those with serious health conditions to avoid institutionalization. Among households with at least one person between the ages of 70 and 79, just 5 percent receive help from an outside organization or nonrelative. For those 90 and up, though, the share receiving outside help increases to 20 percent.

Presence or absence of a spouse is also critical. All else being equal, seniors living with a spouse are most likely to elect conventional housing and active retirement communities. Spouses are often able to provide care for their partners, thereby reducing the need to seek alternative arrangements. Being single (whether never married, widowed, divorced or separated), in contrast, sharply increases the likelihood of choosing to share housing.

## Even though nine out of ten seniors 70 and over live in conventional housing, the regular stock is not designed to meet their changing needs, tastes, and preferences.

seniors without the handrails, grab bars, ramps, elevators or stair lifts, and other structural modifications that would help them function more easily at home.

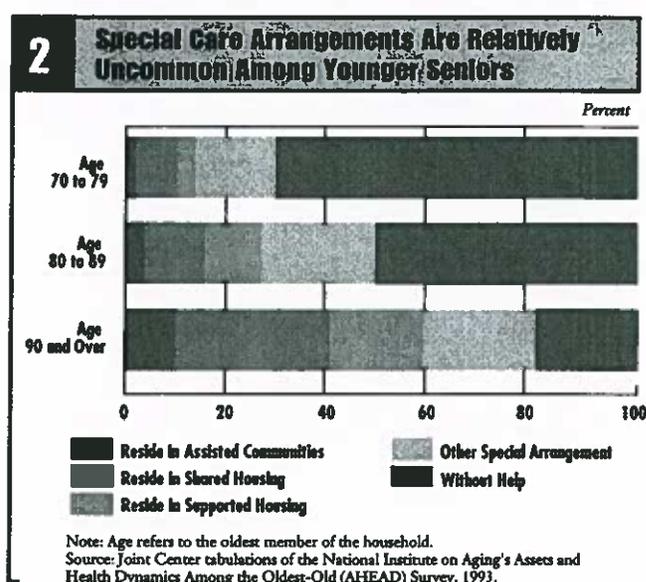
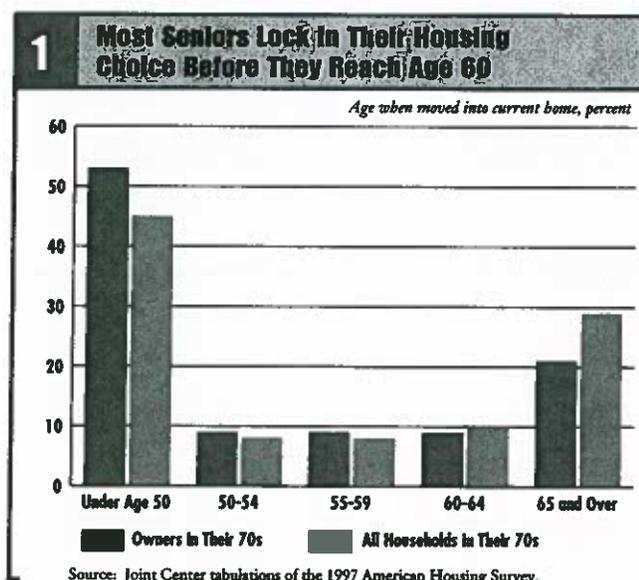
About 15 percent of the elderly make special arrangements to receive care in regular housing (Chart 2). Of this group, about two-thirds live in "shared housing," a living arrangement where either they have moved in with a non-elderly person or had a non-elderly person move in with them for the express purpose of getting assistance. The other third live in "supported housing," where they receive outside help from a nonfamily member.

Not surprisingly, the chances that seniors opt for shared or supported housing increase with the number of difficulties they have with daily living activities. But the proximity of children is an equally important factor. The fewer children they have living nearby, the more likely seniors are to choose assisted, supported, or shared arrangements — regardless of their physical limitations. For example, the proximity of two children reduces the probability of selecting assisted communities to 33 percent of the probability when no children are nearby, to 65 percent for supported housing, and to 75 percent for shared housing.

### Age-Restricted Alternatives

Age-restricted housing offers special alternatives for seniors. Roughly 7 percent of those age 70 and over living outside institutions — about 2 million seniors — now reside in age-restricted communities that do not provide care to residents. Many of these communities are tailored to healthier seniors with active lifestyles and are found predominantly in the South and West. In the Mountain and South Atlantic states, more than one in ten seniors live in this type of community; in the Pacific states, the share is about nine percent.

For seniors that have difficulty living fully independently, age-restricted assisted communities offer a variety of settings in which services are provided either as part of the rent or for a fee. About one-third of assisted communities provide for on-site nursing care and one-quarter provide off-site nursing assistance. These communities also offer personal care and other services. Congregate



housing, in contrast, provides meals but may or may not supply limited support services.

Despite the attention they have received, assisted communities are currently home to only three percent of the nation's seniors 70 or older living outside of nursing homes. The share does, however, rise with age and reaches seven percent of those aged 85 to 89. It is noteworthy that income, wealth, education, and even need for assistance do not seem to strongly influence the likelihood of choosing assisted communities (even after excluding subsidized units from the analysis). This underscores the fact that many seniors move to these facilities with the expectation of future disabilities, to take advantage of other services offered, and to be in an environment supportive to those living alone.

Assisted communities are, however, a costly alternative. The out-of-pocket monthly costs of assisted communities without income restrictions average \$1,500. And even these relatively steep rents do not necessarily cover all the costs of care received by residents. One-fifth of residents in assisted communities contract for outside help at an average cost of nearly \$1,300 per month.

At present, Medicare does not cover assisted communities at all, while Medicaid covers only limited costs for residents — and even then only under state waivers. Thirty-five states currently (or plan to) reimburse some of these costs. As a result, many poor seniors that need assistance with daily activities must choose nursing homes, which, though more expensive, are funded under Medicaid. More important, the much larger group of poor and near-poor seniors needing in-home care lack help in paying for these services.

### Trends Shaping Demand

Many of the factors that will shape the lives and housing choices of tomorrow's elderly — including better health, greater longevity for men, increased wealth, and ongoing technological innovation — are already at work. For example, with the expectation of living longer, healthier lives, more seniors may elect to delay retirement. Increases in the qualifying age for receipt of Social Security payments may also induce many to continue working. In this case, demand could rise for second homes close to the workplaces of those now approaching retirement. In addition, given that retirement

could extend for many years, more people may consider moving to support a more active retirement lifestyle.

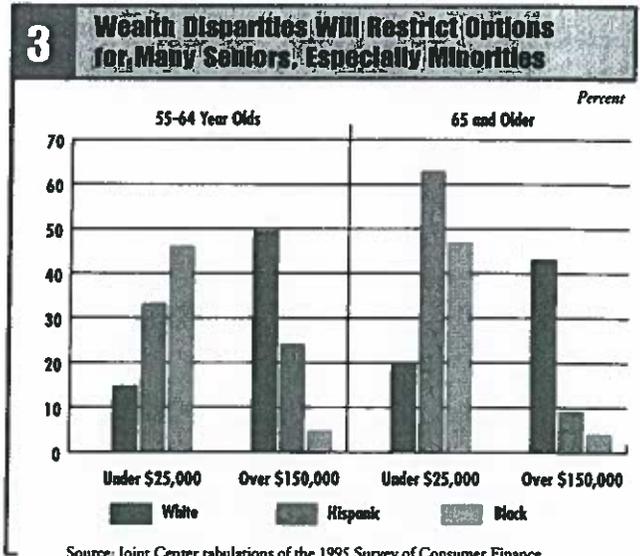
At the same time, technological and medical advances are enabling seniors to live independently for longer. This in turn may add to the demand for in-home care services and structural modifications. Expanded telecommunications give seniors more choices about where to live and how long to work, with a growing share of semi-retirees likely to telecommute to their jobs.

Wider use of the Internet will help seniors educate themselves about housing options and make them more discriminating consumers. In fact, planning out housing choices as early as the 50s and early 60s may become more common. Ability to act on those preferences will grow as the baby boomers reach their retirement years with unprecedented wealth. Increasing wealth also favors the demand for second homes.

Greater longevity for men and the baby boomers' smaller families also have implications for housing demand. On the one hand, as men live longer, more seniors will have a spouse present — a key factor in the ability to remain living in conventional housing. On the other hand, tomorrow's seniors will have fewer children to provide care. This suggests that a larger share of seniors who develop care needs after they are widowed, separated, or divorced will choose to live in supported housing and assisted communities.

### Public Policy Challenges

Rapid growth of the senior population beginning in 2010 may place strains on Social Security, Medicare, and Medicaid. Reforms designed to relieve some of these pressures have already been introduced, including a phased-in increase in the age when retirees can begin to draw Social Security payments. Contrary to dire projections, however, the ratio between the dependent population (both old and young) and the working-age population will not exceed



its historical peak. This implies that tomorrow's labor force will be able to support the burgeoning number of seniors, given that appropriate program reforms are made.

What is especially troubling, though, is that today's dramatic disparities in wealth will follow the baby-boom generation into retirement. While about one-fifth of all those 70 or older in 1993 had net wealth of over \$200,000, an equally large share had net worth of less than \$25,000.

Wealth and income disparities will therefore continue to limit the housing choices of millions of Americans, especially those of color (Chart 3). While 3 percent of white households age 65 and older had \$150,000 in wealth in 1995, only 9 percent of hispanic and 4 percent of black households had similar holdings. Furthermore, many seniors face difficulties paying for their current housing. In 1995, 2.2 million of those age 65 and over — more than half of them homeowners — paid more than half their incomes for housing. Severely burdened homeowners will have difficulty maintaining their homes in safe and proper condition, let alone be able to afford modifications and in-home services.

Although the graying of America will not be without challenges, meeting the changing housing preferences and needs of healthier, wealthier, and more educated seniors presents substantial opportunities. Efforts to serve this growing market better are already well under way, and will expand as the ranks of seniors swell and as technology and information access continue to advance.





# Today's Seniors

SECTION ONE

**America's senior population is growing rapidly. The number of people age 65 and over now stands at 34 million, up from 20 million in 1970.**

**A**fter relatively slow growth of 5.4 million over the next decade, the population in the 65-plus age group will surge to 69.4 million in 2030 (*Chart 4*). By then, the senior share of the overall population will expand from 12.7 percent to 20.0 percent.

The increasing presence of the elderly after 2010 is, of course, due largely to the aging of the baby-boom generation born between 1942 and 1964, with help from breakthroughs in nutrition and healthcare that have extended life expectancies. Indeed, the 85-and-over population will be growing faster than the 65-84 year-old segment, especially after 2030. As a result, nearly one-quarter of the elderly are expected to be at least 85 years old in 2050, compared with only one-seventh today.

The prospect of a burgeoning elderly population has raised serious concerns about the future of the economy and of the housing market. Some observers have expressed fear that the nation will not have

enough workers to provide for the economic needs of dependents, both young and old. Others worry that the large inflow of capital to the stock and bond markets now occurring through 401(k) and similar plans will abruptly end as the boomers begin to retire. Still other commentators predict that the housing market is headed for a fall when the baby boomers are no longer demanding new or larger houses. They also question who will buy the homes the baby boomers will eventually want to sell.

Age does bring limitations that affect where people live, how they live, and who they live with. But today's elderly enjoy several advantages over earlier generations — advantages that provide a wider range of housing choices. America's elderly are living longer and healthier lives. Technological and medical advances are allowing more seniors to live on their own or with only minimal assistance. In addition, a wider variety of professionals and paraprofessionals now provide services that until

recently were only available from doctors, and new drugs are replacing invasive and costly procedures. Most of today's elderly are also better educated and have more wealth, both through Social Security and their own savings. All of these changes mean that many elderly have more resources to live longer independently.

In fact, the large and growing elderly population provides a potent market for combining desired services with housing. While some seniors will require or prefer specialized environments such as assisted living facilities, many more will want services furnished in their own homes. The large variety in the characteristics of the elderly, however, suggests that the response to their changing needs must be equally varied — including in-home delivery of support services, home modifications, and new housing options. These new market opportunities are already opening up as the baby boomers attempt to find suitable care for their aging parents.

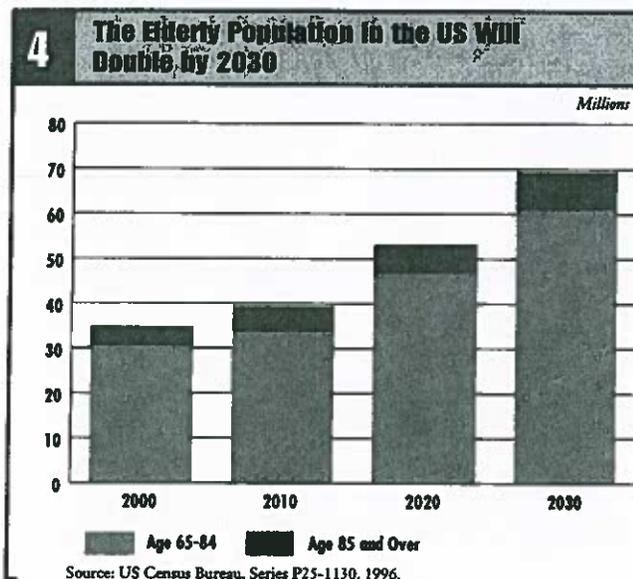
This is not to say that the aging of America is without challenges. Prolonged life expectancy presents new levels of demand for in-home delivery of services, a market that is not well developed at present. Ongoing innovations in healthcare technology will present ever-more difficult questions about who benefits from expensive new approaches. Disparities in wealth among seniors will continue to limit the housing and care options that many will be able to pursue. In particular, renter households headed by a person 65 or older in 1995 — one-fifth of the senior population — had median net wealth of only \$6,460, compared with \$141,300 for those owning homes. Moreover, adequate funding for and appropriate structuring of entitlement programs serving the needy elderly remain politically sensitive issues.

# Profile of A

The most detailed picture of today's seniors is provided by the National Institute on Aging's Assets and Health Dynamics Among the Oldest-Old (AHEAD) Survey, a longitudinal study of individuals who were at least 70 years old in 1993.

This group is largely made up of women and increasingly so with age, with the female share rising from 58.3 percent of 70-74 year-olds to 79.2 percent of those aged 90 or older.

What differentiates seniors from other age groups is primarily their difficulty with activities of daily living and their relatively lower incomes. Elderly persons need support services that provide appropriate assistance with these activities, as well as ways to counter depression and declines in cognitive skills.



# America's Seniors

**Marital status.** Half of today's seniors are married and have a spouse present, while 40 percent are widowed and 5 percent are divorced or separated. But the shares living with a spouse differ dramatically for men and women, and these differences widen over time. Three-quarters of men over age 70 are married and live with their spouses, but only a third of same-age women have a spouse present. By age 90, the married share for men is 40 percent while that for women shrinks to just 5 percent (Chart 5).

**Education and occupation.** The educational achievement and occupational status of the nation's seniors reflect society-wide trends. Younger seniors (age 70-74) are better educated and are more likely to be craftsmen and slightly more likely to have professional or managerial positions; they are also less likely to work in services. Over the next 30 years, the shares of all senior age groups with higher education and professional or managerial occupations are likely to grow.

**Income and wealth.** Approximately nine percent of seniors are currently working. Even so, over half of the incomes of those age 65 and over are derived from Social Security, with another 20 percent from pensions and only 5 percent from earnings. Earnings from other household members and other investment income each contribute another 8-9 percent of elderly incomes. Very little income comes from Supplementary Social Insurance (SSI) or food stamps.

About 20 percent of seniors have net worth between \$100,000 and \$200,000, while another 18 percent have net worth between \$200,000 and \$500,000. At the same time, though, about 20 percent have net worth of less than \$25,000 and 10 percent have net worth between \$25,000 and \$50,000. These numbers do, however, understate net worth because they exclude the wealth contribution of future Social

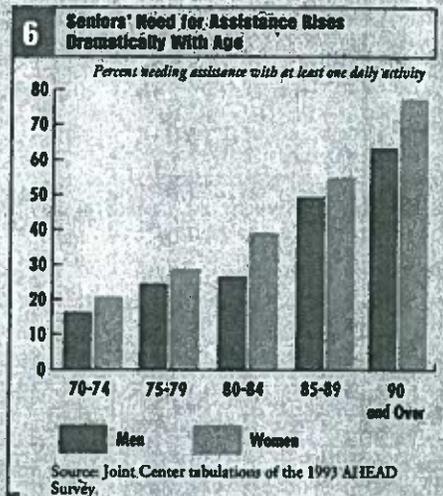
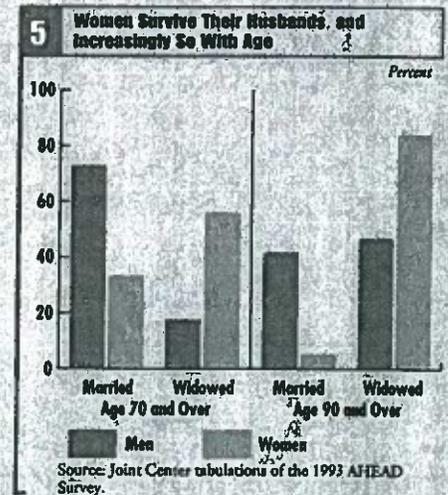
Security payments and defined benefit employer pension plans. The wealth contribution of Social Security, for example, is about 25 percent of average total net worth.

**Health and activity levels.** Among those over age 65, the incidence of various ailments such as high blood pressure, diabetes, cancer, lung disease, and arthritis does not vary with age or with gender. Out of more than a dozen ailments, only poor vision and poor hearing show a meaningful increase over time. In addition, the incidence of incontinence and falls among seniors age 90 and over is approximately double that for seniors age 70-74.

The best indicators of the health of seniors and their need for assistance are measures of difficulties with Activities of Daily Living (ADLs) and Instrumental Activities of Daily Living (IADLs). ADLs include walking, dressing, bathing, eating, getting in and out of bed, and using the toilet. IADLs include preparing meals, grocery shopping, using the telephone, taking medicine, and managing money.

In general, seniors experience increasing difficulty with these activities as they age (Chart 6). While about 19 percent of 70-74 year-olds have problems performing at least one activity of daily living, 74 percent of those 90 years old and over do so. Similarly for instrumental activities, the share having difficulty with at least one activity increases from 20 percent to 74 percent over the same age range. Age also increases the difficulty of walking several blocks, climbing stairs, moving heavy objects, lifting ten pounds, or picking up a dime. The last task, however, was only difficult for 18 percent of the oldest group. In addition, cognitive skills decline and depression increases.

**Health insurance.** Although older Americans have considerable medical insurance coverage thanks primarily to Medicare, rel-



atively few carry long-term care or nursing home coverage. About three-quarters of today's seniors supplement Medicare with other health insurance. One-fifth of these purchases are for basic health insurance, slightly over one-third are for Medigap coverage, and about two-fifths are for some other supplemental plan. Only about three percent of the added coverage is for long-term care, although another 17 percent of seniors do have some of this type of coverage in their basic, Medigap, or other supplemental insurance. About three-quarters of long-term care coverage includes some home healthcare.

Part 2

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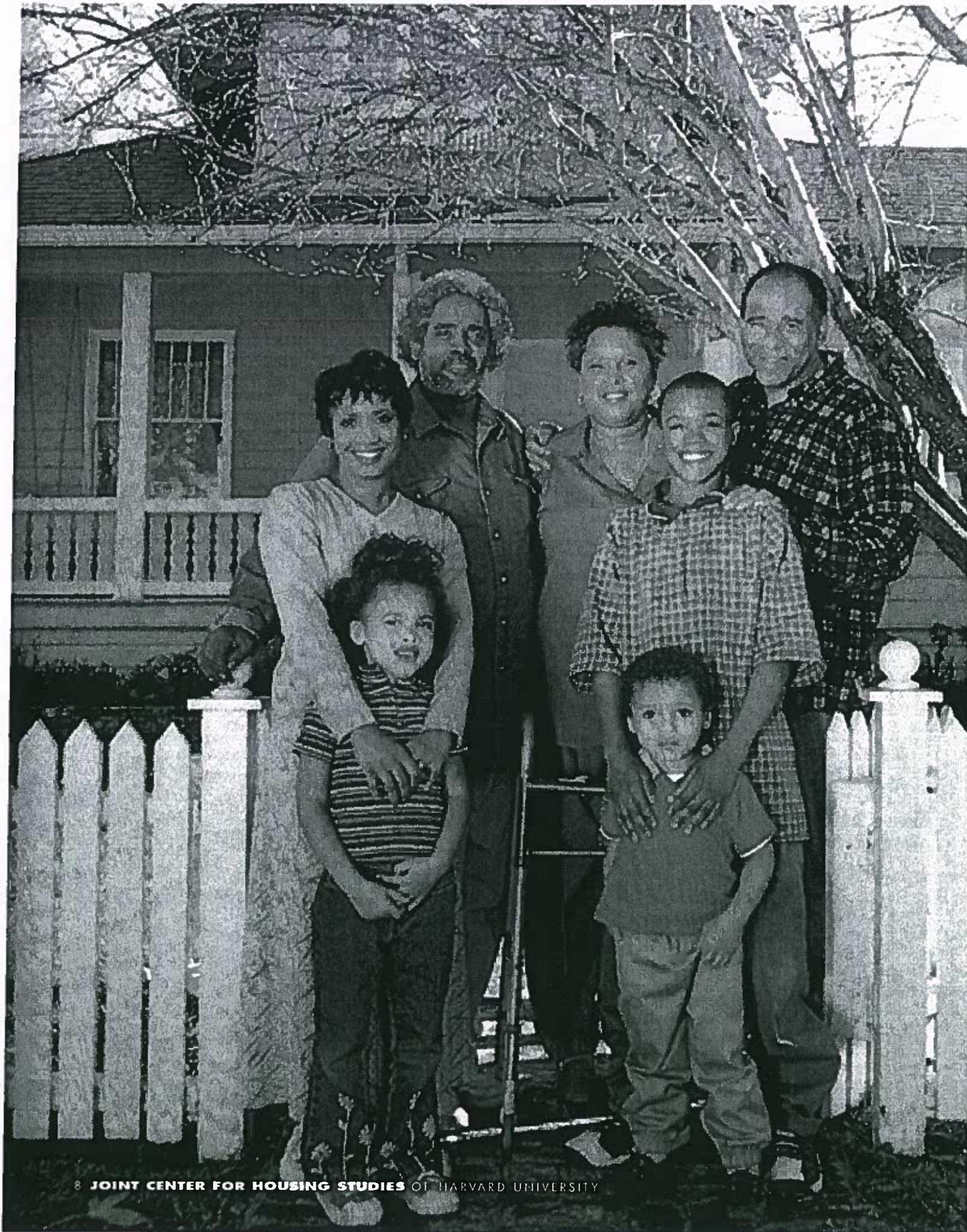
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# Housing Choices

SECTION TWO

**According to a recent survey conducted by the American Association of Retired Persons (AARP), over 90 percent of households at least 65 years old prefer to remain in their own homes.**

**W**hile assisted communities have received widespread attention as the living arrangement seniors are likely to gravitate toward as they age, most surveys suggest quite the opposite. Seniors consistently state that they prefer to “age in place,” and the percentage responding so increases with age (*Chart 7*).

Given this strong preference, it is no surprise that the elderly change residences less and less frequently as they age. For example, while one in three people age 20-29 resides in a different house from the one he or she lived in a year ago, only one in twenty-five people aged 70-79 has relocated in the past year (*Chart 8*).

Nevertheless, fully 39 percent of Americans do change residences after they reach the age of 60. At least four-fifths of the moves seniors make are local. In a typical year, only about one percent of the elderly

move across a state boundary, and even many of these moves are within the same metropolitan area.

Small numbers of elderly from widely dispersed locations do, however, migrate to certain well-known retirement destinations. Florida, of course, is the primary example, although other states — including Texas, California, Arizona, North Carolina, and Tennessee — are also strong draws. Note, however, that many of these areas are equally attractive to younger migrants.

Seniors who make long-distance moves tend to be younger, healthier, and somewhat better educated. They also have somewhat higher incomes. As their health declines and they become more dependent, however, some return to their home states or move to locations closer to their families.

Although they change residences less often than younger adults, seniors nevertheless are significant contributors to the for-sale housing market. With ownership

# Housing Options

**Today just three percent of seniors live in assisted communities for the elderly, ten percent in shared housing, seven percent in unassisted communities, and five percent in supported housing.**

Based on definitions formulated from the AHEAD survey, the living arrangements of the elderly (defined as age 70 or older due to data availability) can be categorized into five mutually exclusive types:

**Assisted communities.** As defined here, assisted communities are age-restricted (60 or older) residences providing some services or assistance. This broad category includes not only assisted living facilities (which provide personal-care services for the frail elderly), but also other industry-defined housing types such as congregate housing (which often offer only meals, but may or may not provide limited support services) and continuing care communities (which offer a wide range of service combinations and unit types to seniors). Of assisted communities so defined, approximately one-third provide onsite nursing assistance, one-quarter provide offsite nursing assistance,

and the remainder provide other services without any arrangements for nursing care. Nine out of ten of these communities include meals in their services, and approximately 30 percent provide only meals.

**Unassisted communities.** These age-restricted (60 and over) communities are residential environments designed for healthy seniors requiring no services or assistance. This category includes active retirement communities for older Americans interested in more secure residences and expanded social or recreational opportunities; it also includes housing built for seniors under federal programs.

**Shared housing.** Shared housing refers to arrangements in which either the elderly person moved in with a non-elderly person or a non-elderly person moved in with an elderly person for the stated purpose of receiving or providing assistance.

**Supported housing.** In this alternative living arrangement, senior residents receive assistance from outside the home, provided by either a nonfamily member or an organization.

**Conventional housing.** Consistent with the strong expressed desire to age in place, three-quarters of the elderly live in conventional housing. Indeed, conventional housing is also the choice of the majority of those elderly who have recently moved.

rates of nearly 80 percent, seniors age 65 and over today account for about one-quarter of all homeowners and one in ten buyers of new homes.

