

AGENDA

DEVELOPMENT REVIEW COMMITTEE

-
Tuesday July 27, 2010

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on Tuesday, July 27, 2010 beginning at 10:00 AM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
DOT Representative
Steve Zavalney, Captain, Fire Prevention
Wally Romero, Assistant Fire Marshal
Public Works Department Representative

STAFF MEMBERS

Joe Haberman, Current Principal Planner

APPROVAL OF MINUTES

CHANGES TO THE AGENDA

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-
ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than ten (10) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

MEETING

CONTINUED ITEM:

1. Newman Trust Property, aka Tropic Palms Trailer Park, 6125 Second Street, Stock Island, Mile Marker 5: A request for approval to amend the land use district designation from Urban Residential Mobile Home- Limited (URM-L) to Urban Residential Mobile Home(URM). The subject property is legally described as Block 34, Lots 1-10 and 16-20, MacDonald's Plat, PB1-55, Stock Island, Monroe County, Florida, having Real Estate No. 00124560.000000.

[M2010-034 FILE.PDF](#)

[M2010-034 Survey.pdf](#)

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ADJOURNMENT

File #: **M2010-034**

Owner's Name: Clarence L. Newman Trust
aka Tropic Palms Mobile Home Park

Applicant: Clarence L. Newman Trust
aka Tropic Palms Mobile Home Park

Agent: Adele V. Stones – Stones & Cardenas

Type of Application: LUD – Map Amendment

Key: Stock Island

RE: 00124560-000000

Additional Information added to File M2010-034

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: 3/17/2010

Dear Applicant:

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

Clarence L Newman Trust
aka Tropic Palms Mobile Home Park to the Monroe County Planning Department.
Project / Name

Thank you.

Shel Creech

Planning Staff

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

July 19, 2010

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

Re: Request for Land Use District Map Amendment Application
6125 Second Street, Stock Island, Florida

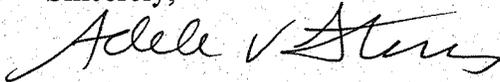
Dear Mr. Haberman:

Enclosed please find the amended application referenced above, to reflect revision to proposed land use designation of URM, rather than UR originally requested.

All prior exhibits remain as originally submitted.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Adele V. Stones
AVS/cms
Enclosures as stated

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

Current Land Use District Designation(s):	<u>URM-L</u>
Proposed Land Use District Designation(s):	<u>URM</u>
Current Future Land Use Map Designation(s):	<u>RH</u>
Tier Designation(s)	<u>Tier 3</u>
Total Land Area Affected in acres:	<u>1.90 +/-</u>

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):
Mobile Home Park with twenty-five (25) residential units.

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:**

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

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

4. **New issues:** The twenty-five (25) mobile homes at this property range in age from thirty (30) to fifty-one (51) years old. They do not meet today's codes and cannot be modified to do so. Because of the restriction (FEMA) on expenditures, the mobile home owners have no ability to improve this substandard housing. Substandard housing creates risk to the health, safety, and welfare of the occupants and poses a threat to adjacent/neighborhood properties and creates the potential for greater demands on governmental assistance. By changing the land use designation Monroe County would gain new housing meeting current codes and building standards, reducing the risk of injury or death from hurricane and other disasters by properly elevated replacement mobile homes or permanent residential dwelling units.

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

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

6) Data updates:

The URM-L designation encourages poor planning practice by allowing mobile home replacement with an elevation below the base flood elevation. The 2005 Wilma flood shows that 32" elevation is inadequate to preserve property.

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):

Statistically, the schools, social services, fire department, sheriff's office, or any other county service should feel no effect by these new affordable or market rate homes as they are replacing existing structures, and additional elevation for new mobile homes and permanent structures meeting current building code will decrease reliance on government assistance for disaster recovery. No additional density (potential) will be created by the proposed change.

Has a previous Land Use District Map amendment 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 Land Use District 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 from Monroe County Property Appraiser; and
- Copy of current Land Use District Map (please request from the Planning & Environmental Resources Department prior to application submittal); and
- Copy of current Future Land Use Map (please request from the Planning & Environmental Resources Department prior to application submittal); and
- 300 foot radius map from Monroe County Property Appraiser Office
- List of surrounding property owners from 300 foot radius map
- Photograph(s) of site from adjacent roadway(s); and

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

- 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); and
- 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

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 Land Use District 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: Alle V. Stones Date: 7/19/10

Sworn before me this 19th day of July, 2010.

Cindy Sawyer
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.



PROPERTY OWNER:

- 57% Clarence L. Newman and Thomas G. Newman, as Trustees under the Clarence L. Newman Restated Revocable Trust Agreement dated August 24, 1993, for the benefit of Clarence L. Newman
- 3% Thomas G. Newman and Deborah L. Newman, Trustees, or their successors in trust, under the Thomas G. Newman Living Trust, dated November 29, 2005, and any amendments thereto, for the benefit of Thomas G. Newman
- 40% Clarence L. Newman and Thomas G. Newman, as Trustees under the Vivian C. Newman Restated Revocable Trust Agreement dated August 24, 1993, for the benefit of Vivian C. Newman

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 and 20, Block 34, McDonald's Plat of STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, said lands situate, lying and being in Monroe County, Florida.

End of Additional File M2010-034

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

March 16, 2010

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

Re: Request for Land Use District Map Amendment Application
6125 Second Street, Stock Island, Florida

Dear Sir/Madam:

Enclosed please find the following:

- Request for Land Use District Map Amendment Application;
- Check #3096 in the amount of \$4,483.00, payable to Monroe County BOCC;
- Chain of deeds, back to the warranty deed;
- Current Property Record Card;
- Location map from the Monroe County Property Appraiser;
- Copy of the current Land Use District Map from Planning & Environmental Resources;
- Copy of current Future Land Use Map from Planning & Environmental Resources;
- 300 foot radius map from Monroe County Property Appraiser;
- List of surrounding property owners from 300 foot radius map;
- Photographs of sit from adjacent roadways;
- Sixteen signed and sealed boundary surveys;
- Typed name and address mailing labels for all property owners within a 300 foot radius of the property (2 sets);
- Notarized Agent Authorization Letters; and
- Letter of Development Rights Determination from Planning & Environmental Resources.

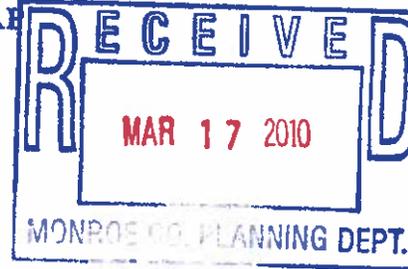
If you have any questions, please do not hesitate to contact this office.

Sincerely,



Adele V. Stones
AVS/cms
Enclosures as stated

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
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 Land Use Map District (Residential) Application Fee: \$4,131.00
Amendment to Land Use District Map (Non-Residential) Application Fee: \$4,929.00

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: / /
 Month Day Year

Property Owner:

Clarence L. Newman Trust, et. al. (see attached)
Name

6125 Second St. Lot 20, Key West
Mailing Address

Daytime Phone

Email Address

Agent (if applicable):

Adele V. Stones
Name Stones & Cardenas

221 Simonton Street, Key West, FL 33040
Mailing Address

(305) 294-0252
Daytime Phone

ginny@keyslaw.net
Email Address

Legal Description of Property:

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

<u>34</u>	<u>1-10, 16-20</u>	<u>Maloney</u>	<u>Stock Island</u>
Block	Lot	Subdivision	Key
<u>00124560-000000</u>		<u>1158682</u>	
Real Estate (RE) Number		Alternate Key Number	
<u>6125 Second Street</u>			
Street Address		Approximate Mile Marker	

PROPERTY OWNER:

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LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 and 20, Block 34, McDonald's Plat of STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, said lands situate, lying and being in Monroe County, Florida.

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:

4. **New Issues** – The twenty-five (25) mobile homes at this property range in age from thirty (30) to fifty-one (51) years old. They do not meet today's codes and cannot be modified to do so. Because of the restriction (FEMA) on expenditures, the mobile home owners have no ability to improve this substandard housing. Substandard housing creates risk to the health, safety, and welfare of the occupants and poses a threat to adjacent/neighborhood properties and creates the potential for greater demands on governmental assistance. Additionally, the proposed AICUZ recites that mobile homes are not compatible and should be prohibited in the Noise Z Zone. By changing the land use designation Monroe County would gain new housing meeting current codes and building standards, reducing the risk of injury or death from hurricane and other disasters. The replacement of the mobile homes with permanent residential dwelling units would result in increased property values and add additional ad valorem tax revenue to Monroe County.

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.

Statistically, the schools, social services, fire department, sheriff's office, or any other county service should feel no effect by these new affordable or market rate homes, as they are replacing existing structures.

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

Current Land Use District Designation(s): URM-L (Urban Residential Mobile Home Limited)

Proposed Land Use District Designation(s): RH (Residential High)

Current Future Land Use Map Designation(s): RH (Residential High)

Tier Designation(s) _____

Total Land Area Affected in acres: 1.90

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):

Mobile Home Park with twenty-five (25) residential dwelling units

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): **SEE ATTACHED**

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

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

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

4) **New issues:**

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

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

6) Data updates:

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):

SEE ATTACHED

Has a previous Land Use District Map amendment application been submitted for this site within the past two years? Yes _____ Date: _____
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)

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- Correct fee (check or money order to Monroe County Planning & Environmental Resources); and
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**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

- 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); and
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- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District 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: Thomas G. Newman Date: MARCH 12-2010

Sworn before me this 12th day of March, 2010
by Thomas G. Newman, Trustee*

Cindy Sawyer
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.



*See attached for trust information

PROPERTY OWNER:

- 57% Clarence L. Newman and Thomas G. Newman, as Trustees under the Clarence L. Newman Restated Revocable Trust Agreement dated August 24, 1993, for the benefit of Clarence L. Newman
- 3% Thomas G. Newman and Deborah L. Newman, Trustees, or their successors in trust, under the Thomas G. Newman Living Trust, dated November 29, 2005, and any amendments thereto, for the benefit of Thomas G. Newman
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REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION

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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: Deborah Newman Date: 3-12-10

Sworn before me this 12th day of March, 2010
by Deborah L. Newman, Trustee*

Cindy Sawyer
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.



*See attached for trust information

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3-12-10

(Date)

I hereby authorize Adele V. Stones, Stones & Cardenas be listed as authorized agent
(Name of Agent)

for Deborah L. Newman, Trustee* for the purpose of conducting all business necessary to
(Name of Owner(s) / Applicant)

process and obtain approval in regard to 6125 Second St. for Land Use Map Amendment
(Project Name) (Application Type)

for Real Estate No(s): 00124560-000000 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.

Deborah Newman

Owner(s) / Applicant Signature

Deborah L. Newman, Trustee*

Printed Name of Owner(s) / Applicant

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

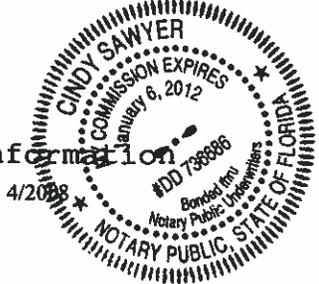
The foregoing instrument was acknowledged before me this 12th day of March, 20 10.