## Factors Influencing Choice

Education, income, net worth, and gender have little to do with the selection of the four types of alternative living arrangements. Housing choices do, however, vary with certain household characteristics. The primary influences are age, need for assistance, and availability of children (Chart 10). Location, race/ethnicity, and marital status also have some influence.

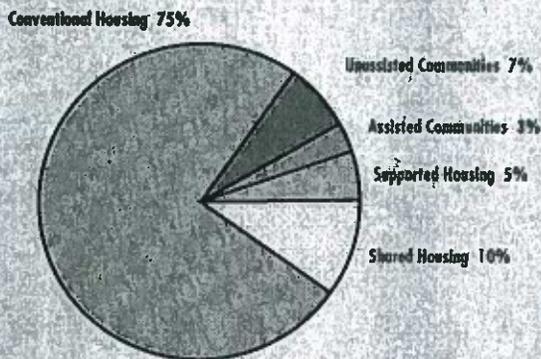
**Assisted communities.** Residents of assisted communities tend to be older (i.e., with a household member over age 85) and/or have no children living nearby. Somewhat surprisingly, difficulties with activities of daily living or the instrumental activities of daily living have little relationship to the selection of assisted communities. Households lacking a driver or having difficulty climbing stairs, however, are more likely to choose this living arrangement.

The lack of a significant relationship between need for assistance and selection of assisted communities — which are expressly designed for a less independent population — is striking. It appears that there is some demand from seniors who do not yet have difficulties with daily activities. This demand may be driven by the expectation of future disability, the absence of a spouse, the inability to drive, the desire to arrange for the future while still able to do so for oneself, or the desire to spend less time on household tasks. It may also reflect the trend towards allowing residents to select from a menu of services and to pay only for the ones they use.

Assisted communities are more commonly found in metropolitan areas and in the West North Central, South Atlantic, and Mountain states. Residences in assisted communities are modest in size, with 80 percent of the units having three or fewer rooms. Assisted communities offer primarily rental units (about 80 percent), with only 8 percent owner-occupied and the balance in the "other" (neither rent nor own) category.

**Unassisted communities.** Age-restricted communities that do not provide services

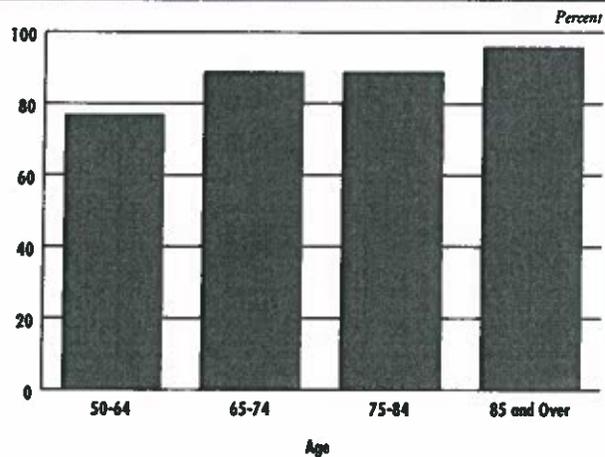
## 9 Three-Quarters of the Nation's Seniors Live in Conventional Housing



Living Arrangements of Persons 70 and Over

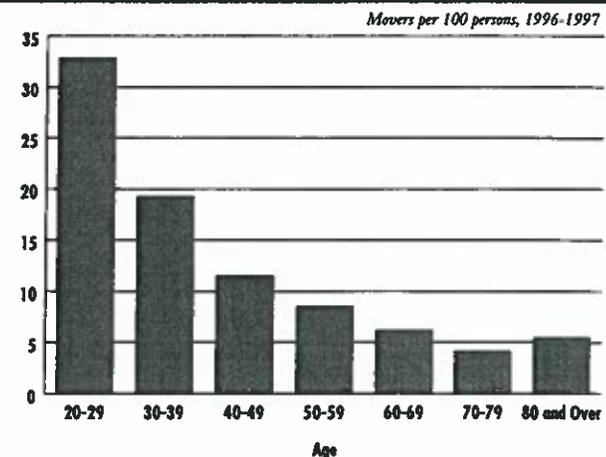
Note: Excludes persons living in long-term facilities such as nursing homes or other similar institutions.  
Source: Joint Center tabulations of the 1993 AHEAD Survey.

### 7 Seniors Overwhelmingly Prefer to Remain in Their Homes



Source: American Association of Retired Persons, *Understanding Senior Housing*, 1996.

### 8 Seniors Change Residence Less Frequently Than Younger Households



Source: Joint Center tabulations of the 1997 Current Population Survey.

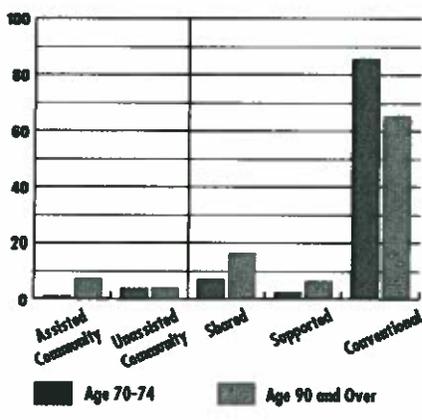
are generally favored by healthy people, and particularly by non-Hispanic white households. This type of housing alternative is commonly located in metropolitan areas, and in the South Atlantic, Mountain, and Pacific states. Unassisted 60-plus communities are about one-third owner-occupied and two-thirds rental. Residences in unassisted communities are small, with 43 percent of units having three or fewer rooms.

**Shared housing.** Households that have difficulties with the activities of daily living or with the instrumental activities of daily living, and those without children nearby, favor shared quarters. The willingness of adult children to share housing with a parent substantially increases the likelihood of selecting this housing alternative. Not all shared housing situations involve children, however: fully 35 percent do not.

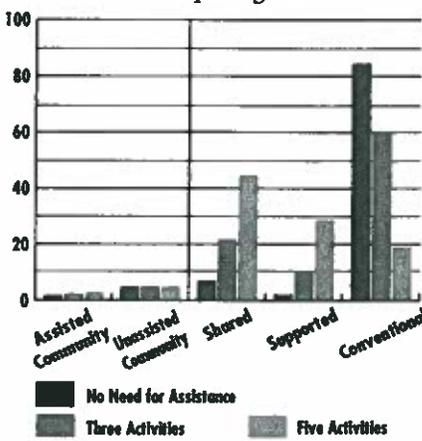
Divorced or separated, widowed, and never married households tend to share housing more often than married couples. Elderly households without a driver are also apt to choose this arrangement, along with non-Hispanic blacks and other non-Hispanic minorities (primarily Asians). The living space in shared quarters is relatively large, with about 45-50 percent of units having six or more rooms. Shared housing is about

### 10 Age, Need for Assistance, and Availability of Children Most Influence Seniors' Choices of Housing

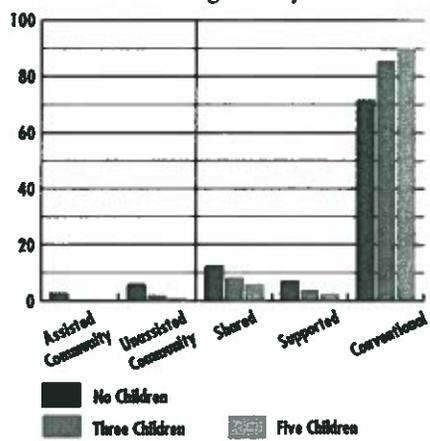
**A** Percent Choosing Each Living Arrangement by Age Group



**B** Percent Choosing Each Living Arrangement by Number of Activities Requiring Assistance



**C** Percent Choosing Each Living Arrangement by Number of Children Living Nearby



Source: Joint Center tabulations of the 1993 AHEAD Survey.

43 percent owner-occupied and 15 percent rental; the remaining 42 percent is in the "other" category — arrangements that often involve seniors living with their children.

**Supported housing.** Seniors that choose supported housing tend to have difficulties

**Conventional housing.** Seniors that are younger, are married with spouse present, and have children living in the home or nearby prefer conventional housing. These units tend to be owner-occupied (82 percent) and are relatively spacious, with half having six or more rooms. A larger share of seniors in

supported housing at \$328. Units in unassisted communities without income limitations cost an average of \$308 per month, while assisted and unassisted communities with income limitations cost \$273 and \$201, respectively.

These figures do not reflect the cost of purchased support services. About six percent of households receive assistance from paid helpers. These seniors are concentrated in supported housing: about half those living in this type of housing have helpers, who are paid an average of \$425 monthly. About 22 percent of those living in assisted communities also have helpers, who receive an average of \$1,290 monthly. With the exception of shared housing, the out-of-pocket costs for owner-occupied housing is less than that for rental arrangements.

Approximately one-quarter of seniors spend more than 30 percent of their incomes for housing and support services. Those residing in assisted communities without income limitations have the highest cost burdens, with 75 percent spending over half their incomes for these needs (Chart 12). Owners have lower cost-to-income ratios than renters: 18 percent of owners spend more than 30 percent of their incomes on out-of-pocket housing costs, compared with 52 percent of renters.

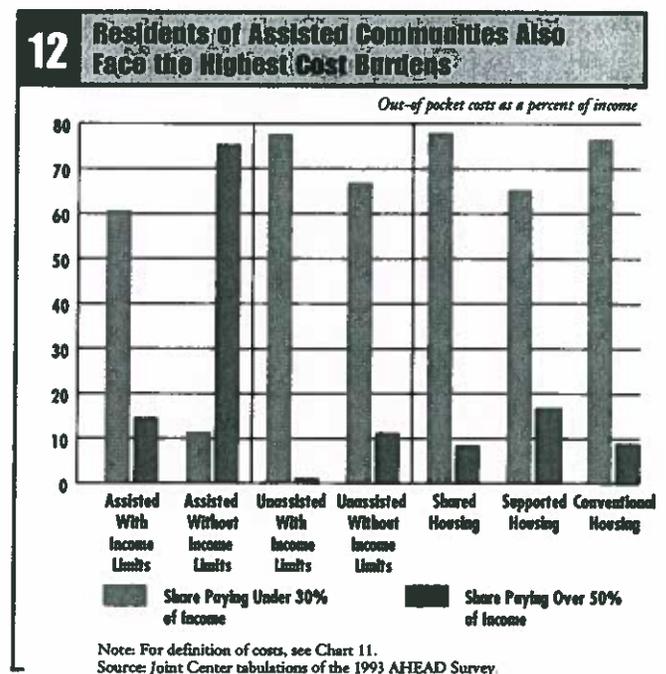
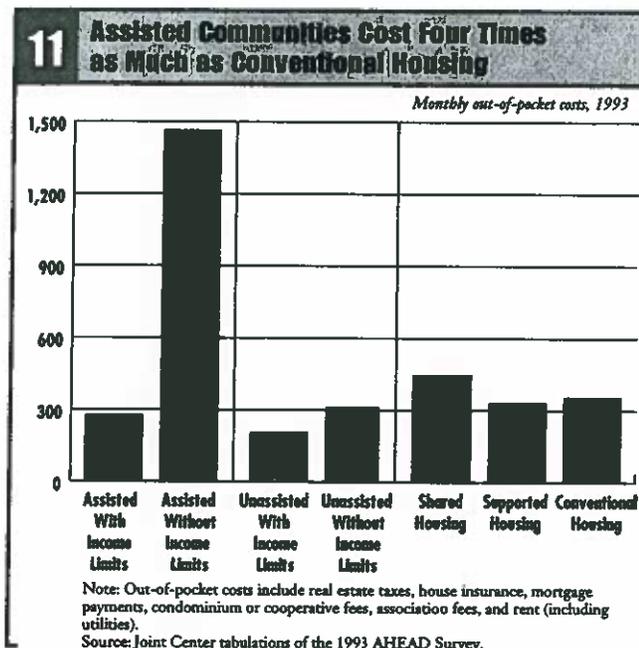
## With ownership rates of nearly 80 percent, seniors age 65 and over today account for about one-quarter of all homeowners and one in ten buyers of new homes.

with activities of daily living or with instrumental activities of daily living, but still have good cognitive ability. Divorced or separated and widowed seniors favor supported housing, along with households without a driver. The likelihood of selecting this alternative increases as the number of children decreases. Two-thirds of these units are owner-occupied and one-quarter are rented. Units in supported housing are larger than those in age-restricted communities, but somewhat smaller than shared or conventional units.

nonmetropolitan areas lives in conventional units than of seniors in metropolitan areas.

### Out-of-Pocket Costs

The most expensive living arrangement is an assisted community without income limitations, where monthly out-of-pocket costs in 1993 averaged \$1,461 (Chart 11). The next most expensive alternative is shared housing with an average monthly cost of \$442, followed by conventional housing at \$351 and



## Home Modifications

Special features to accommodate the physical limitations of aging residents — such as call devices, grab bars, railings, and ramps — are most frequently found in assisted communities. While about 20 percent of conventional housing has bathroom grab bars, only about five to eight percent offer these other modifications.

As a result, many elderly do not have the home modifications they require to live safely and comfortably on their own. According to the 1995 American Housing Survey (AHS), only about half of elderly disabled households have the home modifications they need (Chart 13).

While the elderly who make home modifications do so on a relatively substantial scale, they spend about half as much as younger households. The 1997 AHS reports that households headed by persons aged 70 and over made an average of approximately \$3,220 worth of improvements to their homes, compared with about \$6,172 by those headed by persons aged 35-44.

Seniors focus primarily on projects such as replacement of siding, roofing, and mechanical systems (58 percent of their renovation expenditures), while younger households tend to make alterations such as adding

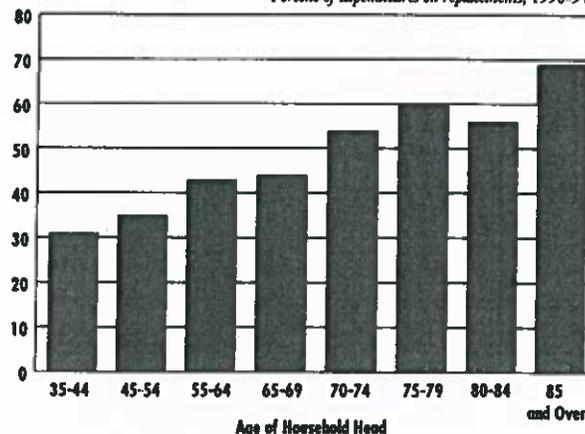
rooms, enlarging kitchens, and remodeling bathrooms. As seniors age, they become less concerned with cosmetic changes to their homes, but continue to make every effort to replace worn-out systems and keep their homes in good repair (Chart 14).

Nevertheless, making even modest repairs is beyond the financial grasp of some. Over the ten-year period from 1984 to 1993, for example, nearly one million lower-income elderly homeowners spent an average of \$100 or less per year on home maintenance and replacements combined. Seniors are also less apt to undertake do-it-yourself activities than younger households, and more inclined to use contractors.

14

## Seniors Spend More of Their Home Improvement Budgets on Replacements

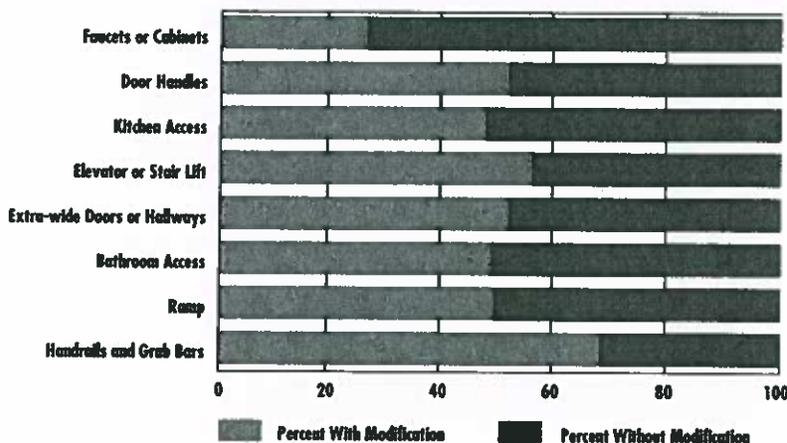
Percent of expenditures on replacements, 1996-97



Note: Replacements refer to projects such as replacing a roof, siding, and heating or plumbing equipment.  
Source: Joint Center tabulations of the 1997 American Housing Survey.

13

## Only Half of Disabled Seniors Have the Home Modifications They Need

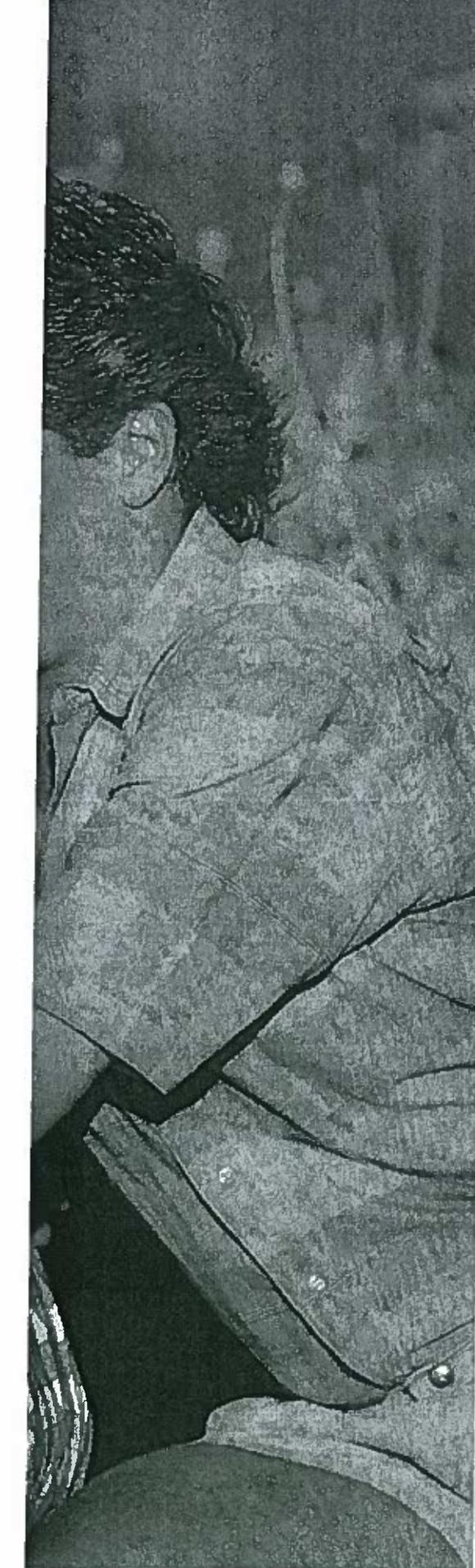


Note: Includes seniors age 65 and over. Excludes all seniors that did not express need for home modifications.  
Source: Joint Center tabulations of the 1995 American Housing Survey.

## Housing Satisfaction

The nation's seniors are generally satisfied with the condition of their housing and with the safety of their neighborhoods. According to the AHEAD survey, only about two to three percent consider their housing or the safety of their neighborhoods to be poor. The 1995 American Housing Survey confirms that fully 94 percent of seniors live in housing without any structural inadequacies. Just two percent live in housing with severe physical deficiencies, while another four percent reside in units with moderate structural problems.





# Looking Ahead

SECTION THREE

**Many of the demographic and labor market trends that will shape the lifestyles and housing choices of tomorrow's seniors are already at work.**

Since those who will make up the senior population in 2030 are now alive, it is possible to speculate how some of these factors — including increased longevity, better lifelong health, and greater wealth — will affect the demand for housing and support services. If history is any guide, however, the baby boomers will put their unique stamp on markets in the 21st century, just as they have for the past 30 years.

## **Improved Health**

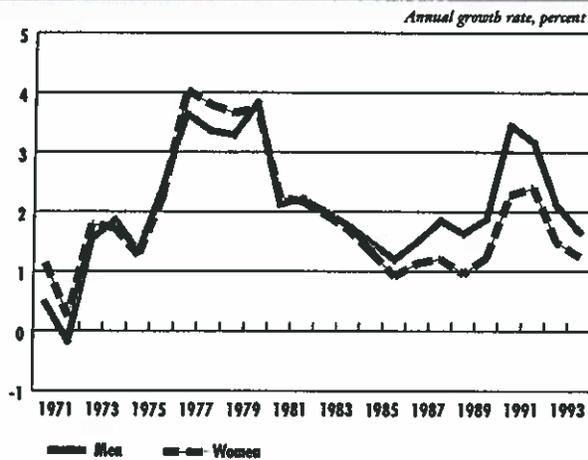
Two major revolutions have affected the health of the elderly. The first is well-known: life expectancies are much longer today than they were a century ago. Instead of living to age 50, Americans can now expect to reach age 75. Indeed, roughly three-quarters of the people who have ever attained that age are now living. Extended longevity is attributable to better hygiene, nutrition, and disease prevention throughout life.

The other revolution — improvement in lifelong health — is only now unfolding. Today's elderly are not experiencing the same incidence of diseases traditionally associated with aging. The disability rate for persons aged 65 or older dropped by 14 percent between 1984 and 1994, thanks largely to regular exercise, better diet, better medical care, and greater emphasis on preventive medicine. Medical innovation has also made tremendous progress in reducing the incidence and managing the impact of many age-related diseases such as heart failure. Every sign points to further progress in preventing and treating heart disease, Alzheimer's, cancer, and other serious illnesses.

Healthy aging will have a dramatic impact on the lives that seniors can and will enjoy, as well as on the cost of medical care. Healthy seniors live longer; the older people are when they die, the less costly the medical care they require. With sickness and disability reduced to a minimum, Medicare is likely to shift from just offer-

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## Growth in the Number of 70-74 Year-Old Men Is Outpacing That of Same-age Women



Source: Joint Center tabulations of the Current Population Survey, various years.

ing care to providing preventive medicine for the elderly.

### Living Longer With Spouses

While the common view is that women will continue to make up a disproportionate share of the senior population, recent trends suggest that men are closing the longevity gap. During the 1970s, the growth rate of men over age 75 lagged that of same-age women (2.1 percent annually compared with 3.9 percent). In the early 1980s, though, the populations of elderly men and women grew at close to the same rate. Then, between 1984 and 1994, the growth rate of elderly men actually overtook that of elderly women (3.1 percent annually compared with 2.7 percent). This transition is most striking for the group about to reach age 75 (*Chart 15*).

The effect of these differential growth rates is apparent in the changing ratio of men to women over age 75. Although the annual changes are small, they are likely to have a significant impact over time. Based on census projections, the ratio of elderly males to females is expected to climb from 0.56 in 1994 to 0.76 in 2030.

The presence of a spouse is critical to the ability of seniors to remain at home. One study estimates that living with a spouse cuts the probability of entering a nursing home or some similar setting by half. The increas-

ing longevity of men thus heralds more elderly living in their own homes for longer periods of time, and less demand for assisted living communities and nursing homes than would otherwise be expected.

### Higher Education Levels

Like health and longevity, the educational achievement of Americans has improved dramatically. The share with a high school education more than tripled from just 25 percent in 1940 to 82.8 percent in 1998, with about one-quarter also graduating from a four-year college program.

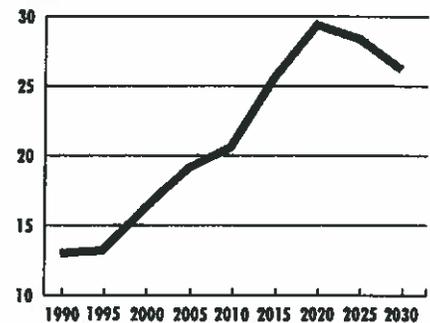
Since the people who will turn 70-74 years old between now and 2030 are unlikely to pursue further schooling to any meaningful degree, it is possible to project their education levels over the next 30 years. In the early 1990s, approximately 13 percent of this age group held a bachelor's degree. By 2020, the share should approach 30 percent before falling off with the aging of less well-educated immigrants (*Chart 16A*).

This projection in fact understates future education levels among the elderly because less well-educated persons tend to die at an earlier age (probably reflecting lifetime exposure to more health risks and poorer care). For example, 10.6 percent of people age 70-74 in 1990 held a bachelor's degree; by 1998, 13.0 percent of this same group (then age 78-82) reported having a degree.

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## Tomorrow's Seniors Will Be Better Educated

### A Percent of 70-74 Year-Olds With Bachelor's Degree or Higher



Source: Joint Center tabulations of the March 1998 Current Population Survey.

Higher levels of education among seniors are likely to mean more demand for high-quality healthcare and other support services. In addition, tomorrow's more highly educated elderly may well have an even stronger desire to live independently than today's.

### Longer Work Life

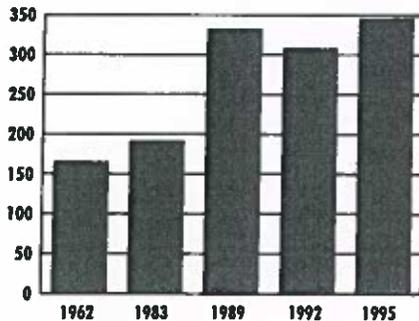
Greater educational attainment translates into higher labor force participation rates. In 1997, people with less than a high school education had a 61.7 percent participation rate, while those who graduated from high school had an 82.5 percent participation rate. The rate increases to 83.7 percent for those with some college, and to 88.5 percent for college graduates.

The effect is already evident among men over age 65, whose labor force participation rate edged up from 16.3 percent in 1991 to 17.1 percent in 1997. (The change in rates for women is influenced by other factors, mainly the expansion of work opportunities.) Approximately 20 percent of men aged 70-74 were working in 1993.

Better-educated seniors may prefer to spend some of their time working, either in part-time positions or in so-called "bridge jobs" that fill the time between the end of their primary career and complete retirement. The role of part-time work and of self-employment increases with age, start-

## ated and Have More Wealth, But Have Fewer Children To Rely On For Care

**B** Mean Net Worth of 65-74 Year-Olds (Thousands of 1995 dollars)



Source: Joint Center tabulations of the Survey of Consumer Finances, various years.

ing in the early 60s. Nonfinancial factors — such as self-esteem, social contact, a feeling of being a productive part of society, and a desire to keep up with innovation — also encourage people to keep working past the traditional retirement age.