Deborah Newman, Trustee is personally known produced identification

FL DL Type of Identification), did / did not take an oath.

Cindy Sawyer
Notary

*See attached for trust information



PROPERTY OWNER:

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→ MALONEY AVE-E



TROPIC PALMS →







10/10/2018



MAC DONALD AVE West



↑
MACDONALD AVE - WEST



STD MARINE PROP ↑

W ← 4th AVE → E

45 41













PREPARED BY AND AFTER RECORDING PLEASE RETURN TO:

Julie Ann Garber, Esq.
THE ANDERSEN FIRM, A Professional Corporation
1010 Kennedy Drive, Suite 201
Key West, FL 33040, Tel: (305) 296-8480
Parcel ID No. 00124560-000000, Alt. Key: 1158682

07/09/2008 10:39AM
DEED DOC STAMP CL: PW

\$23.80

Doc# 1702863
Bk# 2370 Pg# 1635

QUIT-CLAIM DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS QUIT-CLAIM DEED made this 18th day of June, 2008, by CLARENCE L. NEWMAN and THOMAS G. NEWMAN, as TRUSTEES under the CLARENCE L. NEWMAN RESTATED REVOCABLE TRUST AGREEMENT dated August 24, 1993, for the benefit of Clarence L. Newman, hereinafter called Grantor; and THOMAS G. NEWMAN and DEBORAH L. NEWMAN, TRUSTEES, or their successors in trust, under the THOMAS G. NEWMAN LIVING TRUST, dated November 29, 2005, and any amendments thereto, for the benefit of Thomas G. Newman, as to an undivided one percent (1%) interest, as a Tenant in Common as to the whole, hereinafter called Grantee, whose address is 6125 Second Street, Lot 20, Key West, Florida 33040.

WHEREAS, for love and affection and as a gift, the Grantor desires to remise, release and quit-claim to the Grantee an undivided one percent (1%) interest in the property described below, as a Tenant in Common as to the whole; and

WHEREAS, by this quit-claim deed, Grantor will hold an undivided fifty-seven percent (57%) interest in the property described below; Grantee will hold an undivided three percent (3%) interest in the property described below; and Clarence L. Newman and Thomas G. Newman, as Trustees under the Vivian C. Newman Restated Revocable Trust Agreement dated August 24, 1993, for the benefit of Vivian C. Newman, will hold an undivided forty percent (40%) interest in the property described below, as Tenants in Common as to the whole.

NOW, THEREFORE WITNESSETH: That said Grantor, for and in consideration of love and affection, hereby remises, releases and quit-claims unto the Grantee, an undivided one percent (1%) right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 and 20, Block 34, McDonald's Plat of STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, said lands situate, lying and being in Monroe County, Florida.

PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTEE HEREIN.

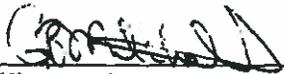
Being the same property described in the quit-claim deeds recorded in Official Records Book 1448 at Page 1748, Official Records Book 2188 at Page 1075, Official Records Book 2188 at Page 1080, Official Records Book 2260 at Page 1370, of the Public Records of Monroe County, Florida, and Official Records Book 2303 at Page 847, of the Public Records of Monroe County, Florida.

TO HAVE AND TO HOLD as to the undivided one percent (1%) interest the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

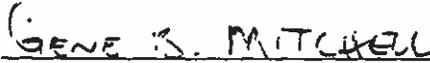
Signed, sealed and delivered in our presence:



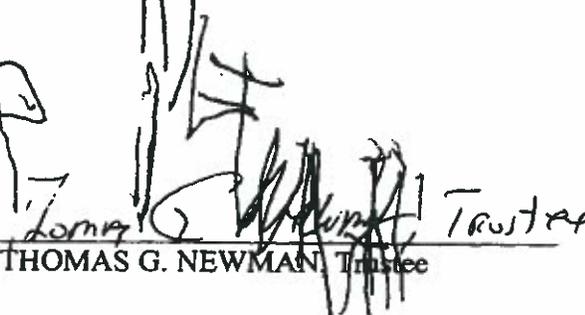
Witness signature 1:
Print name:



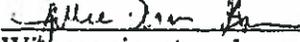
CLARENCE B. NEWMAN, Trustee



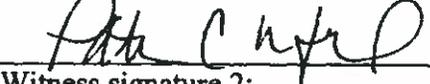
Witness signature 2:
Print name: 
THOMAS G. NEWMAN



THOMAS G. NEWMAN, Trustee



Witness signature 1:
Print name: Julie Ann Garber



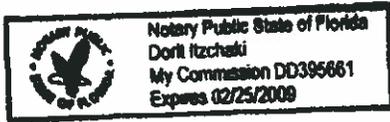
Witness signature 2:
Print name: Patricia C. Unferth

STATE OF FLORIDA
COUNTY OF Broward

Doc# 1702863
Bk# 2370 Pg# 1837

BE IT KNOWN, that on the 18th day of June, 2008, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, CLARENCE L. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me () personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.



Dorit Itzchaki
Notary Public

My Commission Expires: 02/25/2009

STATE OF FLORIDA
COUNTY OF MONROE

BE IT KNOWN, that on the 5th day of April, 2008, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, THOMAS G. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me () personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.



Julie Ann Garber
Commission #DD318537
Expires: May 11, 2008
Bonded Thru
Atlantic Bonding Co., Inc

Julie Ann Garber
Notary Public

My Commission Expires:

6125 Second Street

MONROE COUNTY
OFFICIAL RECORDS

PREPARED BY AND AFTER RECORDING PLEASE RETURN TO:

Julie Ann Garber, Esq.
THE ANDERSEN FIRM, A Professional Corporation
1010 Kennedy Drive, Suite 201
Key West, FL 33040, Tel: (305) 296-8480
Parcel ID No. 00124560-000000, Alt. Key: 1158682

Doc# 1649247
Bk# 2303 Pg# 847

QUIT-CLAIM DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS QUIT-CLAIM DEED made this 24th day of April, 2007, by CLARENCE L. NEWMAN and THOMAS G. NEWMAN, as TRUSTEES under the CLARENCE L. NEWMAN RESTATED REVOCABLE TRUST AGREEMENT dated August 24, 1993, for the benefit of Clarence L. Newman, hereinafter called Grantor; and THOMAS G. NEWMAN and DEBORAH L. NEWMAN, TRUSTEES, or their successors in trust, under the THOMAS G. NEWMAN LIVING TRUST, dated November 29, 2005, and any amendments thereto, for the benefit of Thomas G. Newman, as to an undivided one percent (1%) interest, as a Tenant in Common as to the whole, hereinafter called Grantee, whose address is 829 West Shore Drive, Summerland Key, Florida 33042.

WHEREAS, for love and affection and as a gift, the Grantor desires to remise, release and quit-claim to the Grantee an undivided one percent (1%) interest in the property described below, as a Tenant in Common as to the whole; and

WHEREAS, by this quit-claim deed, Grantor will hold an undivided fifty-eight percent (58%) interest in the property described below; Grantee will hold an undivided two percent (2%) interest in the property described below; and Clarence L. Newman and Thomas G. Newman, as Trustees under the Vivian C. Newman Restated Revocable Trust Agreement dated August 24, 1993, for the benefit of Vivian C. Newman, will hold an undivided forty percent (40%) interest in the property described below, as Tenants in Common as to the whole.

NOW, THEREFORE WITNESSETH: That said Grantor, for and in consideration of love and affection, hereby remises, releases and quit-claims unto the Grantee, an undivided one percent (1%) right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 and 20, Block 34, McDonald's Plat of STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, said lands situate, lying and being in Monroe County, Florida.

PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTEE HEREIN.

Being the same property described in the quit-claim deeds recorded in Official Records Book 1448 at Page 1748, Official Records Book 2188 at Page 1075, Official Records Book 2188 at Page 1080 and Official Records Book 2260 at Page 1370, of the Public Records of Monroe County, Florida.

TO HAVE AND TO HOLD as to the undivided one percent (1%) interest the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Doait Itzchan
Witness signature 1:
Print name: *Doait Itzchan*

CLARENCE L. NEWMAN
CLARENCE L. NEWMAN, Trustee

Rachel Wardley
Witness signature 2:
Print name: *Rachel Wardley*

Jake Ann Garber
Witness signature 1:
Print name: *Jake Ann Garber*

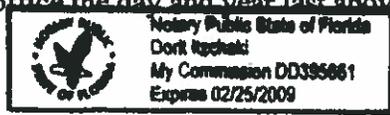
THOMAS G. NEWMAN, Trustee
THOMAS G. NEWMAN, Trustee

Jones W. McQuade
Witness signature 2:
Print name: *Jones W. McQuade*

STATE OF FLORIDA
COUNTY OF Broward

BE IT KNOWN, that on the 24th day of April, 2007, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, CLARENCE L. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me (X) personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.



Dorit Rappaport
Notary Public

My Commission Expires: 02/25/2009

STATE OF FLORIDA
COUNTY OF MONROE

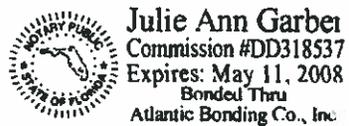
BE IT KNOWN, that on the 11th day of April, 2007, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, THOMAS G. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me (X) personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

Julie Ann Garber
Notary Public

My Commission Expires:

6125 Second Street



MONROE COUNTY
OFFICIAL RECORDS

PREPARED BY AND AFTER RECORDING PLEASE RETURN TO:

Julie Ann Garber, Esq.
THE ANDERSEN FIRM, A Professional Corporation
1010 Kennedy Drive, Suite 201
Key West, FL 33040, Tel: (305) 296-8480
Parcel ID No. 00124560-000000, Alt. Key: 1158682

Doc# 1618848
Bk# 2260 Pg# 1370

QUIT-CLAIM DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS QUIT-CLAIM DEED made this 8th day of November, 2006, by CLARENCE L. NEWMAN and THOMAS G. NEWMAN, as TRUSTEES under the CLARENCE L. NEWMAN RESTATED REVOCABLE TRUST AGREEMENT dated August 24, 1993, for the benefit of Clarence L. Newman, hereinafter called Grantor; and CLARENCE L. NEWMAN and THOMAS G. NEWMAN, as TRUSTEES under the VIVIAN C. NEWMAN RESTATED REVOCABLE TRUST AGREEMENT dated August 24, 1993, for the benefit of Vivian C. Newman, the wife of Clarence L. Newman, as and to an undivided forty percent (40%) interest, as a Tenant in Common as to the whole, hereinafter called Grantee, whose address is 5770 Stirling Road, Apt. 423, Hollywood, FL 33021.