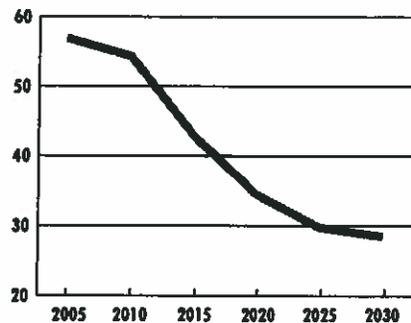
The mandatory retirement age of 65 was raised to 70 in 1978 and later eliminated altogether for firms with at least 20 employees. Work disincentives have also been disappearing from private pension plans, especially defined contribution plans such as the 401(k). Moreover, changes in the Social Security laws have made work relatively more attractive for retirees, including an increase in the amount of permitted earnings from \$13,500 in 1997 to \$30,000 in 2002.

Further policy changes are likely to increase the incentives for the baby boomers to remain in the labor force to support their generation's demands on the social welfare system. Improved health makes it both possible and likely that seniors will be increasingly active in the labor force over the next 30 years.

### Greater Financial Resources

In 1970, about one-quarter of Americans age 65 and over lived in poverty. Today, the share is one in ten. Seniors are far better off financially than their predecessors largely because of Social Security, public employee

**C** Percent of Women Aged 70-74 With Three or More Children



Source: Joint Center tabulations of the June 1995 Current Population Survey.

pension plans, and private corporate pension plans.

The net worth of households age 65-74 has climbed sharply over the past three decades, up from \$165,000 in 1962 to \$346,000 in 1995 (Chart 16B). These figures underestimate wealth because they exclude some important elements such as the future contribution of Social Security and some types of pension plans.

There is reason to believe that tomorrow's seniors will be even better off. Along with the benefits of Social Security, the baby

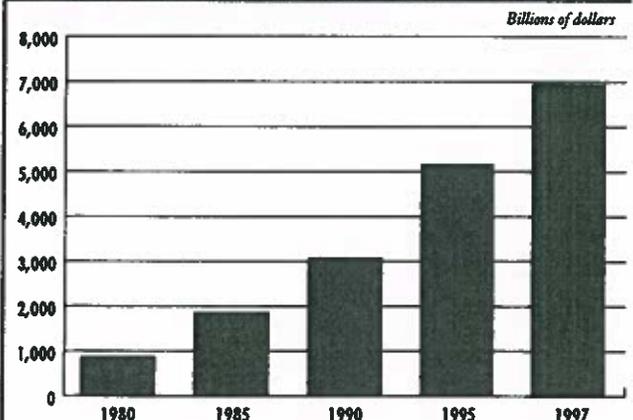
boomers retiring between 2010 and 2035 will be able to draw on large private pension funds, including individual retirement accounts (IRAs) and defined contribution plans such as the 401(k). In just the past 17 years, public and private pension plan funds have soared from \$873 billion to nearly \$7 trillion (Chart 17). Indeed, it is likely that the contribution of funds from 401(k) plans to retirement support will exceed that of Social Security by 2025.

### Fewer Children for Support

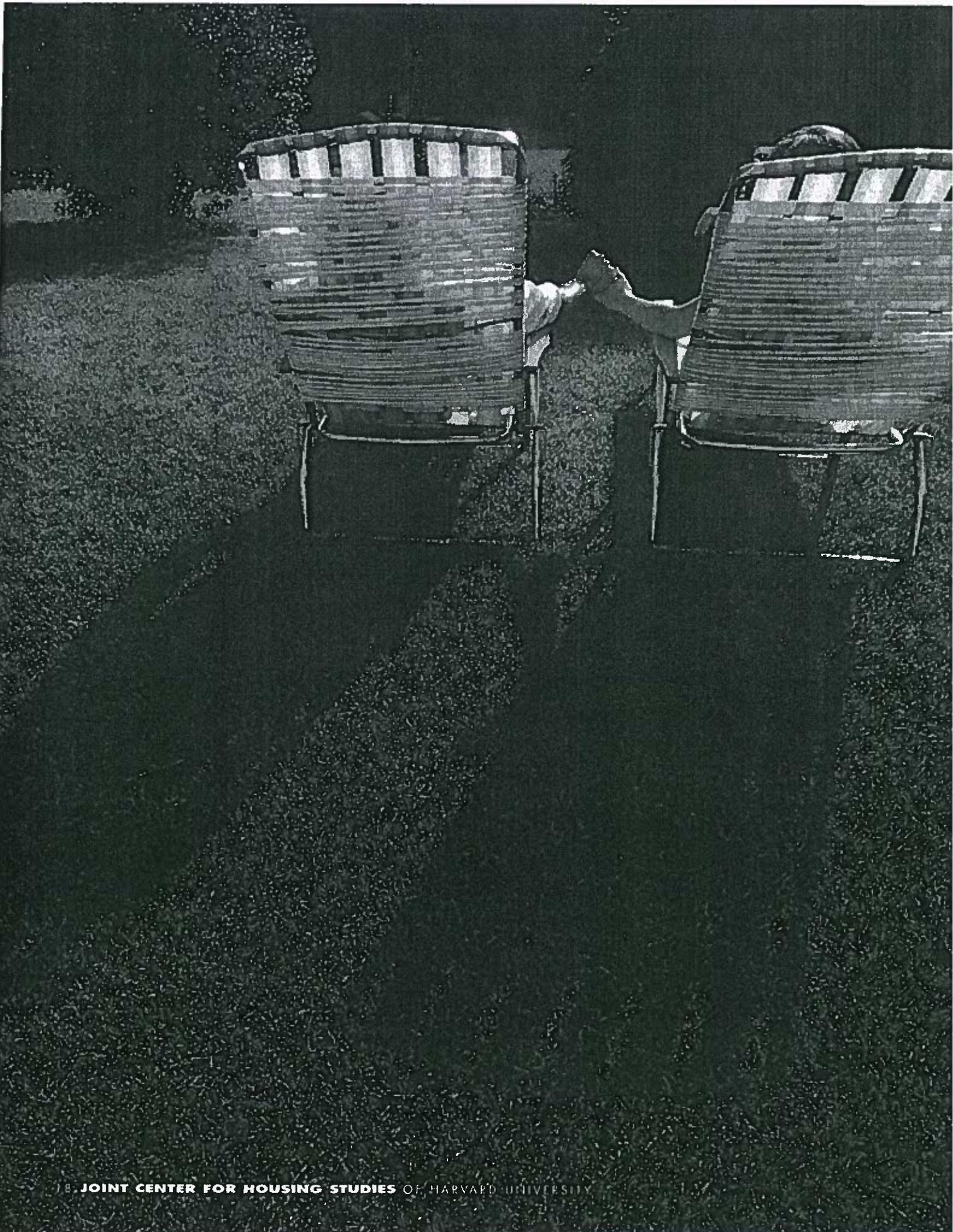
The availability of children to help provide care plays an important role in the choice of living arrangements for seniors. Today's elderly have fairly large families to draw upon for support in their declining years. Approximately half of women who are now age 70-74 have at least three children, and this share should rise over the next five years to just under 60 percent.

Given that the baby boomers have much smaller families, they will face a very different set of family resources. The share of women age 70-74 with three or more children is projected to decline to just under 30 percent by 2030 (Chart 16C). As a result, living arrangements such as shared housing, which typically involve a senior living with an adult child, may become less common. At the same time, the lack of children living nearby will boost demand for such alternatives as assisted communities, unassisted communities, and supported housing.

**17** Contributions to Public and Private Pension Funds Are Soaring



Note: Excludes federal pension funds and Social Security trust funds. Source: Federal Reserve Board, 1998 Statistical Abstract of the United States, Table 847.





# Issues AND Priorities

SECTION FOUR

**The sheer size of tomorrow's senior population presents opportunities and challenges for service providers, housing developers, and policymakers alike.**

**T**he most basic challenge, of course, concerns the nation's ability to cope with the costs of the aging population. The traditional measure of the capacity of the working-age population to support the elderly is the "dependency ratio," calculated as the ratio of persons age 65 and over to those age 18-64.

By this standard, the outlook is dire: from 0.17 in 1965, the dependency ratio is projected to increase steadily to a peak of 0.37 in 2035. The implication is one of increasing dependency of the elderly on an ever-smaller pool of workers. (Of course, "smaller" here relates to the share rather than the absolute number of 18-64 year-olds, which is projected to grow steadily from 160 million in 1997 to 200 million in 2035.)

The situation is not nearly as critical, however, as the dependency ratio may suggest. This measure focuses on only one portion of the age spectrum that needs assistance from the working segment. The other dependent population is under 18 years of age. When the under-18 and 65-

plus populations are combined to calculate a "total dependency ratio," the picture is radically different (*Chart 18*).

The total dependency ratio peaked at 0.84 in 1964 and then began a long decline to 0.62, where it has generally remained since the early 1980s. This ratio is projected to hold steady until 2020, before climbing to a high of 0.80 in 2035. From this perspective, then, the nation has already faced its most demanding period of dependency. There is every reason to expect that we will also survive the next one scheduled for 2030-2040.

Part of the response to the rising dependency ratio will come in the form of financial incentives for workers to remain employed longer. During the 1960s when the baby boomers were entering the labor market, the nation introduced incentives for early retirement to make more jobs available. The next decade is likely to see an acceleration of the recent trend of making continued employment more attractive to older workers. Work beyond age 65 has

the effect of reducing the dependence of the elderly on the 18-64 year-old group.

### Private vs. Public Service Delivery

When the total dependency ratio peaked in 1964, much of the cost (with the exception of public education) was paid for privately and not passed through the government. As a result, decisions over how much to spend

domestic product to over 40 percent.

The large presence of government in the delivery of services and funds to the elderly makes it difficult to structure programs to deliver the proper amount of service at the lowest reasonable cost. Introducing a third party between the recipient and the payer increases the incentive to seek more help than if the recipient were paying the costs — a problem sometimes referred to as

care, they are present in the design of all service delivery and payment systems that involve the government or any third party.

With the shift in the total dependency ratio toward those age 65 and over, the costs of Medicare and Medicaid will rise relative to other parts of the federal budget unless reforms are made. Even so, constituencies will continue to press for expanded benefits, including prescription drug coverage under Medicare and expanded coverage of nonmedical support devices and seniors housing options under both Medicare and Medicaid.

Today, Medicare does not cover assisted communities at all. Medicaid does provide limited reimbursements for assisted living facilities, although only under state waiver. At present, 35 states either currently reimburse or plan to reimburse some assisted living costs, providing some form of Medicaid subsidy to an estimated 40,000 residents.

The cost implications of expanded coverage are unclear. On the one hand, assisted living facilities are generally less costly than nursing homes and have lower reimbursements. On the other hand, consumers view assisted living more positively than nursing homes, and opening them up to reimbursement could expand usage of Medicaid.

As pressures to contain costs and expand coverage come into conflict, yet another challenge is deciding how far and at what cost to apply the egalitarian principle in determining benefits. In particular, should it apply to the provision of all healthcare services, prescription drugs, nonmedical support devices, and services such as assistance with daily living? Is it to be extended to the living arrangements of the nation's seniors? Full coverage would clearly be prohibitively expensive.

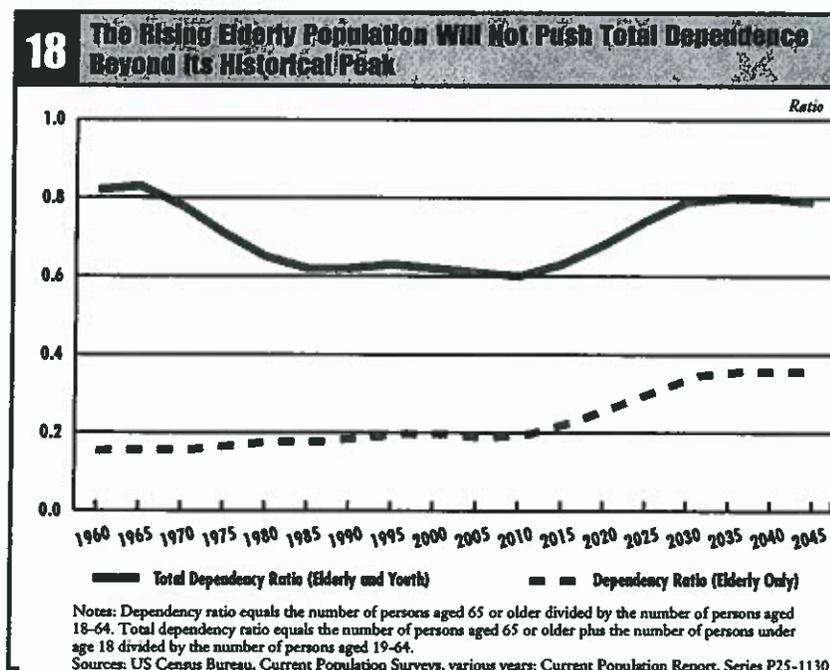
### Continuing Income and Wealth Disparities

In 1995, the baby boomers had mean net worth three times their median net worth, implying that sharp differences in wealth will persist well into their retirement years. Those who own homes are more likely to have greater net worth, although many owners may have to tap the wealth they have accumulated in equity. Indeed, among owners 65 and over in 1995, half held 58 percent or more of their wealth in the form of home equity. Many elderly renters, in

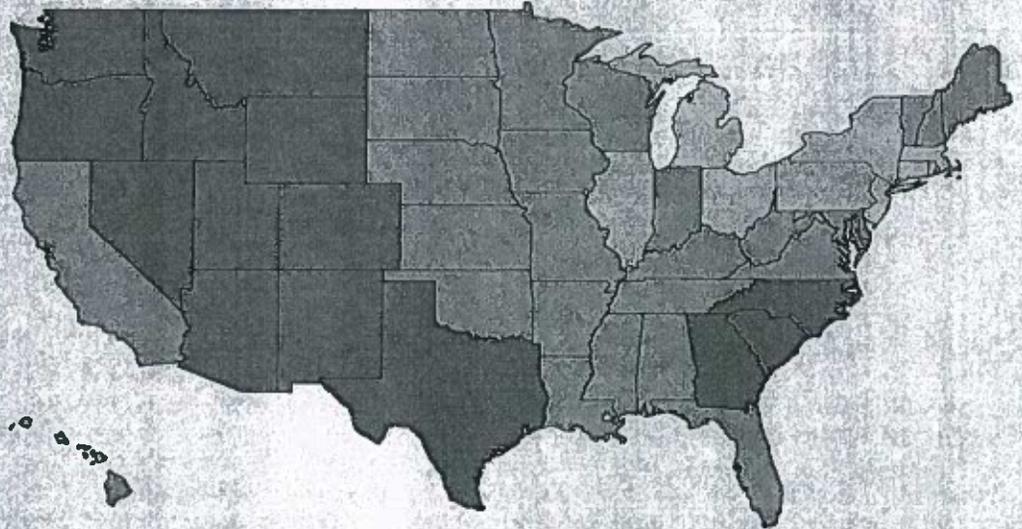
## The legacy of discrimination will leave minority baby boomers disproportionately represented among those in need of government help through the last phase of their lives.

on food, housing, and health were made in a market context by the people paying for them. A major shift in responsibilities has occurred over the past 35 years as the role of government has grown. During this period, federal, state and local expenditures have risen from about 28 percent of gross

moral hazard. At the same time, the providers of services, such as doctors in the case of medical care, may "overprovide" if the available funds are too generous — a situation characterized as supplier-induced demand. While these issues have received most attention in the context of medical



# Where Seniors Will Live



- Substantially Leading National Growth Trend
- Centered Around National Growth Trend
- Substantially Lagging National Growth Trend

## The push to the West and the Southeast Coast will continue.

One of the greatest uncertainties in the seniors housing outlook is whether tomorrow's elderly will move more frequently and longer distances than today's. It may be that with their higher levels of education, greater wealth, better health, and broader travel experience, the baby boomers will be more mobile. At the same time, the trends toward longer work lives and delayed marriage and parenting may keep seniors in their homes longer. Even a small increase in long-term moving rates among seniors, however, could have significant impacts on local housing markets, especially in the South and West.

Assuming that recent trends continue, though, the senior population will be geographically distributed roughly in

proportion to where the baby boomers and their parents now live. By 2025, no less than 10 percent of each state's population will be over age 65. In consequence, the challenges posed by a burgeoning elderly population will exist throughout the nation, at every level of government.

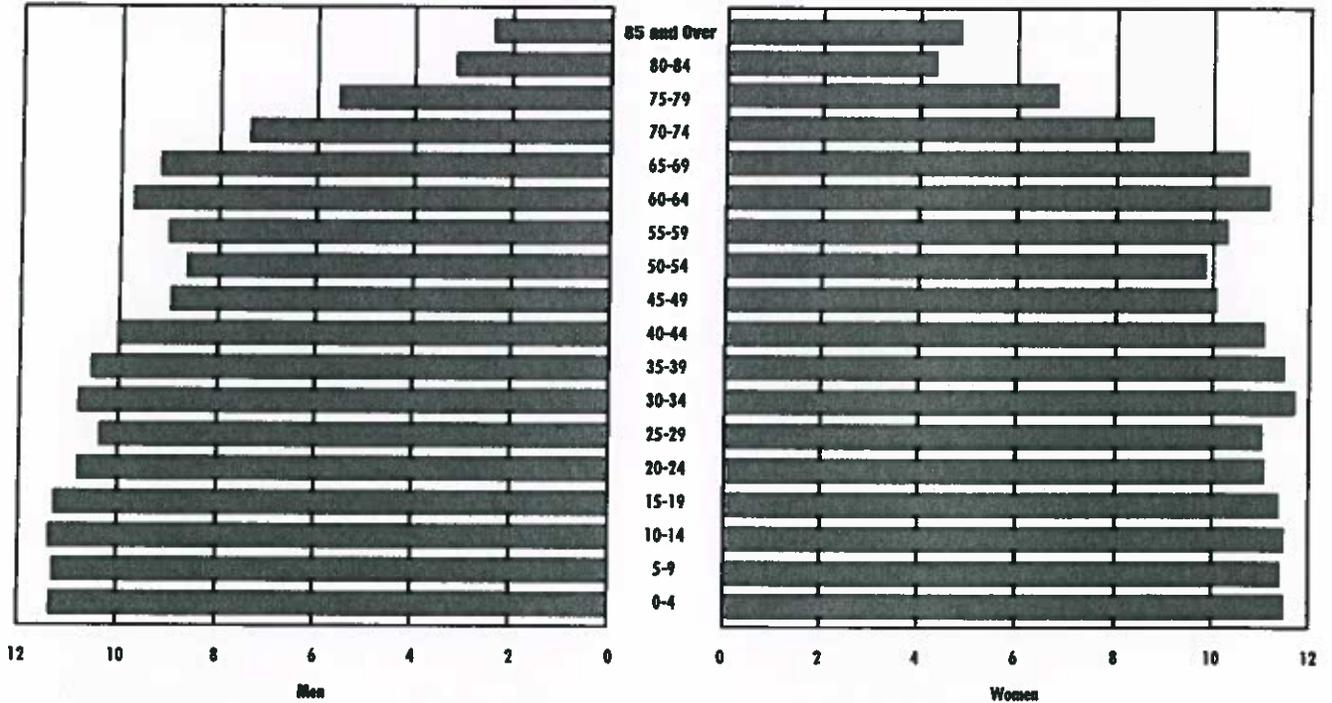
Certain destination areas are, however, expected to gain somewhat more than their current share of the nation's senior population. Projections for 2025 indicate that increases in Alaska, Arizona, Colorado, Georgia, Idaho, Montana, New Mexico, Nevada, North Carolina, Oregon, South Carolina, Texas, Utah, Washington and Wyoming will substantially outpace the national rate.

California, Florida, and Texas together are expected to account for 29 percent of the total increase in the senior population between now and 2025. Interestingly, although California and Florida should show the largest numerical gains, their shares of the nation's seniors will remain close to what they are today.

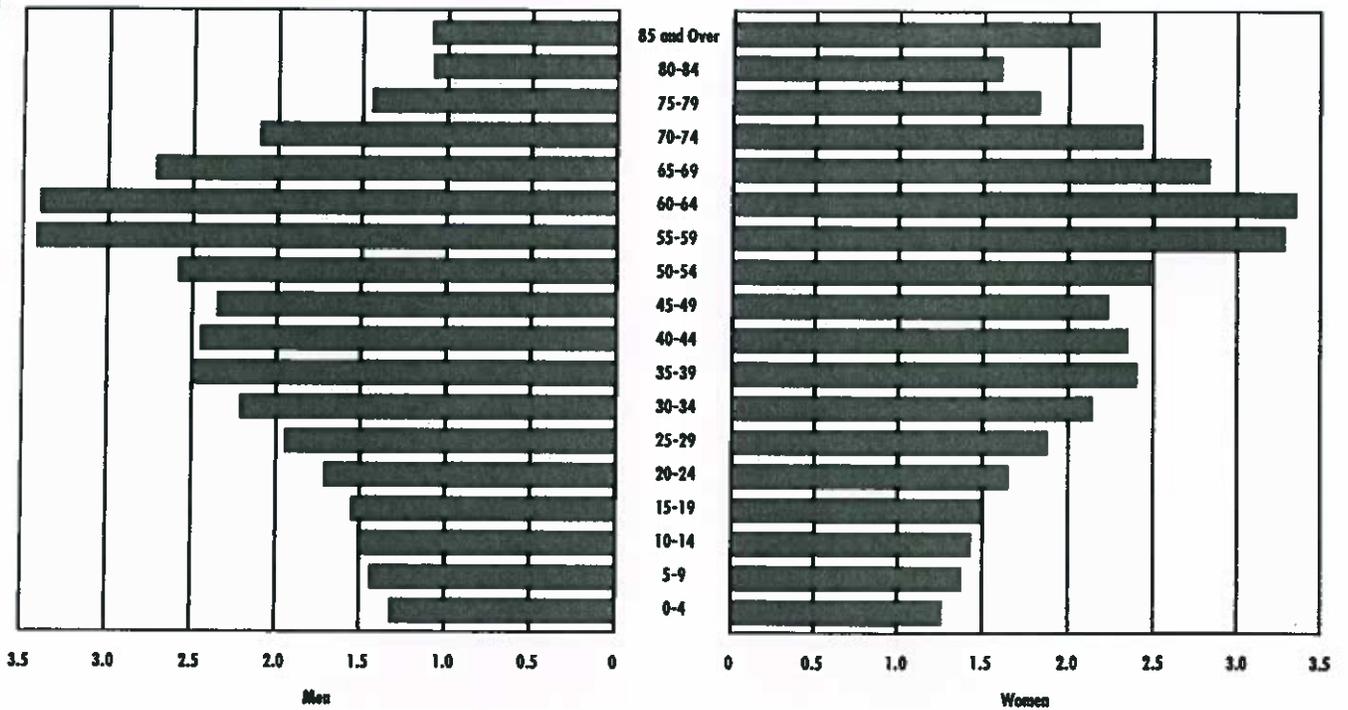
Gains in Connecticut, District of Columbia, Illinois, Massachusetts, Michigan, New Jersey, New York, Ohio, Pennsylvania, and Rhode Island will significantly lag national growth trends. Even in many of these Northern states, though, the proportion of seniors will rise sharply with the aging of the baby boomers and the continued outmigration of younger households.

**Population Projections Imply Sustained Demand for Housing in the United States, But Not in Some Other Industrialized Countries**

**A** US Population 2025  
(Millions)



**B** German Population 2025  
(Millions)



Source: US Census Bureau, International Database.

contrast, will have extremely limited resources to draw upon, with half having net wealth of \$6,460 or less in 1995.

Disparities in wealth across racial and ethnic groups are especially large. Minority members of the baby-boom generation grew up with discrimination severely restricting their opportunities. As a result, approximately 18 percent of black families and 22 percent of Hispanic families aged 35-54 were living in poverty in 1995; the share for same-age white families is less than 10 percent. Furthermore, only about 50 percent of black families and 57 percent of Hispanic families in this age group own their homes, compared with 81 percent of same-age non-Hispanic whites. The legacy of discrimination will leave minority baby boomers disproportionately represented among those in need of government help through the last phase of their lives.

Meanwhile, the minority share of the elderly is poised to increase. Over the next 30 years, the share of non-Hispanic whites will decline from about 84 percent of today's elderly (70 and over) to about 78 percent because of roughly equal increases among Hispanic whites and Asians. The racial composition of the senior population will shift even more markedly in 2040, when the large number of recently arrived white Hispanics reaches retirement. At that point, white Hispanics will make up 12 percent of the senior population, compared with just 4 percent today.

### Changes in Housing Demand

The enormous size of tomorrow's elderly population has led some commentators to question the stability of the housing market in the next century. The concern apparently is that there may be insufficient demand to absorb the housing units left behind by the aging baby boomers.

Although household projections are only available through 2010, they suggest that this fear is unfounded. Over the next ten years, the number of households aged 65 and over is expected to increase by approximately 3.2 million, while the total number of households grows by about 12.7 million. Looking at the age distribution of the population in 2025 (*Chart 19*), the pyramid shape indicates that more young persons will be arriving on the scene than older persons departing. The population distribution

retains its pyramid shape well past the impact of the baby boom, implying adequate demand for housing well into this century.

Other industrial countries, however, will not be as fortunate. Germany, for example, does not appear to have sufficient population to support its aging society. The positive outlook for the United States is, in part, due to the continuing influx of immigrants.

**New construction.** Although households age 65 and older move infrequently, they remain an important source of demand for new housing. Indeed, approximately 38 percent of movers in this age group purchased

households in this age group should add about one-half million units to second-home demand between now and 2010.

As these two-home owners approach retirement, however, many will have to choose which home to retain. In addition to conflicting loyalties to two places, many of these households will face the trade-off between place loyalty and the lower housing costs found elsewhere in the country. Their decisions could thus alter certain traditional geographical retirement patterns.

**In-home services.** Although its dimensions are still unknown, a revolution in the delivery of elderly support services is set to

## As they develop the need for in-home assistance, the baby boomers are likely to seek out a combination of labor-intensive personal services and new assistive equipment and devices.

a new house in the four years from 1994 to 1997, accounting for 9.4 percent of the new homes produced during that period. Given the strong growth in the senior population especially after 2010, this suggests growing demand for units in both assisted and unassisted communities, as well as conventional housing.

It is possible, however, that new construction levels will weaken after 2010 even though overall housing demand remains strong. Such a result might occur if the supply of existing housing plays a relatively larger role in satisfying future demand. Overall, however, the housing market should not only weather the challenges of the rising elderly population, but also offer new opportunities to serve its needs.

**Second homes.** The greater income and wealth of the baby boomers have direct implications for the second-home market. Although difficult to quantify, a larger share of the boomers is likely to buy second homes than of their parents' generation. Indeed, even if the rate at which those over 55 elect to purchase a second home remains unchanged, simple growth in the number of

occur. Throughout their lives, the baby boomers have been making their unique mark on the US economy and society, and elder care will be no exception. Small, privately operated, market-driven service delivery firms are already springing up around the country as the baby boomers attempt to structure relationships to assist their aging parents.

One might suggest that the baby boomers will try to return to a bygone era when assistance would often come from live-in help. But in-home service providers have become too expensive for all but the very wealthy. When faced with high labor costs in their childraising years, the baby boomers solved the problem by combining part-time help with new technology (e.g., childcare centers and weekly cleaning services, backed up with beepers and cell phones). As they themselves develop the need for in-home assistance, the boomers are likely to again seek out a combination of labor-intensive personal services and new assistive equipment and devices.

**Home modifications.** Another part of the solution is likely to involve home modifica-

tions. Most existing homes were constructed on the assumption that the occupants are healthy and active. Seniors, however, often need to accommodate impaired mobility with ramps and grab bars, and to improve the accessibility of cabinetry and appliances.

The exact type of modifications will undoubtedly change over time to reflect new technology. For example, widespread adoption of gyro-balance wheelchairs, which can navigate uneven ground and climb stairs, would eliminate much of the demand for ramps. While innovations like this one will alter (and perhaps even dampen) demand for certain alterations, overall demand for home modifications is nonetheless likely to grow. One type of project that may become particularly popular among the baby boomers is the addition of first-floor master bedroom suites.

Increased demand for home modifications among elderly households raises issues about the process of selecting a contractor and overseeing the quality of the work. There is some concern that seniors may not have the information required to make the best selection. For this reason, there may be a need for better oversight of remodeling contractors and for adequate

remedies for poor quality work. Some states have in fact begun to regulate this area and establish special funds (provided by the regulated contractors) from which consumers can recover damages when the contractor fails.

The large majority of tomorrow's elderly will likely have the financial resources to pay for their home modifications. For those with home equity, reverse mortgages can provide a means to borrow funds for modifications, as well as for healthcare, support services, and other expenses. So far, however, these loans have not achieved much popularity. Since the elderly are fairly risk-averse, it is no surprise that they are generally unwilling to encumber their homes with a mortgage. Although growth in the elderly population will bring some expanded use of reverse mortgages, it is likely to be modest at best.

### Summary

Concerns over the graying of America seem overblown. While the population age 65 and over will indeed grow dramatically after 2010, the balance between working-age adults and the dependent population will

not exceed its historical peak. What is more, with their improved health and better education, tomorrow's seniors will likely continue to work well past the traditional retirement age — further reducing the ranks of the dependent population.

To be sure, the imminent growth in the number of seniors will add to the pressures on federal income support and medical insurance programs. The sharp disparity in wealth among the baby boomers will carry well into their retirement years, leaving many lower-income seniors with few housing and special care options. Elderly renters will face particularly onerous housing cost burdens.

For housing developers, remodelers, and service providers, however, seniors represent a large and growing market. With their greater wealth and more active lifestyles, more seniors are likely to own second homes, make modifications to their residences to accommodate changing needs, and choose specialized environments such as active retirement communities, congregate housing, and assisted living facilities. And given that seniors overwhelmingly prefer to "age in place," the market for in-home services is set for a boom.

### Related Publications Available at [www.gsd.harvard.edu/center](http://www.gsd.harvard.edu/center)

Josephine Louie, *The Housing Modifications for Disabled Elderly Households*, Joint Center Working Paper W99-8.

Robert Schafer, *America's Elderly Population and Their Need for Supportive Services*, Joint Center Working Paper W99-3.

Robert Schafer, *Determinants of the Living Arrangements of the Elderly*, Joint Center Working Paper W99-6.

Robert Schafer, *Housing America's Elderly Population*, Joint Center Working Paper W99-4.

**Joint Center for Housing Studies of Harvard University  
Graduate School of Design / John F. Kennedy School of Government**

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BASIC INFORMATION :

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Permit no : 99301452 Status :                   Apply date : 06/28/99  
Master no :                                    Permit issued: 08/11/99  
CO issued :                                    CO number :  
Project :  
RE: : 00573720002800-  
Address : HARBOR COURSE SOUTH SEC 4 OCEA  
Owner(s) : O R GOLF PARTNERS LTD  
Owner Addr : 100 ANCHOR DRIVE - #459 KEY LARGO FL 33037  
Permit Type: 07                                C404 Type :  
Usage Class: N/A                              Appl. Valua:                   3800  
Input Quan:                                  0                                Calc Valuat:                   0  
General Cont:

=====

SPECIAL CONDITIONS :

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FLOOD ZONE AE 9'                            CINNAMON BARK LN  
NOTICE OF COMMENCEMENT REQUIRED

\*\*\*\*\*

\*\*NOT R.O.G.O. - ZONE 7\*\*

\*\*\*\*\*

PERMIT FOR 2,041 SF S.F.R. WITH 1,696 SF  
OF PORCH & 2,753 SF OF ROOF AS PER THE  
APPROVED PLANS.

HEIGHT NOT TO EXCEED 35' FROM 3.5' EXIST-  
ING GRADE BEFORE FILL.

ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.

PROJECT ON NORTH KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDIT-  
IONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTER WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.

BIOLOGIST APPROVAL 7/23/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:

1-STORMWATER MUST BE RETAINED ON SITE.

2-ALLOWS FOR 389 CUBIC YARDS OF FILL.

3-NO FILL ALLOWED IN HAMMOCK REQUIRED  
"OPEN SPACE"

4-2 @ 6' NATIVE CANOPY STREET TREES (NOT  
PALMS) REQUIRED ON LOT NOT EASEMENT.

5-REMOVAL OF ALL INVASIVE EXOTICS WILL  
BE REQUIRED FOR C.O.

6-SUGGEST REMOVAL OF NON-NATIVE GROUND  
ORCHIDS AND CORK TREES.

7-TRANSPLANTATION PER ATTACHED PLAN  
IS REQUIRED.

8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.

9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.

10-ALLOWS FOR 8,914 SF OF LANDCLEARING

WITHIN THE HAMMOCK AREA.

11-CONSERVATION EASEMENT, ON 13,372 SF  
OF REMAINING HAMMOCK, MUST BE SUBMIT-  
TED PRIOR TO C.O.

12-COORDINATION WITH FLORIDA FISH & GAME  
COMMISSION REQUIRED PRIOR TO CLEARING.  
PLEASE CONTACT ROWENA GARCIA BY PHONE

- AT 305-289-2365.
- 13-FLA GAME & FISH COMMISSION LANDCLEAR-  
ING REQUIREMENTS FOR PLAT 17-19 MUST  
BE MET.
  - 14-MUST ADHERE TO "ON SITE RELOCATION OF  
FLORIDA TREE SNAIL" PROTOCOL PER FLA  
FISH & GAME COMMISSION.
  - 15-SUGGEST UTILITIES BE BURIED ALONG  
DRIVE.

\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 10/1/99  
60 DAY BEFORE START EXT., OK THRU 1/29/2000

=====

PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 193310000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
05134	EARL W JOHNSTON ROOFING INC	EL06
05230	WIRE NUTS ELECT OF SO FLA INC	EL04
00977	HOUSTON AIR INC	MC03
00586	FLORIDA KEYS PLUMBING INC	PL04

MONROE COUNTY \*\*\*LIVE\*\*\*  
PERMIT STATUS REPORT  
DATE : 04/13/2009

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FEEES :

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FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.21	10.21	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		46.00	46.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		85.00	85.00	.00	.00
PF-EL04		445.00	445.00	.00	.00

PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.21	10.21	.00	.00
TOTALS	4,144.42	4,144.42	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP TYPE	SQ	REQ. DT	SCHE. DT	INSP. DT	R	FAILCODE	FEE ID
EXT2	1	11/29/99	11/29/99	01/29/00	P		

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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=====

RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300423 Status :                   Apply date : 02/23/99  
Master no :    Permit issued: 04/13/99  
CO issued :   CO number :  
Project :  
RE: : 00573720002900-  
Address : BLK 8 LT 29 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                    C404 Type :  
Usage Class: N/A                                Appl. Valua:           6000  
Input Quan:                                    0            Calc Valuat:           0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                    CINNAMONBARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.1' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/5/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6', NATIVE, CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICE REQUI-  
RED FOR C.O.  
6-SUGGEST REMOVAL OF GROUND ORCHIDS AND  
PAPAYA.  
7-TRANSPLANTATION PER ATTACHED PLAN REQ-  
UIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 6,760 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT ON 10,140 SF,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/9/99  
60 DAY BEFORE START EXT., OK THRU 10/3/99



BI03 1 12/02/99 12/03/99 12/02/99 P  
EXT2 1 08/12/99 08/03/99 10/03/99 P

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300424 Status :                   Apply date : 02/23/99  
Master no :    Permit issued: 04/13/99  
CO issued :   CO number :  
Project :  
RE: : 00573720003000-  
Address : BLK 8 LT 30 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                    C404 Type :  
Usage Class: N/A                                 Appl. Valua:           6000  
Input Quan:                                        0            Calc Valuat:            0  
General Cont:

=====

SPECIAL CONDITIONS :

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FLOOD ZONE AE 9'                   CINNAMON BARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.6' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 2/25/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6'NATIVE,CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICE REQUI-  
RED FOR C.O.  
6-SUGGEST REMOVAL OF GROUND ORCHIDS.  
7-TRANSPLANTATION PER ATTACHED PLAN REQ-  
UIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 5,782 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT ON 8,674 SF,  
MUST BE SUBMITTED PRIOR TO C.O.

12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/3/99  
60 DAY BEFORE START EXT.,OK THRU 10/3/99

=====

PROPERTY INFORMATION :

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```

Section      : 24          Lot          :
Frontage     :            Impact area :
Township    : 59          Block         :
Range       : 40          Lot area     : 144550000
Zone class  :            Fire dist    :
Fld zone    :            Fld elev     :
Units       : 0          Floors       :
Front       :            Back         :
Left        :            Right        :
Bedrms      :            Sqft roof    :
Rooms       :            Sqft footprt :
Construc type :          Sqft livable :
Subdivision :
Engineer    :
Architect   :
  
```

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CONTRACTOR INFORMATION :

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General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

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FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00
PF-EL04		485.00	485.00	.00	.00
PF-MC03		156.00	156.00	.00	.00
PF-PL04		146.00	146.00	.00	.00
PO		150.00	150.00	.00	.00

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PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
RD	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP	TYPE	SQ	REQ.	DT	SCHE.	DT	INSP.	DT	R	FAILCODE	FEE ID
3DCA		1		05/13/99	05/13/99	05/11/99	P				

BI03 1 12/02/99 12/03/99 12/02/99 P  
EXT2 1 08/12/99 08/03/99 10/03/99 P

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300425 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/19/99  
CO issued :   CO number :  
Project :  
RE: : 00573720003100-  
Address : BLK 8 LT 31 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: N/A                                Appl. Valua:           6000  
Input Quan:                                    0            Calc Valuat:           0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                   CINNAMON BARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 4.1'EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE RQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 2/26/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6',NATIVE,CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED FOR C.O.  
6-SUGGEST REMOVAL OF AFRICAN GROUND  
ORCHIDS AND PAPAYAS.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 7,197 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT ON 10,795 SF,

MUST BE SUBMTTED PRIOR TO C.O.  
12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME

EFFECTIVE ON: 6/9/99

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PROPERTY INFORMATION :
=====

Section : 24 Lot :
Frontage : Impact area :
Township : 59 Block :
Range : 40 Lot area : 175150000
Zone class : Fire dist :
Fld zone : Fld elev :
Units : 0 Floors :
Front : Back :
Left : Right :
Bedrms : Sqft roof :
Rooms : Sqft footprnt:
Construc type : Sqft livable :
Subdivision :
Engineer :
Architect :

=====
CONTRACTOR INFORMATION :
=====

General Cont:

SUBCONT NAME CATEGORY
00910 BOB HILSON & CO INC BL06
01097 J N KURUTZ ELECTRIC, INC. EL04
00985 JOHNSON AIR SERVICE INC. MC03
01102 WEAVER PLUMBING INC. PL04

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FEES :
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FEE ID QUANTITY FEE PAID CREDITS BALANCE
B2 80.00 80.00 .00 .00
BI 35.00 35.00 .00 .00
FP 105.00 105.00 .00 .00
NC 10.15 10.15 .00 .00
PA 340.00 340.00 .00 .00
PB 242.00 242.00 .00 .00
PC 750.00 750.00 .00 .00
PF-BI01 66.00 66.00 .00 .00
PF-BI03 36.00 36.00 .00 .00
PF-BL01 811.00 811.00 .00 .00
PF-BL06 88.00 88.00 .00 .00
PF-EL04 485.00 485.00 .00 .00

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PF-MC03 156.00 156.00 .00 .00
PF-PL04 146.00 146.00 .00 .00
PO 150.00 150.00 .00 .00
PR 633.00 633.00 .00 .00
PS 64.00 64.00 .00 .00
RC 10.15 10.15 .00 .00
TOTALS 4,207.30 4,207.30 .00 .00

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PLAN REVIEWS :
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INSPECTIONS :
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INSP TYPE SQ REQ. DT SCHE. DT INSP. DT R FAILCODE FEE ID

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3DCA      1 05/20/99 05/20/99 05/14/99 P
BI03      1 12/02/99 12/03/99 12/01/99 P
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USER DEFINED SCREENS :
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ACTIVE HOLDS :
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RECEIPTS :
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BASIC INFORMATION :

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Permit no : 99300426 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/19/99  
CO issued :   CO number :  
Project :  
RE: : 00573720003200-  
Address : BLK 8 LT 32 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: RES                                Appl. Valua:           6000  
Input Quan:                                    0                Calc Valuat:           0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                   CINNAMONBARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O.- ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 4.0' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/3/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6', NATIVE, CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED FOR C.O.  
6-SUGGEST REMOVAL OF PAPAYA, LEAD TREE  
AND GROUND ORCHID.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 6,521 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 9,781 SF,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FLORIDA FISH & GAME  
COMMISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME

EFFECTIVE ON: 6/9/99  
 60 DAY BEFORE START EXT.,OK THRU 10/9/99

=====

PROPERTY INFORMATION :

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Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 169750000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0.	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable :	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00

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PF-EL04	485.00	485.00	.00	.00
PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP	TYPE	SQ	REQ. DT	SCHS. DT	INSP. DT	R	FAILCODE	FEE ID
3DCA		1	05/20/99	05/20/99	05/18/99	P		
BI03		1	12/02/99	12/03/99	12/01/99	P		
EXT2		1	08/12/99	08/09/99	10/09/99	P		

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300427 Status :                   Apply date : 02/23/99  
Master no :                                    Permit issued: 04/19/99  
CO issued :                                    CO number :  
Project :  
RE: : 00573720003300-  
Address : BLK 8 LT 33 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                C404 Type :  
Usage Class: N/A                             Appl. Valua:                   6000  
Input Quan:                                 0                                Calc Valuat:                   0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                    CINNAMON BARK LN.  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 2696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 4.0' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/12/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6,NATIVE,CANOPY STREET TREES REQ-  
UIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICE ARE  
REQUIRED FOR C.O.  
6-SUGGEST REMOVAL OF NON-NATIVE PAPAYAS  
AND PAMPAS GRASS.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 7,488 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 11,232 SF ,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME

EFFECTIVE ON: 6/9/99  
 60 DAY BEFORE START EXT.,CK THRU 10/9/99

=====

PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 189100000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable :	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00

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PF-BL04	485.00	485.00	.00	.00
PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

=====

INSP	TYPE	SQ	REQ. DT	SCHE. DT	INSP. DT	R	FAILCODE	FEE ID
3DCA		1	05/17/99	05/17/99	05/13/99	P		
BI03		1	12/02/99	12/03/99	12/01/99	P		
EXT2		1	08/12/99	08/09/99	10/09/99	P		

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

=====

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RECEIPTS :

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BASIC INFORMATION :

=====

Permit no : 99300428 Status :                   Apply date : 02/23/99  
Master no :                                    Permit issued: 04/13/99  
CO issued :                                   CO number :  
Project :  
RE: : 00573720003400-  
Address : BLK 8 LT 34 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                            C404 Type :  
Usage Class: N/A                           Appl. Valua:                   6000  
Input Quan:                                0            Calc Valuat:                    0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                    CINNAMONBARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.6' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 2/26/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6', NATIVE, CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICE REQUI-  
RED FOR C.O.  
6-SUGGEST REMOVAL OF GROUND ORCHIDS AND  
PAPAYS AND SAPODILLA.  
7-TRANSPLANTATION PER ATTACHED PLAN REQ-  
UIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 7,992 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT ON 11,987 SF,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/3/99  
60 DAY BEFORE START EXT., OK THRU 10/3/99

=====

PROPERTY INFORMATION :

=====