WHEREAS, by quit-claim deed dated February 28, 1997, and recorded in Official Records Book 1448 at Page 1748 of the Public Records of Monroe County, Florida, the property described below was granted and conveyed to Clarence L. Newman and Vivian Newman, Trustees, under the Clarence L. Newman Restated Revocable Trust Agreement dated August 24, 1993 (hereinafter "Clarence's Trust"); and

WHEREAS, by letter dated May 9, 2001, a copy of which is attached hereto as "Exhibit A", Vivian Newman, also known as Vivian C. Newman, resigned from her position as Co-Trustee of Clarence's Trust and the Vivian C. Newman Restated Revocable Trust Agreement dated August 24, 1993 (hereinafter "Vivian's Trust"), thereby making Thomas G. Newman a Co-Trustee of Clarence's Trust and a Co-Trustee of Vivian's Trust pursuant to the terms of said Trusts; and

WHEREAS, for love and affection and as a gift, the Grantor desires to remise, release and quit-claim to Clarence L. Newman and Thomas G. Newman, Trustees of the Vivian C. Newman Restated Revocable Trust Agreement dated August 24, 1992, for the benefit of Vivian C. Newman, the wife of Clarence L. Newman, an undivided forty percent (40%) interest in the property described below, as a Tenant in Common as to the whole; and

WHEREAS, by this quit-claim deed, Clarence's Trust will hold an undivided fifty-nine percent (59%) interest in the property described below; Thomas G. Newman and Deborah L. Newman, Trustees under the Thomas G. Newman Living Trust, dated November 29, 2005, will hold an undivided one percent (1%) interest in the property described below (see deeds recorded in Official Records Book 2188 at Page 1075 and

Official Records Book 2188 at Page 1080, Public Records of Monroe County, Florida); and Vivian's Trust will hold an undivided forty percent (40%) interest in the property described below, as Tenants in Common as to the whole.

NOW, THEREFORE WITNESSETH: That said Grantor, for and in consideration of love and affection, hereby remises, releases and quit-claims unto the Grantee, an undivided forty percent (40%) right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 and 20, Block 34, McDonald's Plat of STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, said lands situate, lying and being in Monroe County, Florida.

PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTEE HEREIN.

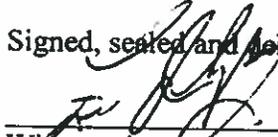
Being the same property described in the quit-claim deed recorded in Official Records Book 1448 at Page 1748, Official Records Book 2188 at Page 1075 and Official Records Book 2188 at Page 1080, of the Public Records of Monroe County, Florida.

TO HAVE AND TO HOLD as to the undivided forty percent (40%) interest the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:



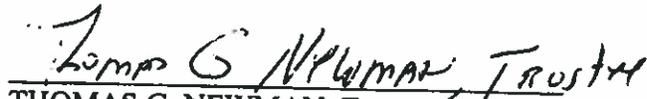
Witness signature 1:
Print name: Zvi Itzchaki



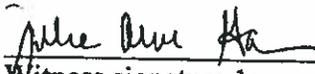
CLARENCE L. NEWMAN, Trustee



Witness signature 2:
Print name: Dorit Itzchaki



THOMAS G. NEWMAN, Trustee



Witness signature 1:
Print name: Julie Ann Garber



Witness signature 2:
Print name: Patricia C. Unferth

STATE OF FLORIDA
COUNTY OF BROWARD

BE IT KNOWN, that on the 8th day of November, 2006, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, CLARENCE L. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust Agreement dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me (X) personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

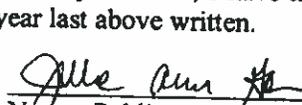


Notary Public
My Commission Expires 02/26/2009


STATE OF FLORIDA
COUNTY OF MONROE

BE IT KNOWN, that on the 7th day of November, 2006, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, THOMAS G. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust Agreement dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me (X) personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.





Notary Public
My Commission Expires:
Julie Ann Garber
Commission #DD318537
Expires: May 11, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

6125 Second Street

PREPARED BY AND AFTER RECORDING PLEASE RETURN TO:

Julie Ann Garber, Esq.
THE ANDERSEN FIRM, A Professional Corporation
1010 Kennedy Drive, Suite 201
Key West, FL 33040, Tel: (305) 296-8480
Parcel ID No. 00124560-000000, Alt. Key: 1158682

02/22/2006 1:32PM
DEED DOC STAMP CL: SG

\$0.70

Doc# 1567473
Bk# 2188 Pg# 1080

QUIT-CLAIM DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS QUIT-CLAIM DEED made this 9th day of February, 2006, by THOMAS G. NEWMAN, a married man, hereinafter called Grantor; and THOMAS G. NEWMAN and DEBORAH L. NEWMAN, TRUSTEES, or their successors in trust, under the THOMAS G. NEWMAN LIVING TRUST, dated November 29, 2005, and any amendments thereto, for the benefit of Thomas G. Newman, hereinafter called Grantee, whose address is 829 West Shore Drive, Summerland Key, Florida 33042.

WHEREAS, by quit-claim deed dated February 8, 2006, and intended to be recorded immediately prior hereto, an undivided one percent (1%) interest in the property described below was remised, released and quit-claimed to Thomas G. Newman; and

WHEREAS, by this deed, Grantor desires to remise, release and quit-claim his undivided one percent (1%) interest in the property described below to Thomas G. Newman and Deborah L. Newman, or their successors in trust, under the Thomas G. Newman Living Trust, dated November 29, 2006, and any amendments thereto, for the benefit of Thomas G. Newman, as a Tenant in Common as to the whole.

NOW, THEREFORE WITNESSETH: That said Grantor, for and in consideration of \$0.00, hereby remises, releases and quit-claims unto the Grantee, an undivided one percent (1%) right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 and 20, Block 34, McDonald's Plat of STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, said lands situate, lying and being in Monroe County, Florida.

PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTEE HEREIN.

Being the same property described in the quit-claim deed recorded in Official Records Book 1448 at Page 1748, of the Public Records of Monroe County, Florida, and in the quit-claim deed dated February 8, 2006, and intended to be recorded immediately prior hereto.

TO HAVE AND TO HOLD as to the undivided one percent (1%) interest the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Julie Ann Garber
Witness signature 1:

Print name: Julie Ann Garber

Patricia C. Lambert
Witness signature 2:

Print name: PATRICIA C. LAMBERT

Thomas G. Newman
THOMAS G. NEWMAN

STATE OF FLORIDA
COUNTY OF MONROE

BE IT KNOWN, that on the 9th day of February, 2006, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, THOMAS G. NEWMAN, the same person described in and who executed the foregoing Quit-Claim Deed, to me (X) personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.



Julie Ann Garber
Commission #DD318537
Expires: May 11, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Julie Ann Garber
Notary Public

My Commission Expires:

PREPARED BY AND AFTER RECORDING PLEASE RETURN TO:

Julie Ann Garber, Esq.
THE ANDERSEN FIRM, A Professional Corporation
1010 Kennedy Drive, Suite 201
Key West, FL 33040, Tel: (305) 296-8480
Parcel ID No. 00124560-000000, Alt. Key: 1158682

02/22/2006 1:32PM
DEED DOC STAMP CL: SG

\$0.70

Doc# 1567472
Bk# 2188 Pg# 1075

QUIT-CLAIM DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS QUIT-CLAIM DEED made this 2nd day of February, 2006, by CLARENCE L. NEWMAN and THOMAS G. NEWMAN, as TRUSTEES under the CLARENCE L. NEWMAN RESTATED REVOCABLE TRUST AGREEMENT dated August 24, 1993, for the benefit of Clarence L. Newman, hereinafter called Grantor; and THOMAS G. NEWMAN, a married man and the son of Clarence L. Newman and Vivian C. Newman, as to an undivided one percent (1%) interest, as a Tenant in Common as to the whole, hereinafter called Grantee, whose address is 829 West Shore Drive, Summerland Key, Florida 33042.

WHEREAS, by quit-claim deed dated February 28, 1997, and recorded in Official Records Book 1448 at Page 1748 of the Public Records of Monroe County, Florida, the property described below was granted and conveyed to Clarence L. Newman and Vivian Newman, Trustees, under the Clarence L. Newman Restated Revocable Trust Agreement dated August 24, 1993 (hereinafter "Clarence's Trust"); and

WHEREAS, by letter dated May 9, 2001, the original of which is attached hereto as "Exhibit A", Vivian Newman, also known as Vivian C. Newman, resigned from her position as Co-Trustee of Clarence's Trust, thereby making Thomas G. Newman a Co-Trustee of Clarence's Trust pursuant to the terms of said trust; and

WHEREAS, for love and affection and as a gift, the Grantor desires to remise, release and quit-claim to Thomas G. Newman, the son of Clarence L. Newman and Vivian C. Newman, an undivided one percent (1%) interest in the property described below, as a Tenant in Common as to the whole; and

WHEREAS, by this quit-claim deed, Clarence's Trust will hold an undivided ninety-nine percent (99%) interest in the property described below, and Thomas G. Newman will hold an undivided one percent (1%) interest in the property described below, as Tenants in Common as to the whole.

NOW, THEREFORE WITNESSETH: That said Grantor, for and in consideration of love and affection, hereby remises, releases and quit-claims unto the Grantee, an undivided one percent (1%) right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, Florida, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 and 20, Block 34, McDonald's Plat of STOCK ISLAND, according to the Plat thereof, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, said lands situate, lying and being in Monroe County, Florida.

PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTEE HEREIN.

Being the same property described in the quit-claim deed recorded in Official Records Book 1448 at Page 1748, of the Public Records of Monroe County, Florida.

TO HAVE AND TO HOLD as to the undivided one percent (1%) interest the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Deid Stueck
Witness signature 1:
Print name: *Deid Stueck*

Clarence L. Newman
CLARENCE L. NEWMAN, Trustee

Kathy W. Butler
Witness signature 2:
Print name: *Kathy W. Butler*

Julie Ann Garber
Witness signature 1:
Print name: *Julie Ann Garber*

Thomas G. Newman
THOMAS G. NEWMAN, Trustee

Patricia C. Unferth
Witness signature 2:
Print name: *Patricia C. Unferth*

STATE OF FLORIDA
COUNTY OF Broward

BE IT KNOWN, that on the 8th day of February, 2006, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, CLARENCE L. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me () personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.



Dorit Itzhaki
Notary Public

My Commission Expires: 02/25/2009

STATE OF FLORIDA
COUNTY OF MONROE

BE IT KNOWN, that on the 6th day of February, 2006, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared, THOMAS G. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, the same person described in and who executed the foregoing Quit-Claim Deed, to me () personally known or () who has produced _____, as identification and who did take an oath acknowledging the execution thereof to be his act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

Julie Ann Garber
Notary Public

My Commission Expires:

6125 Second Street



Vivian C. Newman
301 SE 3rd Street
Building H, Apt. 202
Dania Beach, FL 33004



Doc# 1567472
BKN 2188 Pgn 1078

May 9, 2001

Clarence L. Newman
301 SE 3rd Street
Building H, Apt. 202
Dania Beach, FL 33004

Thomas G. Newman
828 West Shore Drive
Summerland Key, FL 330402

Re: The Vivian C. Newman Restated Revokeable Trust
And The Clarence L. Newman Restated Revokeable Trust

Dear Boots and Tommy:

By way of this letter, I am hereby resigning from my position as co-trustee of the Vivian C. Newman Restated Revokeable Trust and The Clarence L. Newman Restated Revokeable Trust, both of which were executed on or about August 24, 1993. I am taking this action pursuant to paragraph 1.2 "Appointment of Fiduciaries in Said Trusts." Therefore, by operation of said Trusts, my son, Thomas G. Newman becomes my successor as Trustee. It is my intent that said resignation take place as of the date of this letter.