```

Section      : 24          Lot          :
Frontage    :             Impact area :
Township    : 59          Block         :
Range       : 40          Lot area     : 200000000
Zone class  :             Fire dist      :
Fld zone    :             Fld elev       :
Units       : 0           Floors        :
Front       :             Back           :
Left        :             Right          :
Bedrms      :             Sqft roof     :
Rooms       :             Sqft footprnt :
Construc type :           Sqft livable  :
Subdivision :
Engineer    :
Architect   :
  
```

=====

CONTRACTOR INFORMATION :

=====

General Cont :

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	
01097	J N KURUTZ ELECTRIC, INC.	
00985	JOHNSON AIR SERVICE INC.	
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF		.00	.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00

MONROE COUNTY \*\*\*LIVE\*\*\*  
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PF-BL01	811.00	811.00	.00	.00
PF-BL06	88.00	88.00	.00	.00
PF-EL04	485.00	485.00	.00	.00
PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
<b>TOTALS</b>	<b>4,207.30</b>	<b>4,207.30</b>	<b>.00</b>	<b>.00</b>

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PLAN REVIEWS :

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INSPECTIONS :

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INSP	TYPE	SQ	REQ. DT	SCHE. DT	INSP. DT	R	FAILCODE	FEE ID
BI03		1	12/02/99	12/03/99	12/01/99	P		
EXT2		1	08/12/99	08/03/99	10/03/99	P		

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300429 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/19/99  
CO issued :   CO number :  
Project :  
RE: : 00573720003500-  
Address : BLK 8 LT 35 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: N/A                                 Appl. Valua:                 6000  
Input Quan:                                     0                 Calc Valuat:                 0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                                 CINNAMON BARK LN.  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.6' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 2/26/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6', NATIVE CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS IS  
REUQUIRED.  
6-SUGGEST REMOVAL OF PAPAYAS.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 8,496 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 12,743 SF  
MUST BE SUBMITTED PRIOR TO C.O.

12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/9/99

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PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 212050000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable :	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00
PF-EL04		485.00	485.00	.00	.00

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PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP TYPE SQ REQ. DT SCHE. DT INSP. DT R FAILCODE FEE ID

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=====
3DCA      1 05/17/99 05/17/99 05/13/99 P
BI03      1 12/02/99 12/03/99 12/01/99 P
EXT2      1 08/12/99 08/09/99 10/09/99 P
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USER DEFINED SCREENS :
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ACTIVE HOLDS :
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RECEIPTS :
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BASIC INFORMATION :

=====

Permit no : 99300430 Status :                   Apply date : 02/23/99  
Master no :                                        Permit issued: 04/19/99  
CO issued :                                        CO number :  
Project :  
RE: : 00573720003600-  
Address : BLK 8 LT 36 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: N/A                                 Appl. Valua:           6000  
Input Quan:                                     0                        Calc Valuat:           0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                    CINNAMONBARK LN.  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2,030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.6' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MSUT BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/1/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6',NATIVE CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED PRIOR TO C.O.  
6-SUGGEST REMOVAL OF PAPAYAS.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 9,860 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 14,790 SF  
MUST BE SUBMITTED PRIOR TO C.O.

12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/9/99

60 DAY BEFORE START EXT.,OK THRU 10/9/99

=====
PROPERTY INFORMATION :
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Section : 24 Lot :
Frontage : Impact area :
Township : 59 Block :
Range : 40 Lot area : 250350000
Zone class : Fire dist :
Fld zone : Fld elev :
Units : 0 Floors :
Front : Back :
Left : Right :
Bedrms : Sqft roof :
Rooms : Sqft footprnt :
Construc type : Sqft livable :
Subdivision :
Engineer :
Architect :

=====
CONTRACTOR INFORMATION :
=====

General Cont:

SUBCONT NAME CATEGORY
00910 BOB HILSON & CO INC BL06
01097 J N KURUTZ ELECTRIC, INC. EL04
00985 JOHNSON AIR SERVICE INC. MC03
01102 WEAVER PLUMBING INC. PL04

=====
FEES :
=====

FEE ID QUANTITY FEE PAID CREDITS BALANCE
B2 80.00 80.00 .00 .00
BI 35.00 35.00 .00 .00
FP 105.00 105.00 .00 .00
NC 10.15 10.15 .00 .00
PA 340.00 340.00 .00 .00
PB 242.00 242.00 .00 .00
PC 750.00 750.00 .00 .00
PF-BI01 66.00 66.00 .00 .00
PF-BI03 36.00 36.00 .00 .00
PF-BL01 811.00 811.00 .00 .00
PF-BL06 88.00 88.00 .00 .00
PF-EL04 485.00 485.00 .00 .00

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PAGE : 3

PF-MC03 156.00 156.00 .00 .00
PF-PL04 146.00 146.00 .00 .00
PO 150.00 150.00 .00 .00
PR 633.00 633.00 .00 .00
PS 64.00 64.00 .00 .00
RC 10.15 10.15 .00 .00
TOTALS 4,207.30 4,207.30 .00 .00

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PLAN REVIEWS :
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INSPECTIONS :
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INSP TYPE SQ REQ. DT SCHE. DT INSP. DT R FAILCODE FEE ID

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=====
3DCA      1 05/20/99 05/20/99 05/18/99 P
BI03      1 12/02/99 12/03/99 12/01/99 P
EXT2      1 08/12/99 08/09/99 10/09/99 P
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USER DEFINED SCREENS :
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ACTIVE HOLDS :
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RECEIPTS :
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BASIC INFORMATION :

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Permit no : 99300431 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/19/99  
CO issued :   CO number :  
Project :  
RE: : 00573720003700-  
Address : BLK 8 LT 37 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: N/A                                Appl. Valua:           6000  
Input Quan:                                    0                    Calc Valuat:           0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                   CINNAMON BARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED

\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*

PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.

HEIGHT NOT TO EXCEED 35' FROM 3.5'EXIST-  
ING GRADE BEFORE FILL

ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.

PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.

BIOLOGIST APPROVAL 3/1/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:

- 1-STORMWATER MUST BE RETAINED ON SITE.
- 2-ALLOWS FOR 600 CUBIC YARDS OF FILL.
- 3-NO FILL ALLOWED IN REQUIRED OPEN SPACE
- 4-2 AT 6',NATIVE,CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)
- 5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED FOR C.O.
- 6-SUGGEST REMOVAL OF PAMPAS GRASS.
- 7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.
- 8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.
- 9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.
- 10-ALLOWS FOR 9,515 SF OF LANDCLEARING.
- 11-CONSERVATION EASEMENT ON 14,273 SF,  
MUST BE SUBMITTED PRIOR TO C.O.

- 12-COORDINATION WITH FLORIDA FISH & GAME  
COMMISSION REQUIRED PRIOR TO CLEARING.
- 13-FL.FISH & GAME COMMISSION CLEARING  
REQUIREMENTS FOR PALT 19 MUST BE MET.

\*\*\*\*\*

DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/9/99

60 DAY BEFORE START EXT.,OK THRU 10/9/99

=====
PROPERTY INFORMATION :
=====

Section : 24 Lot :
Frontage : Impact area :
Township : 59 Block :
Range : 40 Lot area : 237150000
Zone class : Fire dist :
Fld zone : Fld elev :
Units : 0 Floors :
Front : Back :
Left : Right :
Bedrms : Sqft roof :
Rooms : Sqft footprnt :
Construc type : Sqft livable :
Subdivision :
Engineer :
Architect :

=====
CONTRACTOR INFORMATION :
=====

General Cont:

Table with 3 columns: SUBCONT, NAME, CATEGORY. Rows include BOB HILSON & CO INC, J N KURUTZ ELECTRIC, INC., JOHNSON AIR SERVICE INC., and WEAVER PLUMBING INC.

=====
FEES :
=====

Table with 6 columns: FEE ID, QUANTITY, FEE, PAID, CREDITS, BALANCE. Lists various fee types like B2, BI, FP, NC, PA, PB, PC, PF-BI01, etc.

MONROE COUNTY \*\*\*LIVE\*\*\*
PERMIT STATUS REPORT
DATE : 04/13/2009

Table with 6 columns: FEE ID, QUANTITY, FEE, PAID, CREDITS, BALANCE. Includes PF-MC03, PF-PL04, PO, PR, PS, RC, and a TOTALS row.

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PLAN REVIEWS :
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INSPECTIONS :
=====

INSP TYPE SQ REQ. DT SCHE. DT INSP. DT R FAILCODE FEE ID

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=====
3DCA      1 05/20/99 05/20/99 05/18/99 P
BI03      1 12/02/99 12/03/99 12/01/99 P
EXT2      1 08/12/99 08/09/99 10/09/99 P
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USER DEFINED SCREENS :
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ACTIVE HOLDS :
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RECEIPTS :
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BASIC INFORMATION :

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Permit no : 99300432..Status : .. Apply date : 02/23/99  
Master no : Permit issued: 04/13/99  
CO issued : CO number :  
Project :  
RE: : 00573720003800-  
Address : BLK 8 LT 38 HARBOR. COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07 C404 Type :  
Usage Class: N/A Appl. Valua: 6000  
Input Quan: 0 Calc Valuat: 0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9' CINNAMONBARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.4' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/1/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6',NATIVE,CANOPY STREET TREE REQ-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICE REQUI-  
RED FOR C.O.  
6-SUGGEST REMOVAL OF PAMPAS GRASS.  
7-TRANSPLANTATION PER ATTACHED PLANS  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 8,617 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT ON 12,926 SF,  
MUST BE SUBMITTED PRIOR TO C.O.

12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/3/99  
60 DAY BEFORE START EXT.,OK THRU 10/3/99

=====

PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 228350000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprint	:
Construc type	:	Sqft livable	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00
PF-EL04		485.00	485.00	.00	.00
PF-MC03		156.00	156.00	.00	.00
PF-PL04		146.00	146.00	.00	.00

MONROE COUNTY \*\*\*LIVE\*\*\*  
 PERMIT STATUS REPORT  
 DATE : 04/13/2009

PAGE : 3

PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP TYPE	SQ REQ.	DT	SCHE.	DT	INSP.	DT	R	FAILCODE	FEE ID
3DCA	1	05/20/99	05/20/99	05/18/99	P				

BI03 1 12/02/99 12/03/99 12/01/99 P  
EXT2 1 08/12/99 08/03/99 10/03/99 P

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300433 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/13/99  
CO issued :   CO number :  
Project :  
RE: : 00573720003900-  
Address : BLK 8 LT 39 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: N/A                                Appl. Valua:           6000  
Input Quan:                                    0                Calc Valuat:           0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                   CINNAMONBARK LN.  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FRO 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35'FROM 3.6' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHD FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/2/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6'NATIVE CANOPY STREET TREES REQ-  
  QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS REQ-  
  QUIRED FOR C.O.  
6-SUGGEST REMOVAL OF LEAD TREE & PAPAYA  
7-TRANSPLANTATION PER ATTACHED PLAN REQ-  
  QUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
  ED & REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
  REQUIRED.  
10-ALLOWS FOR 9,536 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT ON 14,303 SF,  
  MUST BE SUBMITTED PRIOR TO C.O.

12-COORDINATION WITH FL.FISH & GAME COM-  
  MISSION REQUIRED PRIOR TO CLEARING.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/3/99  
60 DAY BEFORE START EXT.,OK THRU 10/3/99

=====

PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 226800000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable :	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

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General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

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FEEES :

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FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00
PF-EL04		485.00	485.00	.00	.00
PF-MC03		156.00	156.00	.00	.00
PF-PL04		146.00	146.00	.00	.00

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PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP TYPE	SQ	REQ.	DT	SCHE.	DT	INSP.	DT	R	FAILCODE	FEE ID
3DCA	1	05/13/99	05/13/99	05/11/99	P					

BI03 1 12/02/99 12/03/99 12/01/99 P  
EXT2 1 08/12/99 08/03/99 10/03/99 P

===== :  
USER DEFINED SCREENS :  
===== :

===== :  
ACTIVE HOLDS :  
===== :

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RECEIPTS :  
===== :

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BASIC INFORMATION :

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Permit no : 99300434 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/19/99  
CO issued :   CO number :  
Project :  
RE: : 00573720004000-  
Address : BLK 8 LT 40 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07.                                   C404 Type :  
Usage Class: N/A                                   Appl. Valua:                   6000  
Input Quan:                                       0                               Calc Valuat:                   0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                   CINNAMON BARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.5' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/2/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6', NATIVE, CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED.  
6-SUGGEST REMOVAL OF PAPAYA.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 8,580 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 12,870 SF,  
MUST BE SUBMITTED PRIOR TO C.O.

12-COORDINATION WITH FLORIDA FISH & GAME  
COMMISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/9/99

60 DAY BEFORE START EXT.,OK THRU 10/9/99

=====
PROPERTY INFORMATION :
=====

Section : 24 Lot :
Frontage : Impact area :
Township : 59 Block :
Range : 40 Lot area : 214500000
Zone class : Fire dist :
Fld zone : Fld elev :
Units : 0 Floors :
Front : Back :
Left : Right :
Bedrms : Sqft roof :
Rooms : Sqft footprnt:
Construc type : Sqft livable :
Subdivision :
Engineer :
Architect :

=====
CONTRACTOR INFORMATION :
=====

General Cont:

SUBCONT NAME CATEGORY
00910 BOB HILSON & CO INC BL06
01097 J N KURUTZ ELECTRIC, INC. EL04
00985 JOHNSON AIR SERVICE INC. MC03
01102 WEAVER PLUMBING INC. PL04

=====
FEES :
=====

Table with 6 columns: FEE ID, QUANTITY, FEE, PAID, CREDITS, BALANCE. Rows include B2, BI, FP, NC, PA, PB, PC, PF-BI01, PF-BI03, PF-BL01, PF-BL06, PF-EL04.

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Table with 6 columns: FEE ID, QUANTITY, FEE, PAID, CREDITS, BALANCE. Rows include PF-MC03, PF-PL04, PO, PR, PS, RC, and a TOTALS row.

=====
PLAN REVIEWS :
=====

=====
INSPECTIONS :
=====

INSP TYPE SQ REQ. DT SCHE. DT INSP. DT R FAILCODE FEE ID

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=====
3DCA      1 05/17/99 05/17/99 05/13/99 P
BI03      1 12/02/99 12/03/99 12/01/99 P
EXT2      1 08/12/99 08/09/99 10/09/99 P
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USER DEFINED SCREENS :
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=====
ACTIVE HOLDS :
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RECEIPTS :
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BASIC INFORMATION :

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Permit no : 99300435 Status :                   Apply date : 02/23/99  
Master no :                                    Permit issued: 04/19/99  
CO issued :                                    CO number :  
Project :  
RE: : 00573720004100-  
Address : BLK 8 LT 41 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                C404 Type :  
Usage Class: N/A                             Appl. Valua:                   6000  
Input Quan:                                 0            Calc Valuat:                   0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                    CINNAMON BARK LANE  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O.-ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.3' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N. KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/16/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6', NATIVE CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED FOR C.O.  
6-SUGGEST REMOVAL OF PAMPAS GRASS AND  
LEAD TREES.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 8,580 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 12,870 SF,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FLORIDA FISH & GAME  
COMMISSION REQUIRED PRIOR TO CLEARING  
13-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME

EFFECTIVE ON: 6/9/99  
 60 DAY BEFORE START EXT., OK THRU 10/9/99

=====

PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 214500000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

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FEEES :

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FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00

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PF-EL04	485.00	485.00	.00	.00
PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

=====

INSP	TYPE	SQ	REQ. DT	SCHE. DT	INSP. DT	R	FAILCODE	FEE ID
3DCA		1	05/17/99	05/17/99	05/13/99	P		
BI03		1	12/02/99	12/03/99	12/01/99	P		
EXT2		1	08/12/99	08/09/99	10/09/99	P		

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

=====

Permit no : 99300436 Status :                   Apply date : 02/23/99  
Master no :                                    Permit issued: 04/19/99  
CO issued :                                    CO number :  
Project :  
RE: : 00573720004200-  
Address : BLK 8 LT 42 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                C404 Type :  
Usage Class: N/A                              Appl. Valua:                   6000  
Input Quan:                                    0                                Calc Valuat:                   0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                            CINNAMON BARK LN.  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.5' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON . KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/5/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6' NATIVE, CANOPY STREET TREES REQ-  
UIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED FOR C.O.  
6-SUGGEST REMOVAL OF PAMPAS GRASS AND  
LEAD TREE.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 8,402 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 12,602 SF,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FLORIDA FISH & GAME  
COMMISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISISON CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME

EFFECTIVE ON : 6/9/99  
 60 DAY BEFORE START EXT.,OK THRU 10/9/99

=====

PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 214500000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable :	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00

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PF-EL04	485.00	485.00	.00	.00
PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

=====

PLAN REVIEWS :

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=====

INSPECTIONS :

=====

INSP	TYPE	SQ	REQ. DT	SCHE. DT	INSP. DT	R	FAILCODE	FEE ID
		1	12/02/99	12/03/99				
3DCA		1	05/17/99	05/17/99	05/13/99	P		
BI03		1	12/02/99	12/03/99	12/01/99	P		
EXT2		1	08/12/99	08/09/99	10/09/99	P		

=====

USER DEFINED SCREENS :

=====

=====

ACTIVE HOLDS :

=====

=====

RECEIPTS :

=====

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BASIC INFORMATION :

=====

Permit no : 99300437 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/13/99  
CO issued :   CO number :  
Project :  
RE: : 00573720004300-  
Address : BLK 8 LT 43 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: N/A                                Appl. Valua:                   6000  
Input Quan:                                    0            Calc Valuat:                   0  
General Cont:

=====

SPECIAL CONDITIONS :

=====

FLOOD ZONE AE 9'                    CINNAMONBARK LN.  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.GO. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.5'EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N.KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/8/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWTER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6',NATIVE,CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS REQUI-  
RED FOR C.O.  
6-SUGGEST REMOVAL OF LEAD TREES, GROUND  
ORCHIDS & PAPAYAS.  
7-TRANSPLANTATION PER ATTACHED PALM  
REQUIRED.  
8-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 7,852 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT ON 11,778 SF,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
DEEMED DEVELOPMENT PERMIT WILL BECOME  
EFFECTIVE ON: 6/3/99  
60 DAY BEFORE START EXT.,OK THRU 10/3/99

=====

PROPERTY INFORMATION :

=====

Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 197650000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable :	:
Subdivision	:		
Engineer	:		
Architect	:		

=====

CONTRACTOR INFORMATION :

=====

General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00
PF-EL04		485.00	485.00	.00	.00
PF-MC03		156.00	156.00	.00	.00
PF-PL04		146.00	146.00	.00	.00

MONROE COUNTY \*\*\*LIVE\*\*\*  
 PERMIT STATUS REPORT  
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PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

=====

PLAN REVIEWS :

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=====

INSPECTIONS :

=====

INSP TYPE	SQ REQ.	DT	SCHE.	DT INSP.	DT R	FAILCODE	FEE ID
3DCA	1	05/13/99	05/13/99	05/11/99	P		

3DCA 2 05/13/99 05/13/99 05/11/99 P  
BI03 1 12/02/99 12/03/99 12/01/99 P  
EXT2 1 08/12/99 08/03/99 10/03/99 P

=====

USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300438 Status :                   Apply date : 02/23/99  
Master no :   Permit issued: 04/19/99  
CO issued :   CO number :  
Project :  
RE: : 00573720004400-  
Address : BLK 8 LT 44 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07                                   C404 Type :  
Usage Class: N/A                                Appl. Valua:           6000  
Input Quan:                                    0            Calc Valuat:           0  
General Cont:

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SPECIAL CONDITIONS :

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FLOOD ZONE AE 9'                   CINNAMON BARK LANE  
\*\*\*\*\*  