Respectfully submitted with love,

A handwritten signature in cursive script that reads "Vivian C. Newman".

Vivian C. Newman

This Instrument Prepared By:
Julie Ann Garber
THE ANDERSEN FIRM, A Professional Corporation
1010 Kennedy Drive, Suite 201
Key West, FL 33040

TRUSTEE AFFIDAVIT

STATE OF FLORIDA
MONROE COUNTY

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared this 8th day of February, 2006, CLARENCE L. NEWMAN and THOMAS G. NEWMAN, as TRUSTEES under the CLARENCE L. NEWMAN RESTATED REVOCABLE TRUST AGREEMENT dated August 24, 1993 (hereinafter "Trust"), who, after being duly sworn, depose and say as follows:

1. That Clarence L. Newman and Thomas G. Newman are the current Co-Trustees of the Trust.
2. That the Trustees have full power and authority to transfer the undivided one percent (1%) interest in the property described in the attached Quit-Claim Deed to the Grantee therein, as a Tenant in Common as to the whole.
3. That Clarence L. Newman is the only beneficiary of the Trust.

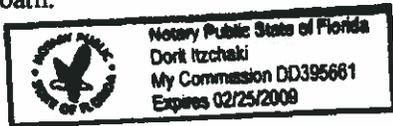
FURTHER AFFIANTS SAITH NAUGHT.

Clarence L. Newman
CLARENCE L. NEWMAN, Trustee

Thomas G. Newman
THOMAS G. NEWMAN, Trustee

STATE OF FLORIDA
COUNTY OF Howard

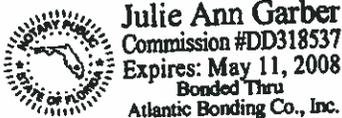
Sworn to and subscribed before me this 8th day of February, 2006, by CLARENCE L. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, who is personally known to me or has produced a driver's license as identification and who did take an oath.



Dorit Itzhaki
Notary Public
My Commission Expires: 02/25/2009

STATE OF FLORIDA
COUNTY OF MONROE

Sworn to and subscribed before me this 6th day of February, 2006, by THOMAS G. NEWMAN, as Trustee of the Clarence L. Newman Restated Revocable Trust dated August 24, 1993, who is personally known to me or has produced a driver's license as identification and who did take an oath.



Julie Ann Garber
Notary Public
My Commission Expires:

**MONROE COUNTY
OFFICIAL RECORDS**

605

WARRANTY DEED
REVISED TO INCLUDE

RAMCO FORM 01

This Warranty Deed Made the 26th day of May A. D. 19 89 by
CLARENCE L. NEWMAN

hereinafter called the grantor, to CLARENCE L. NEWMAN AND VIVIAN C. NEWMAN, TRUSTEES
OF THE CLARENCE L. NEWMAN REVOCABLE TRUST DATED MAY 11, 1989.

whose postoffice address is 215 S.E. 1st Terrace, Dania, Florida 33004

hereinafter called the grantee:

(Whoever uses herein the terms "grantor" and "grantee" include all the parties in this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alieno, re-
mits, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe
County, Florida, etc:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19, and 20, Block 34,
McDonald's Plat of STOCK ISLAND, according to the Plat
thereof, recorded in Plat Book 1, Page 55 of the Public
Records of Monroe County, Florida, said lands situate
lying and being in Monroe County, Florida.

Subject to all conditions, limitations, restrictions, reservations
and easements of record and all liens, assessments and encumbrances
on said property.

The subject property is not homestead property of the Grantor.

Either of the Trustees shall have the power to protect, conserve,
sell, lease, encumber or otherwise to manage and dispose of the
real property described herein.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

I. Give and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawful
owner 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, 19 89

FILED
1989
MAY 26
P 121

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

[Signature]

[Signature]
CLARENCE L. NEWMAN

STATE OF Florida
COUNTY OF Broward

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

Clarence L. Newman

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 26th day of
 May 19 89

Notary Public State of Florida
My Commission Expires March 5, 1990

This instrument prepared by:

Adon

[Signature]
1920 EAST HALLANDALE BEACH BOULEVARD
SUITE C-10
HALLANDALE, FLORIDA 33009

SPACE BELOW FOR RECORDS USE

TS Paid 5.54 - 4-22-89
By *[Signature]*

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

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

Monday January 18, 2010, the Monroe County Property Appraiser
Property Record View

Alternate Key: 1158682 Parcel ID: 00124560-000000

Ownership Details

Mailing Address:
 NEWMAN CLARENCE L RESTATED REV TR AGR 8/24/1993
 C/O NEWMAN THOMAS G AND CLARENCE L TRUSTEES
 6125 SECOND ST
 LOT 20
 KEY WEST, FL 33040

All Owners:
 NEWMAN VIVIAN C RESTATED REV TR AGR 8/24/1993 ,
 NEWMAN THOMAS G LIV TR 11/29/05 T/C , NEWMAN
 CLARENCE L RESTATED REV TR AGR 8/24/1993

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Milage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 6125 SECOND ST SOUTH STOCK ISLAND
Subdivision: MALONEY SUBD

Legal Description: BLK 34 LOTS 1 THRU 10 AND 16 THRU 20 STOCK ISLAND MALONEY SUB PB1-55 OR394-1038E OR433-300 OR500-564E OR954-1630Q/C OR1096-715 OR1448-1748 OR2188-1075/79QC OR2188-1080/81 OR2260-1370/72Q/C OR2303-847/49 OR2303-850AFF OR2370-1635/1637Q/C OR2438-1635D/C OR2438-1636D/C