NOTICE OF COMMENCEMENT BEING RECORDED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1696 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.2' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE RQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
FINISHED FLOOR.  
PROJECT ON N.KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION.  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 3/16/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6',NATIVE,CANOPY STREET TREES RE-  
QUIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMOVAL OF ALL INVASIVE EXOTICS  
REQUIRED FOR C.O.  
6-SUGGEST REMOVAL OF NON-NATIVE PAPAYAS.  
7-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
8-CONSERVATION BARRIERS MYST BE INSTALL-  
ED AND REMAIN UNTIL C.O.  
9-PRE-CONSTRUCTION CLEARING INSPECTION  
REQUIRED.  
10-ALLOWS FOR 7,502 SF OF LANDCLEARING.  
11-CONSERVATION EASEMENT, ON 11,254 SF,

MUST BE SUBMITTED PRIOR TO C.O.  
12-COORDINATION WITH FL.FISH & GAME COM-  
MISSION REQUIRED PRIOR TO CLEARING.  
13-FL.GAME & FISH COMMISISON CLEARING  
REQUIREMENTS FOR PLAT 19 MUST BE MET.  
\*\*\*\*\*  
DEEMED DEVELOPMENT PERMIT WILL BECOME

EFFECTIVE ON: 6/9/99  
 60 DAY BEFORE START EXT.,OK THRU 10/9/99

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PROPERTY INFORMATION :

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Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 204600000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable	:
Subdivision	:		
Engineer	:		
Architect	:		

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CONTRACTOR INFORMATION :

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General Cont:

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

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FEEES :

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FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00
PF-BI03		36.00	36.00	.00	.00
PF-BL01		811.00	811.00	.00	.00
PF-BL06		88.00	88.00	.00	.00

MONROE COUNTY \*\*\*LIVE\*\*\*  
 PERMIT STATUS REPORT  
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PF-EL04	485.00	485.00	.00	.00
PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP TYPE	SQ	REQ. DT	SCHE. DT	INSP. DT	R	FAILCODE	FEE ID
3DCA	1	05/17/99	05/17/99	05/13/99	P		
BI03	1	12/02/99	12/03/99	12/01/99	P		
EXT2	1	08/12/99	08/09/99	10/09/99	P		

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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

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BASIC INFORMATION :

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Permit no : 99300439 Status : Apply date : 02/23/99  
Master no : Permit issued: 06/09/99  
CO issued : CO number :  
Project :  
RE: : 00573720004600-  
Address : BLK 8 LT 46 HARBOR COURSE SOUT  
Owner(s) : SCHULTZE EDWARD W  
Owner Addr : 100 ANCHOR DR - BOX 183 KEY LARGO FL 33037  
Permit Type: 07 C404 Type :  
Usage Class: N/A Appl. Valua: 8000  
Input Quan: 0 Calc Valuat: 0  
General Cont:

=====

SPECIAL CONDITIONS :

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FLOOD ZONE AE 9' CINNAMON BARK LANE  
RECORDED NOTICE OF COMMENCEMENT RECEIVED  
\*\*\*\*\*  
\*\* NOT R.O.G.O. - ZONE 7 \*\*  
\*\*\*\*\*  
PERMIT FOR 2030 SF S.F.R. WITH 2868 SF  
OF ROOF & 1626 SF OF PORCH AS PER THE  
APPROVED PLANS.  
HEIGHT NOT TO EXCEED 35' FROM 3.0' EXIST-  
ING GRADE BEFORE FILL.  
ELEVATION CERTIFICATE REQUIRED WITHIN 21  
DAYS OF ESTABLISHING THE HEIGHT OF THE  
EXISTING GRADE BEFORE FILL.  
PROJECT ON NORTH KEY LARGO UTILITY CO.  
TRUSS DRAWINGS MUST BE SUBMITTED FOR  
APPROVAL PRIOR TO TIE BEAM INSPECTION  
MUST HAVE SWALE BERM & MEET ALL CONDITI-  
ONS OF ORDINANCE 30-1992 PRIOR TO C.O.  
HURRICANE SHUTTERS WITH ANCHORAGE ARE  
REQUIRED PRIOR TO C.O.  
BIOLOGIST APPROVAL 5/24/99 PER MC CODE  
WITH THE FOLLOWING CONDITIONS:  
1-STORMWATER MUST BE RETAINED ON SITE.  
2-ALLOWS FOR 600 CUBIC YARDS OF FILL.  
3-NO FILL ALLOWED IN REQUIRED OPEN SPACE  
4-2 AT 6'NATIVE,CANOPY STREET TREES REQ-  
UIRED ON LOT NOT EASEMENT (NO PALMS)  
5-REMVOAL OF ALL INVASIVE EXOTICS  
REQUIRED FOR C.O.  
6-TRANSPLANTATION PER ATTACHED PLAN  
REQUIRED.  
7-CONSTRUCTION BARRIERS MUST BE INSTALL-  
ED AND REMAIN UNTIL C.O.  
8-PRE-CONSTRUCTION LANDCLEARING  
INSPECTION REQUIRED.  
9-ALLOWS FOR 8,624 SF OF LANDCLEARING  
WITHIN HAMMOCK AREA.  
10-CONSERVATION EASEMENT, ON 12,935 SF  
OF REMAINING HAMMOCK AREA, MUST BE

SUBMITTED PRIOR TO C.O.  
11-COORDINATION WITH FLORIDA FISH & GAME  
COMMISSION REQUIRED PRIOR TO CLEARING,  
PLEASE CONTACT RANDY KAUTZ BY PHONE AT  
850-488-6661  
12-FL.GAME & FISH COMMISSION CLEARING  
REQUIREMENTS FOR PLAT 17-19 MUST BE

MET.  
 \*\*\*\*\*  
 DEEMED DEVELOPMENT PERMIT WILL BECOME  
 EFFECTIVE ON: 7/30/99  
 60 DAY BEFORE START EXT,OK THRU 11/30/99

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PROPERTY INFORMATION :

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Section	: 24	Lot	:
Frontage	:	Impact area	:
Township	: 59	Block	:
Range	: 40	Lot area	: 189550000
Zone class	:	Fire dist	:
Fld zone	:	Fld elev	:
Units	: 0	Floors	:
Front	:	Back	:
Left	:	Right	:
Bedrms	:	Sqft roof	:
Rooms	:	Sqft footprnt:	:
Construc type	:	Sqft livable	:
Subdivision	:		
Engineer	:		
Architect	:		

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CONTRACTOR INFORMATION :

=====

General Cont :

SUBCONT	NAME	CATEGORY
00910	BOB HILSON & CO INC	BL06
01097	J N KURUTZ ELECTRIC, INC.	EL04
00985	JOHNSON AIR SERVICE INC.	MC03
01102	WEAVER PLUMBING INC.	PL04

=====

FEEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
B2		80.00	80.00	.00	.00
BI		35.00	35.00	.00	.00
FP		105.00	105.00	.00	.00
NC		10.15	10.15	.00	.00
PA		340.00	340.00	.00	.00
PB		242.00	242.00	.00	.00
PC		750.00	750.00	.00	.00
PF-BI01		66.00	66.00	.00	.00

MONROE COUNTY \*\*\*LIVE\*\*\*  
 PERMIT STATUS REPORT  
 DATE : 04/13/2009

PAGE : 3

PF-BI03	36.00	36.00	.00	.00
PF-BL01	811.00	811.00	.00	.00
PF-BL06	88.00	88.00	.00	.00
PF-EL04	485.00	485.00	.00	.00
PF-MC03	156.00	156.00	.00	.00
PF-PL04	146.00	146.00	.00	.00
PO	150.00	150.00	.00	.00
PR	633.00	633.00	.00	.00
PS	64.00	64.00	.00	.00
RC	10.15	10.15	.00	.00
TOTALS	4,207.30	4,207.30	.00	.00

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PLAN REVIEWS :

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INSPECTIONS :

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INSP TYPE SQ REQ. DT SCHE. DT INSP. DT R FAILCODE FEE ID
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3DCA      1 06/23/99 06/23/99 06/21/99 P
BI03      1 12/02/99 12/03/99 12/01/99 P
EXT2      1 10/04/99 09/30/99 11/30/99 P
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USER DEFINED SCREENS :

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ACTIVE HOLDS :

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RECEIPTS :

OSBORNE JOHN M AND ELIZABETH S  
210 MENDHAM RD  
BERNARDSVILLE, NJ 07924

OCEAN REEF COMMUNITY ASSOCIATION  
INC  
33 OCEAN REEF DR STE 220  
KEY LARGO, FL 33037

O R GOLF PARTNERS LTD  
24 DOCKSIDE LN #459  
KEY LARGO, FL 33037

MADER MICHAEL TRUSTEE (HARBOR  
COURSE LAND TR 5-10-00)  
10720 CARIBBEAN BLVD SUITE 101  
MIAMI, FL 33189

HOYT BRADLEY A  
22 CINNAMON BARK LN  
KEY LARGO, FL 33037

OCEAN REEF CLUB INC ATTN: ACCOUNTING  
DEPT  
35 OCEAN REEF DR STE 200  
KEY LARGO, FL 33037

NORTH KEY LARGO UTILITY CORP  
24 DOCKSIDE LANE PMB 512  
KEY LARGO, FL 33037

KLEIN SANFORD A TRUST U/A/D 3/26/79  
23737 POINT O WOODS CT  
SOUTH LYON, MI 48178

HOGAN BLAKE & SHAWN  
30 FARNHAM PK  
HOUSTON, TX 77024





HARBOR COURSE PROPERTIES LLC %  
MIROSLAV M FAJT  
24 DOCKSIDE LN - PM BOX #459  
KEY LARGO, FL 33037

HARBOR COURSE LAND TR 5-10-00  
49 SW FLAGLER AVE STE 201  
STUART, FL 34994

HANEY RICKY C & DENISE L  
24 DOCKSIDE LN - PMB #67  
KEY LARGO, FL 33037

FORE BAYBERRY LLC  
24 DOCKSIDE LN PMB 77  
KEY LARGO, FL 33037

DRISCOLL PROPERTIES INC DRISCOLL  
FOUNDATION INC  
%F C GARDNER - 7901 SW 6TH COURT SUITE  
150 A  
PLANTATION, FL 33324

~~DRISCOLL PROPERTIES INC  
30 E 7TH ST STE 2000  
ST PAUL, MN 55101~~

DAVIDSON BARRY R & PAULA  
437 SOUTH HARBOR DR  
KEY LARGO, FL 33037

~~CINNAMON PRIME LLC  
67 ANGELFISH CAY DR  
KEY LARGO, FL 33037~~

CINNAMON CAY LLC  
67 ANGELFISH CAY DR  
KEY LARGO, FL 33037

BRYAN LOWELL L  
21 MEAD ST  
NEW CANAMAN, CT 06840

BESSE ALEXANDER E TR (THE BESSE LAND  
TR 3/26/03)  
25 DOCKSIDE LN #198 OCEAN REEF CLUB  
KEY LARGO, FL 33037

ARYEH RAFFIE  
57 EDEN HILL ROAD  
NEWTOWN, CT 06470

ANGELFISH INVESTMENT LLC  
206 PINNACLE RD  
LYNDEBOROUGH, NH 03082

433 SOUTH HARBOR DR LLC  
144 MILBANK AVE STE 1  
GREENWICH, CT 06830





# Monroe County Property Appraiser - Radius Report

AK: 8769750	Parcel ID: 00573710-003200	Physical Location: 437 SOUTH HARBOR DR	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 3 OCEAN REEF PLAT #18 PB7-		53 LOT 32 BK 7 & PT TR A HCS SEC
Owners Name:	DAVIDSON BARRY R & PAULA		
Address::	437 SOUTH HARBOR DR		KEY LARGO, FL 33037
AK: 8769741	Parcel ID: 00573710-003100	Physical Location: 433 SOUTH HARBOR DR	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 3 OCEAN REEF PLAT #18 PB7-		53 LOT 31 BK 7 & PT TR A HCS SEC
Owners Name:	433 SOUTH HARBOR DR LLC		
Address::	144 MILBANK AVE STE 1		GREENWICH, CT 06830
AK: 8906765	Parcel ID: 00573710-003402	Physical Location:	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 3 PB7-53 PT TR A - STRIP R		UNNING ALONG LOT 27 BK 7 OR141
Owners Name:	DRISCOLL PROPERTIES INC		
Address::	30 E 7TH ST STE 2000		ST PAUL, MN 55101
AK: 8768249	Parcel ID: 00573700-001300	Physical Location:	22 CINNAMON BARK LN KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 2 OCEAN REEF PLAT #17 PB7-		52 LOT 13 BK 6 & PT TR B HCS SEC
Owners Name:	HOYT BRADLEY A		
Address::	22 CINNAMON BARK LN		KEY LARGO, FL 33037
AK: 8768231	Parcel ID: 00573700-001200	Physical Location:	24 CINNAMON BARK LN KEY LARGO
Legal Description:	BK 6 LT 12 HARBOR COURSE SOUTH SEC II O R PLAT #17		PB7-52 OR1111-1080 OR1111-1082/I
Owners Name:	KLEIN SANFORD A TRUST U/A/D 3/26/79		
Address::	23737 POINT O WOODS CT		SOUTH LYON, MI 48178
AK: 8768222	Parcel ID: 00573700-001100	Physical Location:	KEY LARGO
Legal Description:	BK 6 LT 11 & PT TR B HCS SEC 2 HARBOR COURSE SOUTH		SEC II OCEAN REEF PLAT NO 17 PE
Owners Name:	FORE BAYBERRY LLC		
Address::	24 DOCKSIDE LN PMB 77		KEY LARGO, FL 33037
AK: 8768150	Parcel ID: 00573700-000400	Physical Location:	9 BAYBERRY LN KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC II OCEAN REEF PLAT NO 17 P		B7-52 LOTS 4 & 5 BLK 6 & PT TRACT
Owners Name:	BRYAN LOWELL L		
Address::	21 MEAD ST		NEW CANAAN, CT 06840
AK: 8768427	Parcel ID: 00573700-002700	Physical Location:	KEY LARGO
Legal Description:	PT OF TR B HARBOR COURSE SOUTH SEC II OCEAN REEF P		LAT NO 17 PB7-52 OR881-1958/73(LI
Owners Name:	OCEAN REEF CLUB INC ATTN: ACCOUNTING DEPT		
Address::	35 OCEAN REEF DR STE 200		KEY LARGO, FL 33037
AK: 8768141	Parcel ID: 00573700-000300	Physical Location:	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC II O R PLAT # 17 PB7-52 LO		T 3 BK 6 & ADJ PT TR A & E'LY 10' B/
Owners Name:	HARBOR COURSE PROPERTIES LLC % MIROSLAV M FAJT		
Address::	24 DOCKSIDE LN - PM BOX #459		KEY LARGO, FL 33037
AK: 8768133	Parcel ID: 00573700-000200	Physical Location:	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC II PLAT #17 PB7-52 LOT 2 B		K 6 & ADJ PT TR A & E'LY 10' BAYBE
Owners Name:	O R GOLF PARTNERS LTD		
Address::	24 DOCKSIDE LN #459		KEY LARGO, FL 33037
AK: 8768125	Parcel ID: 00573700-000100	Physical Location:	3 BAYBERRY LN KEY LARGO
Legal Description:	BLK 6 LT 1 HARBOR COURSE SOUTH SEC II OCEAN REEF P		LAT NO 17 PB7-52 OR1108-792 OR'
Owners Name:	OSBORNE JOHN M AND ELIZABETH S		
Address::	210 MENDHAM RD		BERNARDSVILLE, NJ 07924
AK: 8768435	Parcel ID: 00573700-002800	Physical Location:	KEY LARGO
Legal Description:	TR C HARBOR COURSE SOUTH SEC II OCEAN REEF PLAT NO		17 PB7-52OR1344-1775/76Q/C(CMS;
Owners Name:	NORTH KEY LARGO UTILITY CORP		
Address::	24 DOCKSIDE LANE PMB 512		KEY LARGO, FL 33037
AK: 8770103	Parcel ID: 00573720-002500	Physical Location:	27 CINNAMON BARK LN KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 4 OCEAN REEF PLAT #19 PB7-		54 LOT 25 BK 8 & PT TR B HCS SEC
Owners Name:	ARYEH RAFFIE		
Address::	57 EDEN HILL ROAD		NEWTOWN, CT 06470

AK: 8770111	Parcel ID: 00573720-002600	Physical Location: 29 CINNAMON BARK LN	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 4 OCEAN REEF PLAT #19 PB7-		54 LOT 26 BK 8 & PT TR B HCS SEC
Owners Name:	HARBOR COURSE LAND TR 5-10-00		
Address::	49 SW FLAGLER AVE STE 201	STUART, FL 34994	
AK: 8770120	Parcel ID: 00573720-002700	Physical Location: 31 CINNAMON BARK LN	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 4 OCEAN REEF PLAT #19 PB7-		54 LOT 27 BK 8 & PT TR B HCS SEC
Owners Name:	MARDER MICHAEL TRUSTEE (HARBOR COURSE LAND TR 5-10-00)		
Address::	10720 CARIBBEAN BLVD SUITE 101	MIAMI, FL 33189	
AK: 8770138	Parcel ID: 00573720-002800	Physical Location: 33 CINNAMON BARK LN	KEY LARGO
Legal Description:	HARBOR COURSE SOUTH SEC 4 OCEAN REEF PLAT #19 PB7-		54 LOT 28 BK 8 & PT TR C HCS SEC
Owners Name:	OR GOLF PARTNERS LTD		
Address::	24 DOCKSIDE LN #459	KEY LARGO, FL 33037	
AK: 8770146	Parcel ID: 00573720-002900	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 29 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770154	Parcel ID: 00573720-003000	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 30 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770162	Parcel ID: 00573720-003100	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 31 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770171	Parcel ID: 00573720-003200	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 32 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770189	Parcel ID: 00573720-003300	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 33 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770201	Parcel ID: 00573720-003400	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 34 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770219	Parcel ID: 00573720-003500	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 35 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON PRIME LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770227	Parcel ID: 00573720-003600	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 36 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON PRIME LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770235	Parcel ID: 00573720-003700	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 37 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON PRIME LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770243	Parcel ID: 00573720-003800	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 38 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON PRIME LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770251	Parcel ID: 00573720-003900	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 39 HARBOR COURSE SOUTH SEC IV OCEAN REEF	PLAT NO 19 PB7-54 OR1142-1357/58	
Owners Name:	CINNAMON PRIME LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	

AK: 8770260	Parcel ID: 00573720-004000	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 40 HARBOR COURSE SOUTH SEC IV OCEAN REEF		PLAT NO 19 PB7-54 OR1142-1357/58
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770278	Parcel ID: 00573720-004100	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 41 HARBOR COURSE SOUTH SEC IV OCEAN REEF		PLAT NO 19 PB7-54 OR1142-1357/58
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770286	Parcel ID: 00573720-004200	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 42 HARBOR COURSE SOUTH SEC IV OCEAN REEF		PLAT NO 19 PB7-54 OR1142-1357/58
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770294	Parcel ID: 00573720-004300	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 43 HARBOR COURSE SOUTH SEC IV OCEAN REEF		PLAT NO 19 PB7-54 OR1142-1357/58
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770308	Parcel ID: 00573720-004400	Physical Location: 36 CINNAMON BARK LN KEY LARGO	
Legal Description:	BLK 8 LT 44 HARBOR COURSE SOUTH SEC IV OCEAN REEF		PLAT NO 19 PB7-54 OR1142-1357/58
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8770316	Parcel ID: 00573720-004500	Physical Location: 34 CINNAMON BARK LN KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC 4 OCEAN REEF PLAT #19 PB7-		54 LOT 45 BK 8 & PT TR A HCS SEC
Owners Name:	OR GOLF PARTNERS LTD		
Address::	24 DOCKSIDE LN #459	KEY LARGO, FL 33037	
AK: 8770324	Parcel ID: 00573720-004600	Physical Location: KEY LARGO	
Legal Description:	BLK 8 LT 46 HARBOR COURSE SOUTH SEC IV OCEAN REEF		PLAT NO 19 PB7-54 OR1142-1357/58
Owners Name:	CINNAMON CAY LLC		
Address::	67 ANGELFISH CAY DR	KEY LARGO, FL 33037	
AK: 8906773	Parcel ID: 00573720-005701	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC 4 PB7-54 PT TR A - STRIP R		UNNING ALONG LOTS 46 BK 8 OR14
Owners Name:	DRISCOLL PROPERTIES INC		
Address::	30 E 7TH ST STE 2000	ST PAUL, MN 55101-4930	
AK: 8770359	Parcel ID: 00573720-004700	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV O R PLAT #17 PB7-54 LOT		47 BK 8 & ADJ PT TR A & SE'LY 10' (
Owners Name:	O R GOLF PARTNERS LTD		
Address::	24 DOCKSIDE LANE #459	KEY LARGO, FL 33037	
AK: 8770367	Parcel ID: 00573720-004800	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 LOT		48 BK 8 & ADJ PT TR A & S'LY 10' CI
Owners Name:	O R GOLF PARTNERS LTD		
Address::	24 DOCKSIDE LN #459	KEY LARGO, FL 33037	
AK: 8770456	Parcel ID: 00573720-005700	Physical Location: KEY LARGO	
Legal Description:	PT TR A HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT		NO 19 PB7-54 OR881-1958/73(LEAS
Owners Name:	OCEAN REEF CLUB INC ATTN: ACCOUNTING DEPT		
Address::	35 OCEAN REEF DR STE 200	KEY LARGO, FL 33037	
AK: 8769814	Parcel ID: 00573710-003800	Physical Location: KEY LARGO	
Legal Description:	TR E HARBOR COURSE SOUTH SEC III OCEAN REEF PLAT N		O 18 PB7-53 19-59-41 & 24-59-40
Owners Name:	DRISCOLL PROPERTIES INC DRISCOLL FOUNDATION INC		
Address::	%F C GARDNER - 7901 SW 6TH COURT SUITE 150 A	PLANTATION, FL 33324	
AK: 8769776	Parcel ID: 00573710-003400	Physical Location: KEY LARGO	
Legal Description:	PT TR A HARBOR COURSE SOUTH SEC III OCEAN REEF PLA		T NO 18 PB7-53 OR881-1958/73(LEA:
Owners Name:	OCEAN REEF CLUB INC ATTN: ACCOUNTING DEPT		
Address::	35 OCEAN REEF DR STE 200	KEY LARGO, FL 33037	
AK: 8769768	Parcel ID: 00573710-003300	Physical Location: 565 CORAL LN KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC III OR PLAT #18 PB7-53 L		OT 33 BK 7 & ADJ PT TR C OR1511-2
Owners Name:	HOGAN BLAKE & SHAWN		
Address::	30 FARNHAM PK	HOUSTON, TX 77024	

AK: 8769938	Parcel ID: 00573720-000800	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 LOT		8 BK 8 & ADJ PT TR C OR1511-2495
Owners Name:	MADER MICHAEL TRUSTEE (HARBOR COURSE LAND TR 5-10-00)		
Address::	10720 CARIBBEAN BLVD SUITE 101		MIAMI, FL 33189
AK: 8769946	Parcel ID: 00573720-000900	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 LOT		9 BK 8 & ADJ PT TR C OR1511-2495
Owners Name:	MARDER MICHAEL TRUSTEE (HARBOR COURSE LAND TR 5-10-00)		
Address::	10720 CARIBBEAN BLVD SUITE 101		MIAMI, FL 33189
AK: 8769962	Parcel ID: 00573720-001100	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV OR PLAT #19 PB7-54 LOT		11 BK 8 & ADJ PT TR C OR1511-2421
Owners Name:	MARDER MICHAEL TRUSTEE (HARBOR COURSE LAND TR 5-10-00)		
Address::	10720 CARIBBEAN BLVD SUITE 101		MIAMI, FL 33189
AK: 8769954	Parcel ID: 00573720-001000	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 LOT		10 BK 8 & ADJ PT TR C OR1511-242
Owners Name:	MARDER MICHAEL TRUSTEE (HARBOR COURSE LAND TR 5-10-00)		
Address::	10720 CARIBBEAN BLVD SUITE 101		MIAMI, FL 33189
AK: 8769971	Parcel ID: 00573720-001200	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV OR PLAT #19 PB7-54 LOT		12 BK 8 & ADJ PT TR C OR1511-2421
Owners Name:	O R GOLF PARTNERS LTD		
Address::	24 DOCKSIDE LN #459		KEY LARGO, FL 33037
AK: 8770057	Parcel ID: 00573720-002000	Physical Location: 435 CORAL LN KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 L		OT 20 BK 8 & ADJ PT TR B OR1511-2
Owners Name:	BESSE ALEXANDER E TR (THE BESSE LAND TR 3/26/03)		
Address::	25 DOCKSIDE LN #198 OCEAN REEF CLUB		KEY LARGO, FL 33037
AK: 8770031	Parcel ID: 00573720-001800	Physical Location: 140 CORAL LN KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 P		B7-54 LOT 18 BK 8 & ADJ PT TR C F
Owners Name:	HARBOR COURSE PROPERTIES LLC % MIROSLAV M FAJT		
Address::	24 DOCKSIDE LN - PM BOX #459		KEY LARGO, FL 33037
AK: 8770022	Parcel ID: 00573720-001700	Physical Location: 136 CORAL LN KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 P		B7-54 LOT 17 BK 8 OR1587-2085/88
Owners Name:	HARBOR COURSE PROPERTIES LLC % MIROSLAV M FAJT		
Address::	24 DOCKSIDE LN - PM BOX #459		KEY LARGO, FL 33037
AK: 8770014	Parcel ID: 00573720-001600	Physical Location: 132 CORAL LN KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19		LOT 16 BK 8 OR1587-2085/89(CW) (
Owners Name:	HARBOR COURSE PROPERTIES LLC % MIROSLAV M FAJT		
Address::	24 DOCKSIDE LN - PM BOX #459		KEY LARGO, FL 33037
AK: 8770901	Parcel ID: 00573720-006400	Physical Location: CORAL LN OCEAN REEF	
Legal Description:	ROAD (CORAL LANE) HARBOR COURSE SOUTH SEC 3 OCEA		N REEF PLAT NO 18 PB7-53 AND H
Owners Name:	OCEAN REEF COMMUNITY ASSOCIATION INC		
Address::	33 OCEAN REEF DR STE 220		KEY LARGO, FL 33037
AK: 8770090	Parcel ID: 00573720-002400	Physical Location: 25 CINNAMON BARK LN KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV PLAT # 19 PB7-54 OCEAN		REEF LOT 24 BK 8 & ADJ PT TR B F
Owners Name:	HANEY RICKY C & DENISE L		
Address::	24 DOCKSIDE LN - PMB #67		KEY LARGO, FL 33037
AK: 8770898	Parcel ID: 00573720-006300	Physical Location: ROADS OCEAN REEF	
Legal Description:	ROADS (TAMARIND LN - MAHOGANY DR - SOUTH HARBOR D		R) HARBOR COURSE SOUTH SEC 1
Owners Name:	OCEAN REEF COMMUNITY ASSOCIATION INC		
Address::	33 OCEAN REEF DR STE 220		KEY LARGO, FL 33037
AK: 8770464	Parcel ID: 00573720-005800	Physical Location: KEY LARGO	
Legal Description:	PT TR B HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT		NO 19 PB7-54 24-59-40 & 19-59-41 C
Owners Name:	OCEAN REEF CLUB INC ATTN: ACCOUNTING DEPT		
Address::	35 OCEAN REEF DR STE 200		KEY LARGO, FL 33037
AK: 8770049	Parcel ID: 00573720-001900	Physical Location: KEY LARGO	
Legal Description:	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 LOT		19 BK 8 & ADJ PT TR B OR1511-249
Owners Name:	O R GOLF PARTNERS LTD		
Address::	24 DOCKSIDE LN #459		KEY LARGO, FL 33037

<b>AK:</b>	8770006	<b>Parcel ID:</b>	00573720-001500	<b>Physical Location:</b>	128 CORAL LN KEY LARGO
<b>Legal Description:</b>	HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT NO 19 P				B7-54 LOT 15 BK 8 & ADJ PT TR C
<b>Owners Name:</b>	HARBOR COURSE PROPERTIES LLC % MIROSLAV M FAJT				
<b>Address::</b>	24 DOCKSIDE LN - PM BOX #459				KEY LARGO, FL 33037
<b>AK:</b>	8769997	<b>Parcel ID:</b>	00573720-001400	<b>Physical Location:</b>	498 CORAL LN KEY LARGO
<b>Legal Description:</b>	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 LOT				14 BK 8 & PT ADJ TR C OR1511-242
<b>Owners Name:</b>	ANGELFISH INVESTMENT LLC				
<b>Address::</b>	206 PINNACLE RD				LYNDEBOROUGH, NH 03082
<b>AK:</b>	8769989	<b>Parcel ID:</b>	00573720-001300	<b>Physical Location:</b>	KEY LARGO
<b>Legal Description:</b>	HARBOR COURSE SOUTH SEC IV O R PLAT #19 PB7-54 LOT				13 BK 8 & PT ADJ TR C OR1511-242
<b>Owners Name:</b>	O R GOLF PARTNERS LTD				
<b>Address::</b>	24 DOCKSIDE LN #459				KEY LARGO, FL 33037
<b>AK:</b>	8770472	<b>Parcel ID:</b>	00573720-005900	<b>Physical Location:</b>	KEY LARGO
<b>Legal Description:</b>	PT TR C HARBOR COURSE SOUTH SEC IV OCEAN REEF PLAT				NO 19 PB7-54 OR881-1958/73(LEAS
<b>Owners Name:</b>	OCEAN REEF CLUB INC ATTN: ACCOUNTING DEPT				
<b>Address::</b>	35 OCEAN REEF DR STE 200				KEY LARGO, FL 33037



433 SOUTH HARBOR DR LLC  
144 MILBANK AVE STE 1  
GREENWICH, CT 06830

ANGELFISH INVESTMENT LLC  
206 PINNACLE RD  
LYNDEBOROUGH, NH 03082

ARYEH RAFFIE  
57 EDEN HILL ROAD  
NEWTOWN, CT 06470

BESSE ALEXANDER E TR (THE BESSE LAND  
TR 3/26/03)  
25 DOCKSIDE LN #198 OCEAN REEF CLUB  
KEY LARGO, FL 33037

BRYAN LOWELL L  
21 MEAD ST  
NEW CANAAN, CT 06840

CINNAMON CAY LLC  
67 ANGELFISH CAY DR  
KEY LARGO, FL 33037

~~CINNAMON PRIME LLC  
67 ANGELFISH CAY DR  
KEY LARGO, FL 33037~~

DAVIDSON BARRY R & PAULA  
437 SOUTH HARBOR DR  
KEY LARGO, FL 33037

~~DRISCOLL PROPERTIES INC  
30 E 7TH ST STE 2000  
ST PAUL, MN 55101~~

DRISCOLL PROPERTIES INC DRISCOLL  
FOUNDATION INC  
%F C GARDNER - 7901 SW 6TH COURT SUITE  
150 A  
PLANTATION, FL 33324

FORE BAYBERRY LLC  
24 DOCKSIDE LN PMB 77  
KEY LARGO, FL 33037

HANEY RICKY C & DENISE L  
24 DOCKSIDE LN - PMB #67  
KEY LARGO, FL 33037

HARBOR COURSE LAND TR 5-10-00  
49 SW FLAGLER AVE STE 201  
STUART, FL 34994

HARBOR COURSE PROPERTIES LLC %  
MIROSLAV M FAJT  
24 DOCKSIDE LN - PM BOX #459  
KEY LARGO, FL 33037



HOGAN BLAKE & SHAWN  
30 FARNHAM PK  
HOUSTON, TX 77024

HOYT BRADLEY A  
22 CINNAMON BARK LN  
KEY LARGO, FL 33037

KLEIN SANFORD A TRUST U/A/D 3/26/79  
23737 POINT O WOODS CT  
SOUTH LYON, MI 48178

MADER MICHAEL TRUSTEE (HARBOR  
COURSE LAND TR 5-10-00)  
10720 CARIBBEAN BLVD SUITE 101  
MIAMI, FL 33189

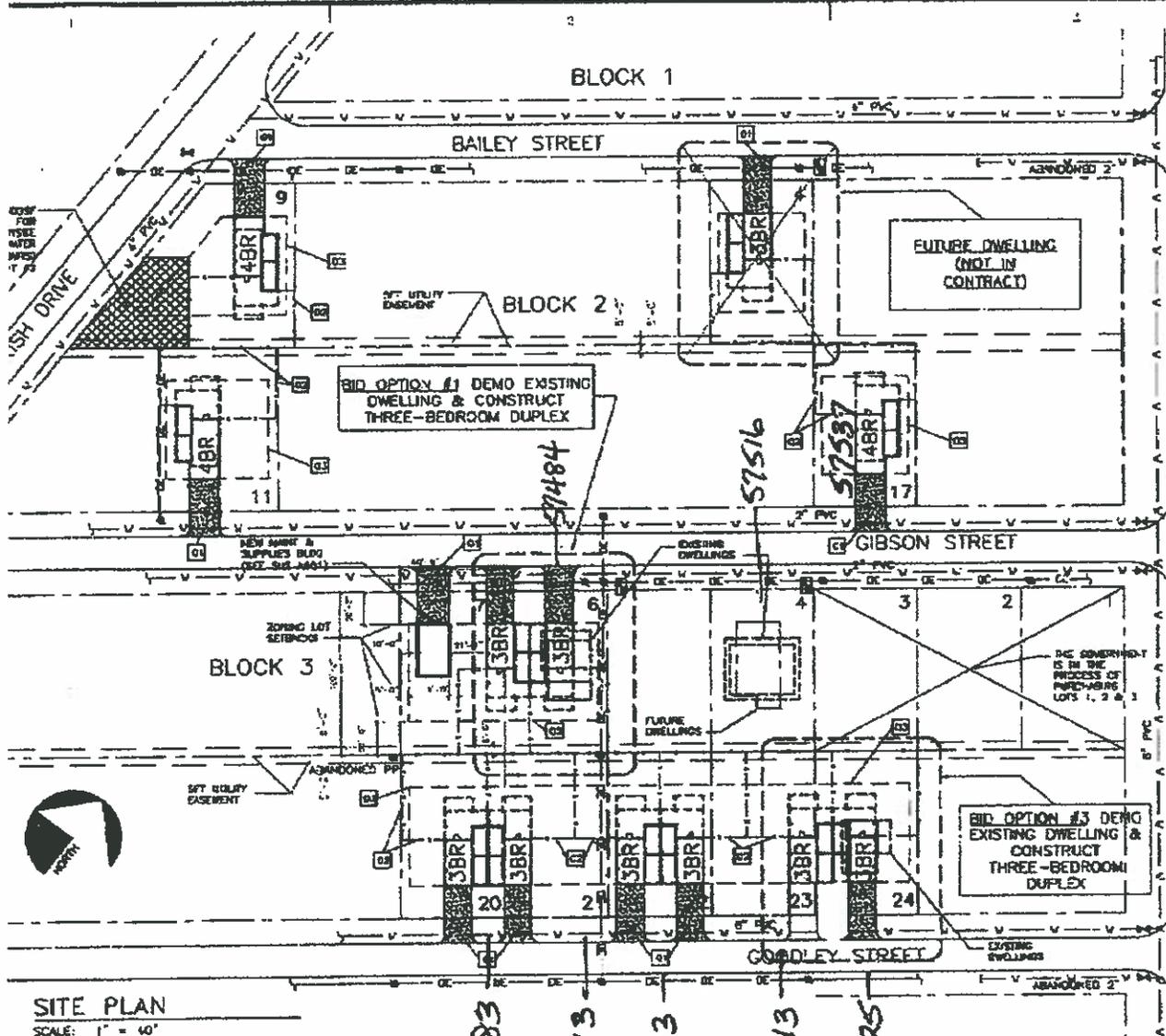
NORTH KEY LARGO UTILITY CORP  
24 DOCKSIDE LANE PMB 512  
KEY LARGO, FL 33037

O R GOLF PARTNERS LTD  
24 DOCKSIDE LN #459  
KEY LARGO, FL 33037

OCEAN REEF CLUB INC ATTN: ACCOUNTING  
DEPT  
35 OCEAN REEF DR STE 200  
KEY LARGO, FL 33037

OCEAN REEF COMMUNITY ASSOCIATION  
INC  
33 OCEAN REEF DR STE 220  
KEY LARGO, FL 33037

OSBORNE JOHN M AND ELIZABETH S  
210 MENDHAM RD  
BERNARDSVILLE, NJ 07924



- SPECIFIC**
- 01. PROVIDE
  - 02. PROVIDE INDICATED BY
  - 03. SETBACK

TO ROUTE 1

KYLE STREET

TO ROUTE 1

**SITE PLAN**  
SCALE: 1" = 40'

**GENERAL NOTES**

THE CONVEYOR'S PROPERTY IS PART OF THE SUNSET BAY RESIDENTIAL SUBDIVISION #1 AND IS LOCATED IN THE CITY OF MARATHON IN MONROE COUNTY, FL.

THE INFORMATION ON THIS SITE DEVELOPMENT PLAN CAME FROM A COMBINATION OF: 1. AERIAL PHOTOGRAPHS DATED AUGUST 1984; PREPARED BY C.S. BAILEY SURVEY, WATER; 2. AS-BUILT DRAWINGS OBTAINED FROM FEMA; AND FIELD INVESTIGATION DONE BY FEBRUARY 1984.

THE CONVEYOR IS RESPONSIBLE FOR VERIFYING ALL INFORMATION. DATA AND INFORMATION FURNISHED OR REFERRED TO IS FOR THE CONTRACTOR'S INFORMATION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY MISINTERPRETATION OR CONCLUSION DRAWN FROM THE DATA OR INFORMATION BY THE CONTRACTOR.

EXISTING GUARDED DUPLEXES ON LOTS 20-23 ARE UNDER CONTRACT FOR DEMOLITION AND REMOVAL. THIS WORK IS BEING MANAGED BY THE CC'S CIVIL ENGINEERING UNIT IN TAMPA, FL AND WILL BE COMPLETED PRIOR TO 01 JAN 1988.

GRADE LOTS SO THAT THE FINISH GRADE SLOPES FROM THE CENTER OF THE LOTS TO PERIMETER AND MATCH GRADES ON ADJACENT LOTS & STREET.

**MARATHON ELECTRIC  
SIGN & LIGHT, INC.**

10690 AVIATION BOULEVARD MARATHON, FLORIDA 33050  
(305) 743-5805 FAX: (305) 743-0922

**M E M O R A N D U M**

DATE: May 13, 2009

TO: Monroe County Planning  
Attention: Brian Davison  
Via Fax: 289-2536 (2 Pages)

FROM: Randall Mearns



RE: Addresses

---

I need the addresses for lots 9 & 11 on the attached site plan:

Lot 9 = 00360480-000000

Lot 11 = 00360500-000000

Thanks and just to be sure you got it: email is [mmthelectric@aol.com](mailto:mmthelectric@aol.com)



1" = 400'

Data Source: Monroe County - Growth Management - 0/0

This map is for Monroe County Growth Management Division purposes only. The data contained herein is a satellite view and may not accurately reflect boundaries, parcels, roads, right-of-way or other information.

Monroe County FLUM	
FLUM	Description
	C - Conservation
	MC - Mixed Use/Commercial
	R - Recreation
	RC - Residential Conservation
	RM - Residential Medium



**Monroe County Existing Land Use**

Zone	Description
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	IS - IMPROVED SUBDIVISION
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	NA - NATIVE AREA
<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span>	PR - PARK AND REFUGE AREA
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	SC - SUBURBAN COMMERCIAL

N  
1" = 400'

Data Source: Monroe County - Geom Management - GIS

This map is for Monroe County Geom Management Division purposes only. The data contained herein is illustrative only, and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.



Monroe County  
 Tier Overlay District  
 Tier 1 - Natural Area

SOUTH BRIDGE LN

BAKER RD

GORAL LN

CHIMMAMON PARK LN

BAY BERRY LN

MAHOGANY LN

TANBRID LN

HARBOR RD

HARBOR DR

THATCH PALM WAY

HARBOR DR



1" = 400'

1

This map is for Monroe County Growth Management Division purposes only.  
 The data contained herein is illustrative only, and may not accurately depict  
 boundaries, parcels, roads, right-of-way or other official information.

Data Source: Monroe County Growth Management - GIS



Typical Driveway views from Cinnamon Bark Road



Typical Driveway and Cul-de Sac view, Cinnamon Bark Road

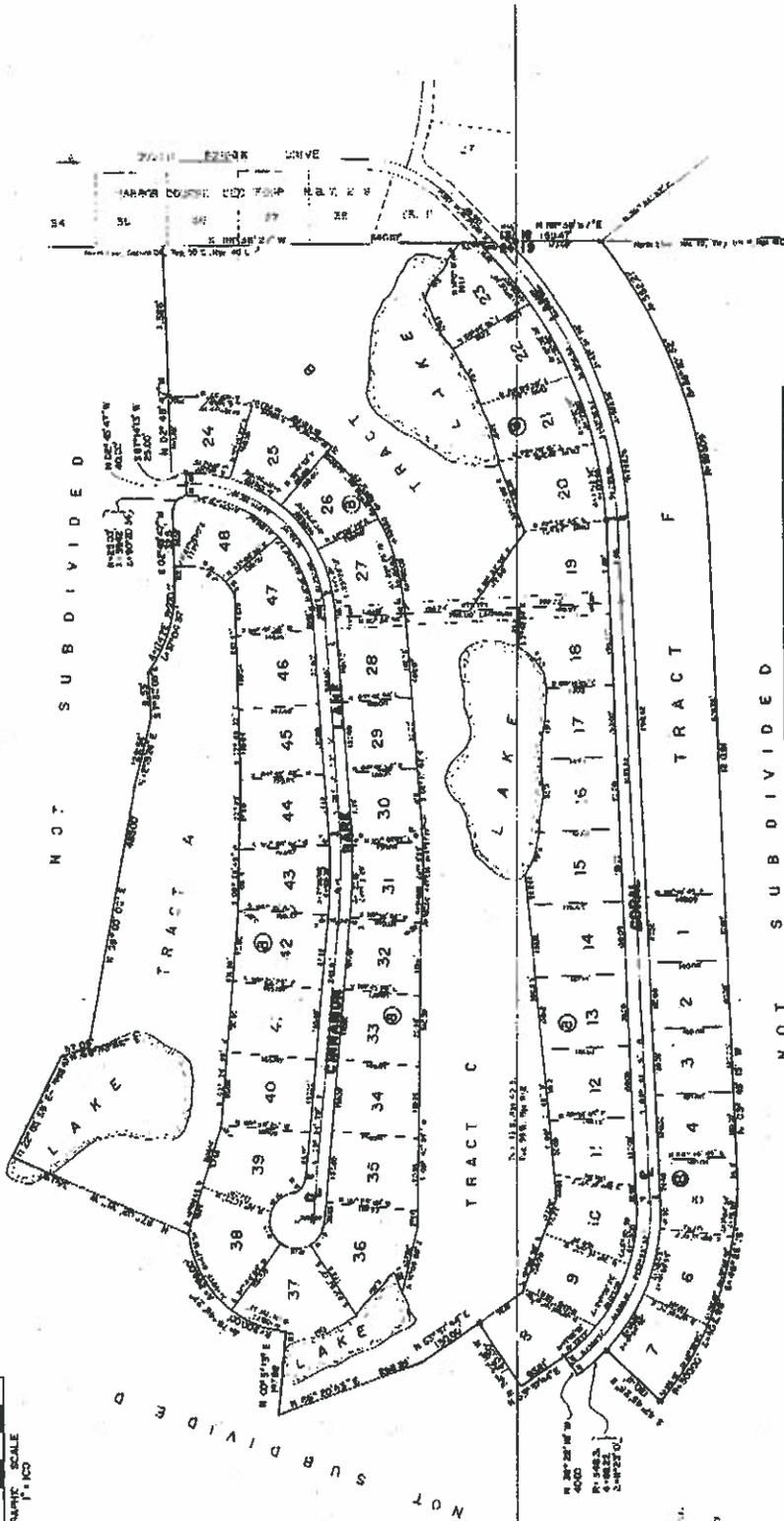
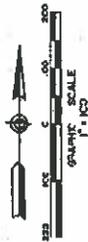


Typical view of existing clearing

# HARBOR COURSE SOUTH SECTION FOUR OCEAN REEF PLAT NO. 19

KEY LARGO MONROE COUNTY FLORIDA

PREPARED BY: FREDERICK H. HILGREN, INC.  
ENGINEER 1 JAMES B. POTTS  
DATE: 12-15-1967  
SHEET NO. 54



LOT	AREA	PERCENTAGE	ADJACENT LOTS
1	17.28	15.6	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
2	17.28	15.6	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
3	17.28	15.6	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
4	17.28	15.6	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13
5	17.28	15.6	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13
6	17.28	15.6	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13
7	17.28	15.6	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13
8	17.28	15.6	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13
9	17.28	15.6	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13
10	17.28	15.6	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13
11	17.28	15.6	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13
12	17.28	15.6	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13
13	17.28	15.6	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
14	17.28	15.6	15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
15	17.28	15.6	14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
16	17.28	15.6	14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
17	17.28	15.6	14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
18	17.28	15.6	14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
19	17.28	15.6	14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
20	17.28	15.6	14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
21	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
22	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
23	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
24	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
25	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
26	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
27	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36
28	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36
29	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36
30	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36
31	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36
32	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36
33	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36
34	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36
35	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36
36	17.28	15.6	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35
37	17.28	15.6	38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48
38	17.28	15.6	37, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48
39	17.28	15.6	37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48
40	17.28	15.6	37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48
41	17.28	15.6	37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 48
42	17.28	15.6	37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48
43	17.28	15.6	37, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48
44	17.28	15.6	37, 38, 39, 40, 41, 42, 43, 45, 46, 47, 48
45	17.28	15.6	37, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48
46	17.28	15.6	37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48
47	17.28	15.6	37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48
48	17.28	15.6	37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47

NOT SUBDIVIDED  
COUNTY LOTS 8 2

TRACT	AREA	PERCENTAGE
TRACT A	17.28	15.6
TRACT B	17.28	15.6
TRACT C	17.28	15.6
TRACT D	17.28	15.6
TRACT E	17.28	15.6
TRACT F	17.28	15.6
TOTAL	103.68	93.6

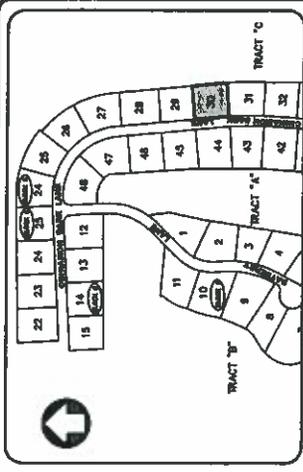
PB PAGE 54  
59700  
THIRD OF TABLE

PB PAGE 54  
59700  
THIRD OF TABLE









**SURVEYOR'S NOTES**

- The date of completion of original field Survey was on June 30, 2008.
- LEGAL DESCRIPTION:**  
Lot 30 Block 8 of "HARBOR COURSE SOUTH SECTION FOUR, OCEAN REEF PLAT NO. 19", according to the Plat thereof, as recorded in Plat Book 7, at Page 54, of the Public Records of Monroe County, Florida, Containing 17,201 square feet more or less by calculations.  
Property Address: 37 Cinnamon Bark Lanes, Key Largo FL  
Parcel ID: 573720.0030
- ACCURACY:**  
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
- SOURCES OF DATA:**  
North arrow direction is based on an assumed Meridian.  
Bearings as shown hereon are based upon the South line of Section 13, Township 59 South, Range 40 East, as per Florida Coordinate System, East Zone, with convergence bearing of N 88-36-27 E, said line to be considered a well monumented line.  
This property appears to be located in Flood Zone AE, with an elevation of 9', as shown, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 1251295, Map No. 0591, Suffix: K, Map Number: 12047C0591K, Effective Date: February 18, 2005.  
Elevations are based upon National Geodetic Vertical Datum 1928, as per National Geodetic Survey Control Point M-327, Vertical Order, Second. Said Point has an elevation of 5.97 feet.  
Legal Description furnished by client.  
"HARBOR COURSE SOUTH SECTION FOUR OCEAN REEF PLAT NO. 19", according to the Plat thereof as recorded in Plat Book 7 at Page 54 of the Public Records of Monroe County, Florida.

**CLIENT INFORMATION:**

This Boundary Survey was prepared at the insistence of and certified to:  
**Cinnamon Cay, LLC**

**SURVEYOR'S CERTIFICATE:**

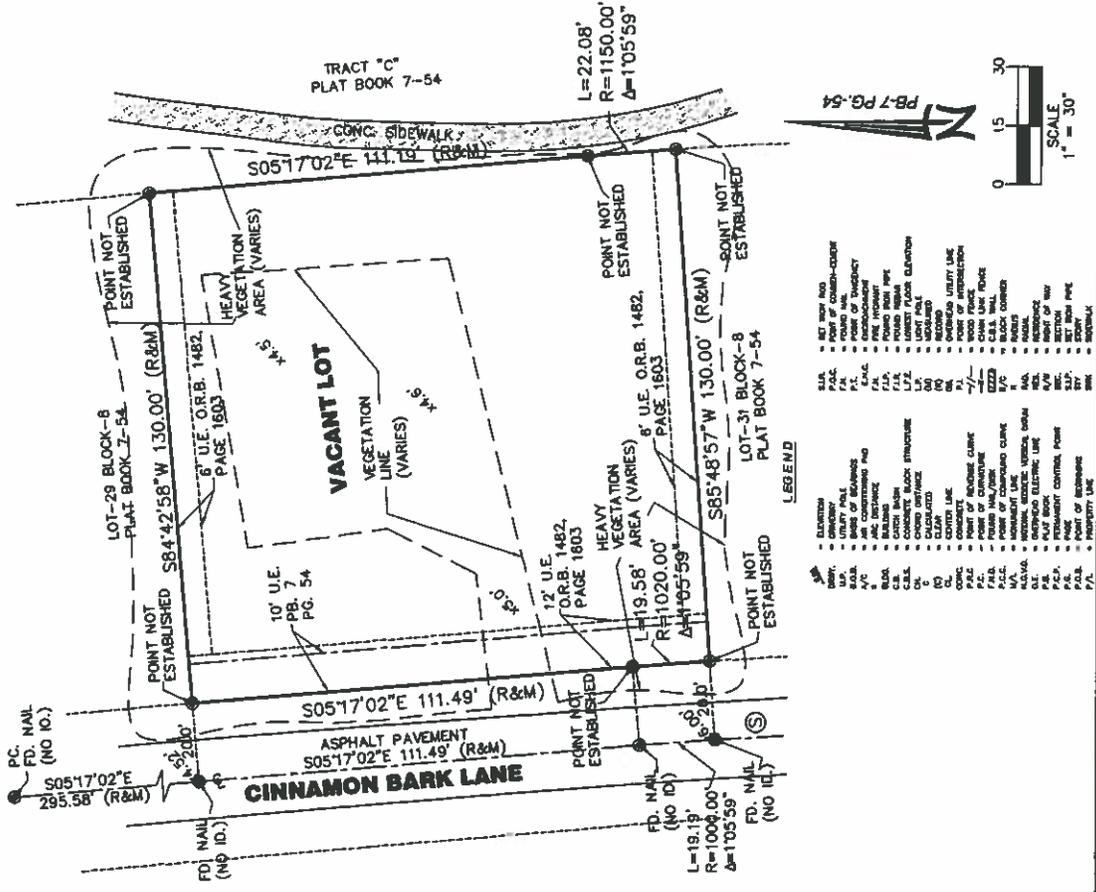
I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**HADJIANE Corp.**, a Florida Corporation  
Florida Certificate of Authorization Number LB7097

By: *Abraham Hadjiane, P.S.M.*  
Registered Surveyor and Mapper LS6006  
State of Florida

**NOTICE:** Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**HADJIANE**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
7856 NW 12th STREET, SUITE 202, DORAL FL 33126  
Phone: 305.286.1188 Fax: 305.207.6945  
JOB NO.: 08234  
FIELD BOOK: FILED  
DRAWN BY: EC  
CHECKED BY: AH  
1/1



**MAP OF BOUNDARY SURVEY**

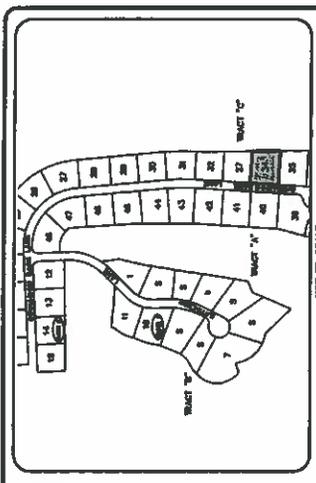
37 CINNAMON BARK LANE, KEY LARGO, FL  
**CINNAMON CAY 1, LLC**

REV.	DATE	DESCRIPTION
1	08-20-08	PRELIMINARY
2	09-10-08	REVISION
3	09-10-08	REVISION
4	09-10-08	REVISION
5	09-10-08	REVISION
6	09-10-08	REVISION
7	09-10-08	REVISION
8	09-10-08	REVISION
9	09-10-08	REVISION
10	09-10-08	REVISION
11	09-10-08	REVISION
12	09-10-08	REVISION
13	09-10-08	REVISION
14	09-10-08	REVISION
15	09-10-08	REVISION
16	09-10-08	REVISION
17	09-10-08	REVISION
18	09-10-08	REVISION
19	09-10-08	REVISION
20	09-10-08	REVISION
21	09-10-08	REVISION
22	09-10-08	REVISION
23	09-10-08	REVISION
24	09-10-08	REVISION
25	09-10-08	REVISION
26	09-10-08	REVISION
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28	09-10-08	REVISION
29	09-10-08	REVISION
30	09-10-08	REVISION

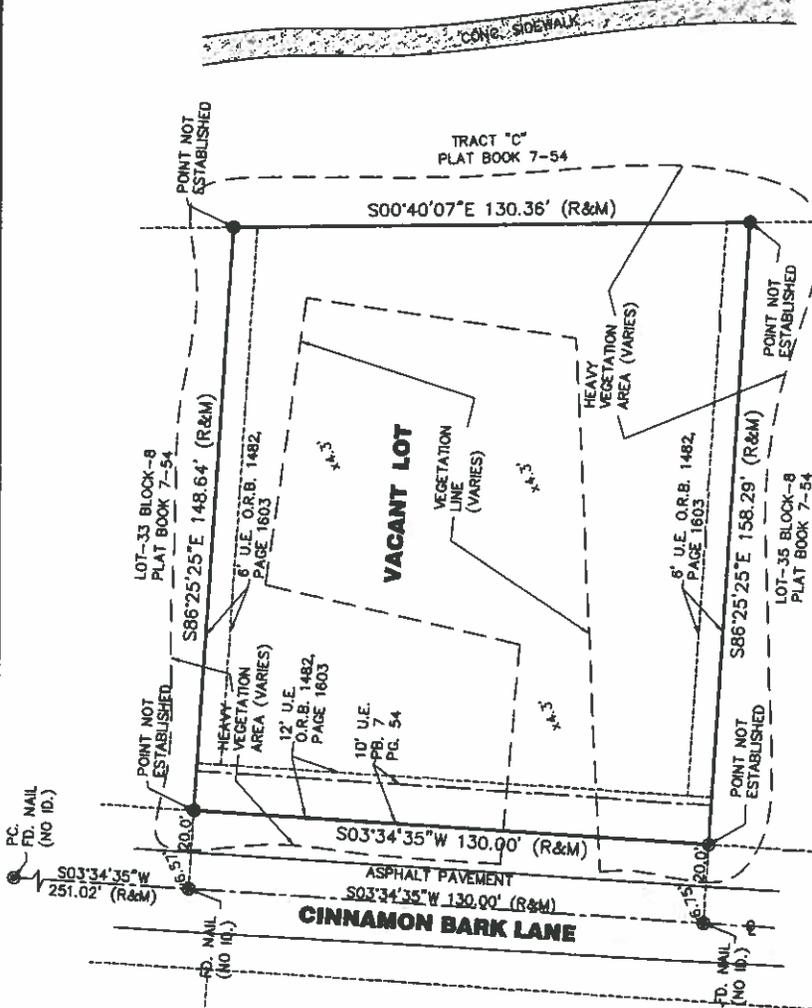








- LEGEND**
- CONCRETE SIDEWALK
  - HEAVY VEGETATION AREA (VARIES)
  - VEGETATION LINE (VARIES)
  - ASPHALT PAVEMENT
  - POINT NOT ESTABLISHED
  - POINT ESTABLISHED
  - PC NAIL (NO ID.)
  - FD NAIL (NO ID.)
  - VEGETATION AREA (VARIES)
  - VEGETATION LINE (VARIES)
  - HEAVY VEGETATION AREA (VARIES)
  - VEGETATION LINE (VARIES)
  - CONCRETE SIDEWALK
  - ASPHALT PAVEMENT
  - POINT NOT ESTABLISHED
  - POINT ESTABLISHED
  - PC NAIL (NO ID.)
  - FD NAIL (NO ID.)



**4. SOURCES OF DATA:**  
 North arrow direction is based on an assumed Meridian.  
 Bearings as shown hereon are based upon the South line of Section 13, Township 59 South, Range 40 East, as per Florida Coordinate System, East Zone, with an assumed bearing of N 88-36-27 E, said line to be considered a well monumented line.  
 This property appears to be located in Flood Zone AE, with an elevation of 9', as shown, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 1251295, Map No. 0591, Suite K, Map Number: 1208700581K, Effective Date: February 18, 2005.

**SURVEYOR'S NOTES**

- The date of completion of original field Survey was on June 30, 2006.
- LEGAL DESCRIPTION:**  
 Lot 34 Block 8 of "HARBOR COURSE SOUTH SECTION FOUR, OCEAN REEF PLAT NO. 19", according to the Plat thereof, as recorded in Plat Book 7, of Page 54, of the Public Records of Monroe County, Florida.  
 Containing 19,950 square feet more or less by subdivisions.  
 Property Address: 45 Cinnamon Bark Lane, Key Largo Fl.  
 Parcel ID: 573720.0034
- ACCURACY:**  
 The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

**5. LIMITATIONS:**  
 Since other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Monroe County. The Surveyor makes no representation or warranty as to the accuracy of the Subject Property by any entity or person, individual who may appear at public record. No easements, rights, or interests were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.  
 Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

**6. CLIENT INFORMATION:**  
 This Boundary Survey was prepared at the assistance of and certified to:  
 Cinnamon Cay, LLC.

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**HADDONE Corp., a Florida Corporation**  
 Florida Certificate of Authorization Number 057097

By: [Signature]  
 Registered Surveyor and Mapper LS8006  
 State of Florida

**NOTICE:** Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**MAP OF BOUNDARY SURVEY**  
 of  
**45 CINNAMON BARK LANE, KEY LARGO, FL**  
 for  
**CINNAMON CAY, LLC**

**HADDONE**  
 PROFESSIONAL LAND SURVEYORS AND MAPPERS  
 7865 NW 12th STREET SUITE 202, DORAL FL. 33126  
 Phone: 305.206.1188 Fax: 305.207.8645

Job No.: 06234  
 PLAN NO.: FILED  
 DRAWN BY: AH  
 CHECKED BY: AH  
 1/1

REV. NO./DATE	REVISIONS
01-12-06	INITIAL SURVEY ACQUISITION



























**ORDINANCE NO. -2009**

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING THE REQUEST BY CINNAMON CAY I, LLC, CINNAMON PRIME, LLC, AND O.R. GOLF PARTNERS, LTD, DOING BUSINESS AS REEF RETREAT AT OCEAN REEF, TO AMEND THE FUTURE LAND USE MAP (FLUM) DESIGNATION FROM RESIDENTIAL MEDIUM (RM) TO RESIDENTIAL HIGH) FOR PROPERTY LEGALLY DESCRIBED AS BLOCK 8, LOTS 28-46, HARBOR COURSE SECTION IV, OCEAN REEF PLAN O. 19, PB7-54, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00573720-002800, 00573720-002900, 00573720-003000, 00573720-003100, 00573720-003200, 00573720-003300, 00573720-003400, 00573720-003500, 00573720-003600, 00573720-003700, 00573720-003800, 00573720-003900, 00573720-004000, 00573720-004100, 00573720-004200, 00573720-004300, 00573720-004400, 00573720-004500, and 00573720-004600; PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR THE TRANSMITTAL TO THE SECRETARY OF STATE AND THE DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, the Monroe County Planning Commission held a public hearing on June 24, 2009 and following public deliberation. voted to approve a resolution recommending approval of the proposed amendment to the Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan;

**WHEREAS**, the Monroe County Board of County Commissioners (BOCC) voted to transmit the proposed amendment to the Florida Department of Community Affairs on July 13, 2009; and

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

1. The existing area to be amended presently contains 19 cleared lots. All necessary infrastructure is presently available.
2. The proposed FLUM amendment will allow the accommodation of 17 two-family homes to be marketed to senior residents of Ocean Reef that will be designed in a manner similar to the existing single-family homes in the surrounding area. The FLUM will also allow a common club house recreation amenity, which is also compatible with the surrounding golf club community.
3. The Ocean Reef Country Club has submitted a letter approving the proposed FLUM amendment.
4. The proposed amendment will not affect the existing or future land use character of Monroe County.
5. The proposed amendment is internally consistent with the Monroe County Comprehensive Plan.
6. The proposed amendment is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern.

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

**Section 1.** The Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan, for the property described as Block 8, Lots 28-46, Harbor Course Section IV, Ocean Reef Plat No 19, PB7-54, Monroe County, Florida, having Real Estate Numbers: 00573720-002800, 00573720-002900, 00573720-003000, 00573720-003100, 00573720-003200, 00573720-003300, 00573720-003400, 00573720-003500, 00573720-003600, 00573720-003700, 00573720-003800, 00573720-003900, 00573720-004000, 00573720-004100, 00573720-004200, 00573720-004300, 00573720-004400, 00573720-004500, and 00573720-004600 be amended from Residential Medium (RM) to Residential High (RH).

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

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

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

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

**Remainder of this page left intentionally blank**

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a special meeting held on the day of A.D., 2009.

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

BOARD OF COUNTY COMMISSIONERS OF  
MONROE COUNTY, FLORIDA

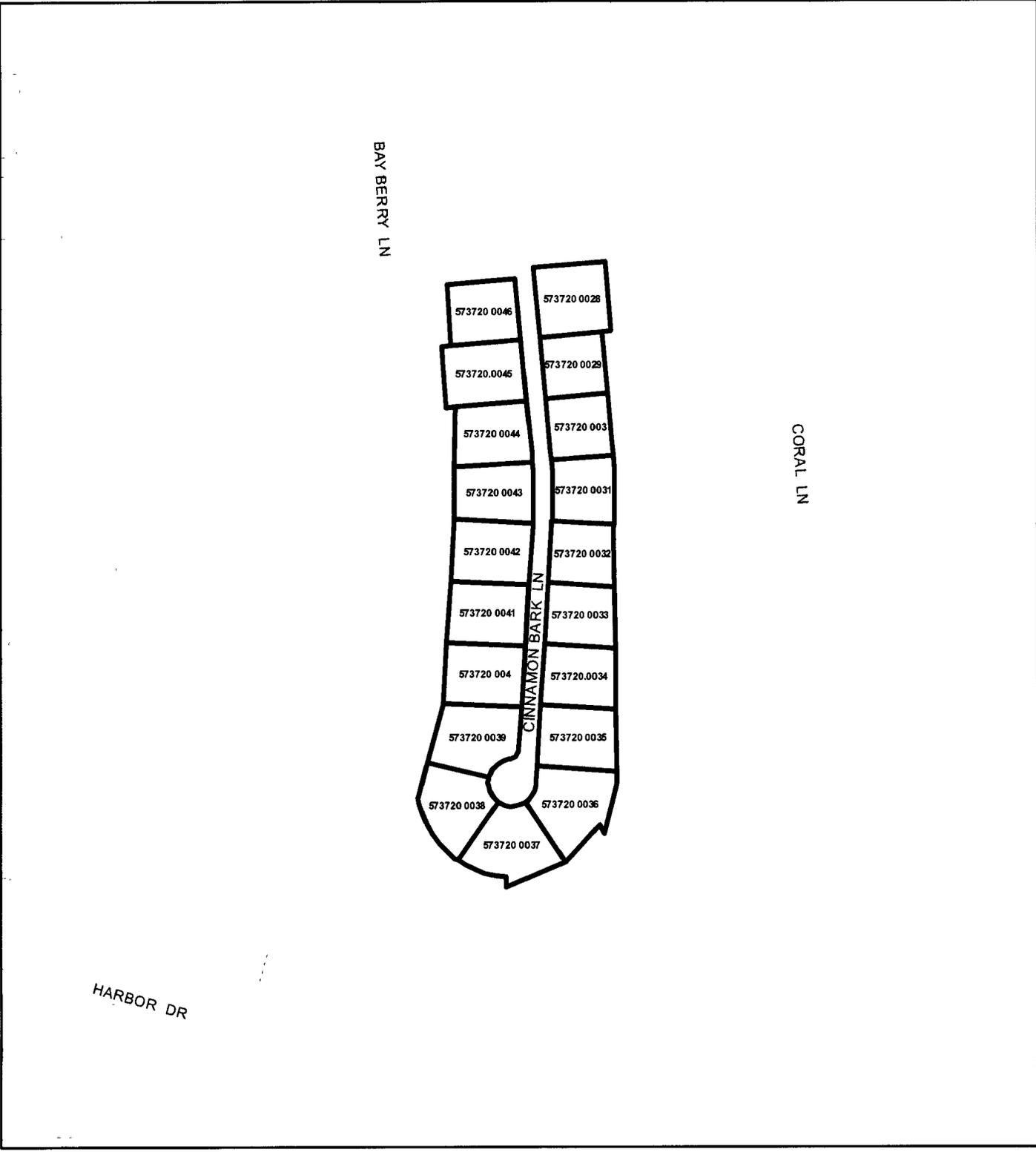
BY \_\_\_\_\_

Mayor George Neugent

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

\_\_\_\_\_  
DEPUTY CLERK



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

Proposal: Future Land Use change from Residential Medium (RM) to Residential High (RH) for RE Numbers: 00573720-002800, 00573720-002900, 00573720-003000, 00573720-003100, 00573720-003200, 00573720-003300, 00573720-003400, 00573720-003500, 00573720-003600, 00573720-003700, 00573720-003800, 00573720-003900, 00573720-004000, 00573720-004100, 00573720-004200, 00573720-004300, 00573720-004400, 00573720-004500 and 00573720-004600.





## MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT  
*We strive to be caring, professional and fair*

1  
2  
3  
4  
5  
6 To: Development Review Committee  
7  
8 From: Mitchell N. Harvey, AICP, Comprehensive Planning Manager  
9  
10 Through: Townsley Schwab, Director of Planning & Environmental Resources  
11  
12 Date: June 5, 2009  
13  
14 Subject: *Request for an Amendment to the Future Land Use Map (FLUM) of the Monroe*  
15 *County Year 2010 Comprehensive Plan for Reef Retreat at Ocean Reef from*  
16 *Residential Medium (RM) to Residential High (RH)*  
17

---

18 **Meeting:** June 9, 2009

---

### 19 20 I REQUEST

21  
22 The applicant is requesting to amend the Future Land Use Map designation of the subject  
23 property from Residential Medium (RM) to Residential High (RH). This will allow the  
24 applicant to construct 8,000 square foot two-family homes on 17 platted lots. These homes  
25 are intended to serve senior residents of Ocean Reef who wish to maintain a retired lifestyle.  
26 The applicant is also planning to provide a common club house recreation amenity on two  
27 contiguous lots for the exclusive use of the residents of the proposed development.  
28



1  
2 A. Address:  
3 Cinnamon Bark Lane, Ocean Reef, Key Largo  
4

5 B. Legal Description:  
6 Block 8, Lots 28-46, Harbor Course Section IV, Ocean Reef Plat No 19, PB7-54, Monroe  
7 County, Florida  
8

9 C. Real Estate Number(s):

10 00573720-002800	00573720-002900	00573720-003000
11 00573720-003100	00573720-003200	00573720-003300
12 00573720-003400	00573720-003500	00573720-003600
13 00573720-003900	00573720-003800	00573720-003900
14 00573720-004000	00573720-004100	00573720-004200
15 00573720-004300	00573720-004400	00573720-004500
16 00573720-004600		

17  
18 D. Applicant / Petitioner:

19 The Craig Company, agent for Reef Retreat at Ocean Reef  
20

21 E. Property Owners:

22 Cinnamon Cay I, LLC; Cinnamon Prime, LLC; O.R. Golf Partners, Ltd., doing business as  
23 Reef Retreat at Ocean Reef  
24

## 25 II PROCESS

26  
27 Amendments to the Future Land Use Map (FLUM) of the Monroe County 2010  
28 Comprehensive Plan may be proposed by the Board of County Commissioners (BOCC), the  
29 Planning Commission, the Director of Planning, or the public. The Director of Planning  
30 shall review and process amendments and pass them on to the Development Review  
31 Committee and the Planning Commission for recommendation and final approval by the  
32 BOCC.  
33

34 The Planning Commission and the BOCC shall each hold at least one public hearing on a  
35 proposed amendment. The Planning Commission shall review the amendment, the reports  
36 and recommendations of the Department of Planning & Environmental Resources and the  
37 Development Review Committee, and the testimony given at the public hearing, and shall  
38 submit its recommendations and findings to the BOCC. The BOCC shall consider the staff  
39 report, recommendation, and testimony given at the public hearings and may either deny the  
40 application or adopt or not adopt a resolution transmitting the proposed amendment to the  
41 DCA. Amendments are then reviewed by the Florida Department of Community Affairs and  
42 returned to the County with objections, rejections and comments to be considered prior to  
43 adoption of the ordinance. Then, an adoption hearing is scheduled for the BOCC.  
44

## 45 III RELEVANT PRIOR COUNTY ACTIONS

46 None

1  
2 IV BACKGROUND INFORMATION  
3

- 4 A. Size of Site: 8.79 acres  
5 B. Proposed Tier Designation: N/A  
6 C. Flood Zone: AE  
7 D. Existing Use: Vacant  
8 E. Existing Vegetation / Habitat: Mangroves and hardwood hammock. All building lots  
9 have been scarified of native vegetation  
10 F. Community Character of Immediate Vicinity: Single-family homes, Golf Course  
11 G. Miscellaneous: Access road is paved and all infrastructure (water, sewer, electric, cable)  
12 is in place.  
13

14 V REVIEW OF PROPOSED AMENDMENT  
15

- 16 A. *Consistency of the proposed amendment with the provisions and intent of the Monroe*  
17 *County Year 2010 Comprehensive Plan:*  
18

19 The proposed amendment is generally consistent with the adopted Goals, Objectives, and  
20 Policies of the Monroe County Year 2010 Comprehensive Plan  
21

- 22 B. *Consistency of the proposed amendment with the provisions and intent of the Monroe*  
23 *County, Land Development Code:*  
24

25 The BOCC may consider the adoption of an ordinance enacting the proposed change  
26 based on one (1) or more of the following factors:  
27

- 28 i. Changed projections (e.g., regarding public service needs) from those on which the  
29 text or boundary was based:  
30

31 **Applicant:** None. All infrastructure is in place.  
32

33 **Staff:** Staff concurs with the applicant.  
34

- 35 ii. Changed assumptions (e.g., regarding demographic trends):  
36

37 **Applicant:** According to statistics summarized by the Joint Center for Housing Studies  
38 of Harvard University and augmented by survey data collected by the American  
39 Association of Retired Persons (AARP)  
40

41 *"...over 90 percent of households at least 65 years old prefer to remain in their own*  
42 *homes, ...and, three quarters of the Nation's Seniors live in conventional housing".*  
43

44 **Staff:** The Ocean Reef Club has approved the proposed development of seventeen 8,000  
45 square foot duplex homes on 17 lots to be restricted to persons 55 and older, with a  
46 common use club house facility to be located on two contiguous lots.

1  
2 iii. Data errors, including errors in mapping, vegetative types and natural features  
3 described in Volume 1 of the Monroe County Year 2010 Comprehensive Plan:  
4

5 **Applicant:** None -the Master Development Agreement anticipated build-out, including  
6 enhanced amenities without specific consideration for down sizing/aging in place, subject  
7 to strict environmental standards.  
8

9 **Staff:** Staff concurs with the applicant.  
10

11 iv. New issues;  
12

13 **Applicant:** As the U.S. population continues to age, communities are charged with  
14 inding cost effective solutions and alternatives for housing. According to “Aging in  
15 Place – Coordinating Housing and Health Care Provision for America’s Growing Elderly  
16 Population”, a study issued under the auspices of the Neighbor Works Program and the  
17 Joint Center for Housing Studies of Harvard University,  
18

19 *“...retirees are often forced to choose between entering an expensive, restrictive elderly*  
20 *institution before the need arises, or remaining in their homes alone, to face the*  
21 *pressures of rising medical expenses and a deteriorating shelter while on a fixed*  
22 *income”.*  
23

24 The Department of Housing and Urban Development stated in 1999 that the home-  
25 ownership rate for individuals between the age of 62 and 74 is 81.2 percent. According  
26 to the latest census data, Florida, as the fourth most populated state in the country, ranks  
27 number one for the percentage of population over 60. According to the latest county  
28 profile distributed by the Department of Elder Affairs for the State of Florida, elders  
29 occupy 24.5 % of the housing stock in Monroe County. Florida has no state-based  
30 Olmstead Plan in place.  
31

32 As a club, the isolated nature of Ocean Reef provides an unique opportunity to develop  
33 alternative housing strategies. The isolated cul-de-sac is an ideal low-traffic location  
34 within the Club for this elder segment. A “community within the community” - spacious  
35 but down-sized, “aging in place” housing with amenities.  
36

37 **Staff:** Staff concurs with the applicant.  
38

39 v. Recognition of a need for additional detail or comprehensiveness:  
40

41 **Applicant:** Through the Master Development Agreement, Ocean Reef provided its  
42 members with a framework for sustainable living. As aging and wealth distribution  
43 demographics continue shift, new opportunities to creatively address the needs of the  
44 incumbent population reveal themselves.  
45

46 **Staff:** No Comments.

1  
2 vi. Data updates:  
3

4 **Applicant:** Updated Census data indicates that Monroe County population overall  
5 continues to decline with the conspicuous exception of elders.  
6

7 *“Monroe County has been experiencing significant demographic shifts since 2000 that*  
8 *are affecting housing demand. Since 2000, the County has experienced a 14% loss in the*  
9 *20-54 working age groups and a 15% increase in the 55 and over retirement age group.”*  
10 p. ii, “Executive Summary”, Monroe County Affordable Housing Needs Assessment  
11 (2007) issued by the Metropolitan Center at Florida International University.  
12

13 The properties included in this application are not subject to hurricane evacuation criteria,  
14 ROGO, or the Tier system. Development on the subject properties is limited by a 40%  
15 clearing ratio, regardless of zoning.  
16

17 **Staff:** Staff concurs with the applicant.  
18

19 C. *Other Issues*  
20

21 The proposed FLUM amendment is located within an area that historically contained  
22 buttonwood hammock and mangrove wetlands. Vacant land in Monroe County is subject  
23 to a 40% lot clearing allowance. In 1999, existing vegetation on the subject lots were  
24 cleared within 40% clearance allowance. Some exotic re-growth has since occurred that  
25 is expected to be cleared prior to the development of each lot. The remaining vegetation  
26 on each lot shall be placed in a conservation easement prior to the issuance of a certificate  
27 of occupancy. Those lots that are adjacent to tropical wetlands will also be subject to a  
28 wetland setback requirement of 25 feet.  
29

30 D. *Consistency with the Principles for Guiding Development in the Florida Keys Area of*  
31 *Critical State Concern:*  
32

33 Applicant: All land development regulations enacted, amended or rescinded within a area  
34 of critical state concern must be consistent with the Principles for Guiding Development,  
35 Section 380.0552(7), Florida Statutes. The proposed amendment promotes and furthers  
36 the following Principles in Section 380.0552(7):  
37

- 38 i. To strengthen local government capabilities for managing land use and  
39 development so that local government is able to achieve these  
40 objectives without the continuation of the Area of Critical State  
41 Concern designation.  
42  
43 ii. To protect shoreline and marine resources including mangroves, coral  
44 reef formations, seagrass beds, wetlands, fish and wildlife, and their  
45 habitat.  
46

- 1           iii.        To ensure the maximum well-being of the Florida Keys and its citizens  
2                            through sound economic development.
- 3
- 4           iv.        To limit the adverse impacts of development on the quality of water  
5                            throughout the Florida Keys.
- 6
- 7           v.         To protect the value, efficiency, cost-effectiveness, and amortized life  
8                            of existing and proposed major public investments, including sewage  
9                            collection and disposal facilities.
- 10
- 11          vi.        To protect the public health, safety, and welfare of the citizens of the  
12                            Florida Keys and maintain the Florida Keys as a unique Florida  
13                            Resource.
- 14

15       Staff finds the proposed amendment consistent with the Principles for Guiding Development  
16       as a whole and is not inconsistent with any one principle.

17

18           E. *Impact on Community Character*

19

20       The proposed land uses will allow the development of 8,000 square foot two-family homes  
21       on 17 lots designed in manner that is consistent with the two story single-family homes  
22       located in the surrounding area. All homes sites will maintain the existing mature  
23       landscaping along the property lines that are next to the existing golf course. The proposal  
24       includes a common use club house. The amendment area is located in a controlled access  
25       golf club community where a common use amenity such as a club house dedicated to the  
26       exclusive use its residents would be consistent with the character of the area.

27

28       VI FINDINGS OF FACT

29

- 30       1. The existing area to be amended presently contains 19 cleared lots. All necessary  
31       infrastructure is presently available.
- 32
- 33       2. The proposed FLUM amendment will allow the accommodation of 17 two-family homes  
34       to be marketed to senior residents of Ocean Reef that will be designed in a manner  
35       similar to the existing single-family homes in the surrounding area. The FLUM will also  
36       allow a common club house recreation amenity, which is also compatible with the  
37       surrounding golf club community.
- 38
- 39       3. The Ocean Reef Country Club has submitted a letter approving the proposed FLUM  
40       amendment.

41

42       VII CONCLUSIONS OF LAW

43

- 44       1. The proposed amendment will not affect the existing or future land use character of  
45       Monroe County.
- 46

1           2. The proposed amendment is internally consistent with the Monroe County  
2           Comprehensive Plan.

3  
4           3. The proposed amendment is consistent with the Principles for Guiding Development in  
5           the Florida Keys Area of Critical State Concern.

6  
7    VIII RECOMMENDATION

8  
9           Staff recommends **approval** to the Development Review Committee.

10  
11   IX ATTACHMENTS

- 12  
13 1           Letter of Introduction  
14 2           FLUM Map  
15 3           Letter of approval from the Board of Directors of Ocean Reef Club, Inc.

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

**AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 142; AMENDING SECTION 142-3 REGARDING VEHICLE AND A-FRAME SIGNS; AMENDING SECTION 142-4 REGARDING OFF-PREMISES AND A-FRAME SIGNS; AMENDING SECTION 142-5 REGARDING ELECTRONIC MESSAGE CENTERS; CREATING SECTION 142-8 SPECIAL IDENTIFICATION SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTANT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE SECRETARY OF STATE AND DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, the Board of County Commissioners makes the following Findings of Fact and Conclusions of Law:

1. At the January 28, 2009 Board of County Commissioners (BOCC) meeting, the BOCC directed the Department of Planning and Environmental Resources to review Chapter 142 Signs of the Monroe County Code.
2. The Department of Planning and Environmental Resources conducted three (3) public workshops to receive public input regarding sign regulation revisions.
3. Federal and State law grants power to Monroe County to regulate signs in order to promote the safety and general welfare of its citizens.
4. Monroe County has adopted land use policies and objectives in a comprehensive plan to guide policy on building and land use regulations, and to promote health, safety, and general welfare.
5. The provisions of this ordinance are consistent with the Monroe County Comprehensive Plan and the Principals for Guiding Development in the Florida Keys Area of Critical State Concern.
6. The Monroe County Planning Commission held a duly advertised public hearing on June 24, 2009 and July 8, 2009, which was continued to July 22, 2009 and recommended \_\_\_\_\_ to the Board of County Commissioners.

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

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

**Section 1. Section 142-3 is amended as follows:**

\* \* \* \* \*

**(b) Prohibited signs.** The following types of signs, lights, advertising devices or activities are prohibited:

- (1) Off-premises signs, ~~except as specifically allowed in this chapter; excluding signs identifying lawfully-established off-premises businesses, as permitted in section 142-4;~~

\* \* \* \* \*

- (7) No person shall park any vehicle, trailer, floating device, barge, raft, ~~personal water craft~~, or boat, whether licensed or unlicensed, on a any public property, including public rights-of-way, and public beaches, public property or on private property so as to be clearly visible from any public right-of-way, which has attached thereto or located thereon any sign, or promotional element, for the primary purpose of providing advertisement advertising of products or services, conveying messages or directing people to a business or activity, located on the same or nearby property or any other premises. This restriction is not intended to prohibit a incidental signage on ~~or attached to~~ a functional, licensed vehicle which is displayed in a manner to primarily identify the vehicle with the business it serves; such vehicles shall only park in a lawful parking space. Vehicle signs may not be an attachment that extends or protrudes from the vehicle. However, commercial vehicles that provide delivery services, including taxis, shall be allowed a temporary attached roof sign that identifies the business. Such sign shall only be allowed on the vehicle while doing business and shall be no larger than 24" long, 12" tall and 10" wide, including the base.

- (8) Portable signs, except for A-frame signs as permitted in Section 142-4 and political campaign signs as permitted in Section 142-3(d) displayed for a limited duration;

\* \* \* \* \*

**Section 2. Section 142-4 is amended as follows:**

\* \* \* \* \*

**(3) Signs in commercial areas.**

Sign allowances in commercial areas (AD, CFA, CFS, DR, I, MF, MI, MU, RV, SC, UC) shall be calculated based on the amount of property frontage and business frontage as follows:

\* \* \* \* \*

- d. A-frame signs (i.e. Sandwich board signs). Through December 31, 2010, every nonresidential developed parcel of land boarding on US 1 shall be allowed A-frame signs, as indicated in the following table:

<u>Street Frontage (Linear feet)</u>	<u>Maximum Number of Signs*</u>
<u>1' to 75'</u>	<u>1</u>
<u>76' to 150'</u>	<u>2</u>
<u>151' to 225'</u>	<u>3</u>
<u>226' to 300'</u>	<u>4</u>
<u>Over 300'</u>	<u>5</u>

\* No business shall be allowed more than one sign.

A-frame signs may only be permitted provided the following standards are met:

1. The sign is no greater than four (4) feet in height and width;
2. The sign is of A-frame-type construction, with only two (2) sign faces that are joined at the top;
3. Each sign face is no more than sixteen (16) square feet in area;
4. The sign is portable and not permanently affixed to the ground;
5. The sign is located on a private parcel of land and identifies a business on that same private parcel of land;
6. The sign shall not located on a public right-of-way, or walkway. The sign may be located at the front of a required off-street parking space as long as the sign does not prohibit normal usage of the required parking space;
7. The sign shall only identify a lawfully-established business name(s) and other information directly related to that business;
8. The sign shall not be located in a clear sight triangle;
9. The sign shall not be illuminated or electric and shall not have any electric devices attached thereto;
10. The sign shall only be displayed during the business hours of the business it identifies and shall be stored indoors during non-business hours.
11. The sign shall be stored indoors during tropical storm/hurricane watches and warnings and other severe weather advisories; and
12. The building permit number shall be permanently affixed to the sign or sign structure in such a manner as to be plainly visible from grade.

**Section 3. Section 142-4 is amended as follows:**

- (4) Off-premises ~~advertising~~ signs. Any nonresidential, ~~developed property~~ lawfully established business located on U.S. 1 shall be allowed to dedicate any portion of its allowance for of the wall-mounted or ground-mounted signage to another nonresidential, lawfully-established business not located on U.S. 1 that is accessed from a side street off U.S. 1. The side street intersecting U.S. 1 shall be located within one-half (1/2) mile of the property on which the off-premises sign is located
- (5) ~~allowable pursuant to subsections (3)a. and (3)b. of this section for the purpose of advertising establishments which are not readily visible from U.S. 1 but which~~

~~access U.S. 1 by an intersecting side street. Such off-premises signage shall be limited to one sign face per direction on U.S. 1, and spaced no more than one-half mile from the intersecting side street in either direction. Off-premises advertising is also subject to subsections (3)a. and (3)b. of this section and to regulations pursuant to F.S. ch. 479.~~

**Section 4. Sec. 142-5. Regulation pertaining to the measurement, construction, and maintenance of all signs.**

\* \* \* \* \*

- (4) d.3. Electronic message centers or automatic changing signs (ACS) shall comply with the following:
- (i) Lamps/bulbs in excess of nine watts are prohibited in the ACS matrix;
  - (ii) ACS lamps/bulbs shall be covered by lenses, filters, or sunscreens;
  - (iii) ASC signs shall be equipped with an operational right dimming device; and
  - (iv) Other than the scrolling of written messages or non-animated graphics ~~and such physical movement of components as is necessary to effect automatic copy changes~~, all operating modes that result in animation as defined in section 142-3(b) are prohibited.

**Section 5. Sec. 142-8. Special Identification Signs**

- (1) Community Business Directory Signs  
The County may work with FDOT District 6 to develop a sign program that promotes businesses within specific communities in the Florida Keys through the use of centrally located multiple user business identification signs on US 1.
- (2) Community Identification Signs  
The County may work with FDOT District 6 to develop a sign program that identifies specific communities in the Florida Keys. The County shall coordinate with local communities to incorporate a theme which promotes the unique character of the local community.
- (3) Off-Premises Special Feature Identification Signs  
The County may work with FDOT District 6 to develop a sign program that identifies special features, tourist sites and business districts. The County shall coordinate with local communities to select appropriate landmarks to be identified.

**Section 6. Severability**

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

**Section 7. Conflicting Provisions**

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

**Section 8. Transmittal**

This ordinance shall be transmitted by the Planning and Environmental Resources Department to the Florida Department of Community Affairs to determine the consistency of this ordinance with the Florida Statutes and as required by F.S. 389.05(6) and (11).

**Section 9. Codification**

The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition to amendment thereto, and shall be appropriately renumbered to conform to the conform making system of the Code.

**Section 10. Filing**

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 Administration Commission approving the ordinance.

**Section 11. Effective Date**

This ordinance shall become effective as provided by law and stated above.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 15th day of July A.D., 2009.

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

BOARD OF COUNTY COMMISSIONERS OF  
MONROE COUNTY, FLORIDA

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

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

\_\_\_\_\_  
DEPUTY CLERK

**ORDINANCE NO. -2008**

AN ORDINANCE AMENDING SEC. 9.5-258 OF THE MONROE COUNTY CODE TO ALLOW THE PROVISION OF WASTEWATER SERVICE TO PROPERTIES LOCATED WITHIN THE COASTAL BARRIER REOURCES SYSTEM; PROVIDING FOR SEVERIBILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING FOR THE INCORPORATION INTO THE MONROE COUNTY CODE; AND DIRECTING THE CLERK OF THE BOARD TO FORWARD A CERTIFIED COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AND PROVIDING AN EFFECTIVE DATE

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**WHEREAS**, the Coastal Barrier Resources Act (CBRA) of 1982 established the Coastal Barrier Resources System (CBRS) to restrict the federally subsidized development of coastal barrier areas and specifically prohibited the “construction or purchase of any structure, appurtenance, facility, or related infrastructure” 16 U.S.C. 3504(a)(1) in said areas; and

**WHEREAS**, Monroe County has 15 designated units of the CBRS which can be found listed in Table 3.21 of the Monroe County Year 2010 Comprehensive Plan Technical Document and illustrated on the Existing Land Use Maps of the Comprehensive Plan Map Atlas; and

**WHEREAS**, Objective 102.8 of the Monroe County Year 2010 Comprehensive Plan states: “Monroe County shall take actions to discourage private development in areas designated as units of the Coastal Barrier Resources System [9J-5.006(3)(b)4]”; and

**WHEREAS**, Policy 102.8.5 of the Monroe County Year 2010 Comprehensive Plan states: “Upon adoption of the Comprehensive Plan, Monroe County shall initiate efforts to discourage the extension of facilities and services provided by the Florida Keys Aqueduct Authority and private providers of electricity and telephone services to CBRS units”; and

**WHEREAS**, Current Flood Insurance Rate Maps published for the National Flood Insurance Program by the Federal Emergency Management Agency, indicates there are five developed residential areas (with five structures or less per acre) and one commercial area that fall within the CBRS designation; and

**WHEREAS**, on December 18, 2001, the Board of County Commissioners adopted Ordinance No. 043-2001, creating Section 9.5-258 of the Monroe County Code which established a Coastal Barrier Resources System Overlay District, the purpose of which is to implement the policies of the comprehensive plan by prohibiting the extension and expansion of specific types of public utilities to or through lands designated as a unit of the Coaster Barrier Resources System; and

**WHEREAS**, pursuant to Chapter 99-395, Laws of Florida, Monroe County has been mandated by the State of Florida to provide a centralized sewer system by 2010 as a means of improving near shore water quality within the Florida Key; and

**WHEREAS**, on June 18, 2008, the Growth Management Staff was directed by the Board of County Commissioners to amend the comprehensive plan and land development regulations to reword the prohibition on utilities such that the focus and priority be placed on wastewater first and any discussion of electric or any other utility be deferred until the wastewater goal is accomplished; and

**WHEREAS**, during a regular meeting held on July 23, 2008, the Monroe County Planning Commission conducted a public hearing on the proposed text, and recommended approval of the proposed text; and

**WHEREAS**, the Monroe County Board of County Commissioners held a public hearing on the proposed amendments to the Monroe County Code submitted by the Monroe County Planning Department; and

**WHEREAS**, it is the desire of the Monroe County Board of County Commissioners that the following amendment to the Monroe County Code be approved, adopted and sent to the state land planning agency for approval;

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

**Section 1.** Chapter 9.5, Article VII Division 2 is hereby amended as follows:

**Sec. 9.5-258. Coastal barrier resources system overlay district**

\* \* \* \* \*

(b) *Application:* The Coastal Barrier Resources System Overlay District shall be overlaid on all areas, except for Stock Island, within federally designated boundaries of a Coastal Barrier Resources System Unit on current Flood Insurance Rate Maps approved by the Federal Emergency Management Agency, which are hereby adopted by reference and declared part of this chapter. Within this overlay district, the transmission and/or collection lines of the following types of public utilities shall be prohibited from extension or expansion: ~~central wastewater treatment collection systems~~; potable water; electricity; and telephone and cable. This prohibition shall not preclude the maintenance and upgrading of existing public utilities in place on the effective date of this ordinance and shall not apply to wastewater nutrient reduction cluster systems.

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

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

**Section 4.** This ordinance shall be transmitted by the Planning Department to the Department of Community Affairs to determine the consistency of this ordinance with the Florida Statutes.

**Section 5.** This ordinance shall be filed in the Office of the Secretary of 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.

**Section 6.** The Director of Growth Management is hereby directed to forward a copy of this ordinance to the Municipal Code Corporation for the incorporation into the Monroe County Code of Ordinances once this ordinance is in effect.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

Mayor Mario Di Gennaro \_\_\_\_\_  
Mayor Pro Tem Charles "Sonny McCoy" \_\_\_\_\_  
Commissioner Sylvia Murphy \_\_\_\_\_  
Commissioner George Neugent \_\_\_\_\_  
Commissioner Dixie Spehar \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY \_\_\_\_\_  
Mayor Mario Di Gennaro

(SEAL)

ATTEST: DANNY KOHLAGE, CLERK

\_\_\_\_\_  
DEPUTY CLERK