[Show Parcel Map](#)

Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	1.90 AC

Building Summary

Number of Buildings: 0
Number of Commercial Buildings: 0
Total Living Area: 0
Year Built: 0

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	FN2:FENCES	560 SF	140	4	2002	2003	2	30
2	FN2:FENCES	3,000 SF	500	6	2000	2001	5	30
3	FN2:FENCES	920 SF	230	4	1999	2000	2	30
4	UB2:UTILITY BLDG	192 SF	16	12	1982	1983	2	50
6	PT3:PATIO	200 SF	20	10	2001	2002	1	50
7	PT3:PATIO	300 SF	30	10	2002	2003	1	50
8	PT3:PATIO	200 SF	20	10	2002	2003	1	50

Appraiser Notes

2006-1-12-BC- NO MOBILE HOMES IN THIS PARK BELONG TO THE OWNERS OF THE PARK, THEY ARE ALL PRIVATELY OWNED, AS OF THE DATE OF THIS NOTE. TROPIC PALMS MOBILE HOME PARK F/K/A ROLF'S TRAILER PARK 25 SITES 2000-12-28 REMOVED THE ARCH CODE "Y" AND CHANGED THE WALL FROM 12 T008 FOR THE 2001 TAX ROLL. DUG. 12/18/2002 ADDED MISC. D.M.J. TPP 8537361 - TROPIC PALMS MOBILE HOME PARK

RE: 12465 & 12471 THRU 12475 COMBINED FOR ASSESSING PURPOSES 4-27-87JMH

PARCEL HAS MANY MOBILE HOMES & RV'S; INTERVIEW WITH TOM NEWMAN: HE OWNS ALL MH'S (BUT THE ONE ON THE PRC) AND THE TRUST OWNS THE LAND. HE TOLD ME HE HAS MH STICKERS FOR ALL UNITS. ALSO CLAIMS TO BE ASSESSED USING THE INCOME METHOD.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	05100728	03/08/2005	12/14/2006	2,000		FENCE
	05100330	01/21/2005	02/25/2005	2,400		Demo MH on Lot 32
	95-0591	04/01/1995	10/01/1995	3,630		INTEROR RENOVATIONS
2	00/0503	02/08/2000	01/01/2001	3,225		REROOF #22 ROLFES
3	00/3049	07/06/2000	01/01/2001	2,300		REPLACE METER CANS
	07100245	01/16/2007		2,800	Residential	DEMO MH #4.
	06105152	08/24/2006	12/14/2006	1,900	Residential	DEMO MH #7.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2009	0	30,822	760,000	1,234,343	1,234,343	0	1,234,343
2008	0	32,322	2,484,750	1,380,227	1,380,227	0	1,380,227
2007	0	33,572	662,600	1,380,227	1,380,227	0	1,380,227
2006	0	34,771	662,600	862,064	862,064	0	862,064
2005	74,805	25,601	414,125	749,621	749,621	0	749,621
2004	59,056	25,964	414,125	749,621	749,621	0	749,621
2003	59,056	26,432	372,713	749,621	749,621	0	749,621
2002	39,109	21,519	372,713	547,620	547,620	0	547,620
2001	39,109	23,074	372,713	547,620	547,620	0	547,620

2000	35,133	7,193	372,713	340,746	340,746	0	340,746
1999	35,133	7,544	372,713	340,746	340,746	0	340,746
1998	35,133	7,971	372,713	340,746	340,746	0	340,746
1997	35,133	8,333	372,713	340,746	340,746	0	340,746
1996	35,133	8,684	372,713	340,746	340,746	0	340,746
1995	35,133	9,109	372,713	340,746	340,746	0	340,746
1994	35,133	9,198	372,713	340,746	340,746	0	340,746
1993	37,492	6,963	372,713	337,376	337,376	0	337,376
1992	34,223	8,222	372,713	337,376	337,376	0	337,376
1991	34,223	8,447	372,713	337,376	337,376	0	337,376
1990	34,223	8,672	372,713	337,376	337,376	0	337,376
1989	34,223	8,972	372,713	337,321	337,321	0	337,321
1988	28,072	7,172	372,713	330,633	330,633	0	330,633
1987	27,720	7,330	305,947	340,997	340,997	0	340,997
1986	0	2,447	21,117	23,564	23,564	0	23,564
1985	0	2,447	16,329	18,776	18,776	0	18,776
1984	0	2,447	16,329	18,776	18,776	0	18,776
1983	0	2,447	16,329	18,776	18,776	0	18,776
1982	0	2,447	8,340	10,787	10,787	0	10,787

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
6/18/2008	2370 / 1635	3,400	QC	P
4/24/2007	2303 / 847	3,000	WD	P
11/8/2006	2260 / 1370	83,200	QC	P

This page has been visited 227,306 times.

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

Monroe County Property Appraiser - Realism Report

Table with columns: Parcel ID, Physical Location, and Parcel ID. Lists various parcels in the South Stock Island area, including addresses like 5870 Laurel Ave and 5871 Macdonald Ave.

Table with columns: Legal Description and Parcel ID. Provides detailed descriptions of land parcels, such as 'STOCK ISLAND MALONEY SUB PBI-56 LOT 7 SQR 31 & 1 LOT'.

Table with columns: Owners Name and Parcel ID. Lists the names of owners for various parcels, including 'CMT PROPERTY MANAGEMENT LLC' and 'R AND S OF KEY WEST INC'.

Table with columns: Address and Parcel ID. Lists the addresses for various parcels, such as '2911 STAPLES AVE' and 'PO BOX 6032'.

Monroe County Property Appraiser - Radius Report

AK: 1158542	Parcel ID: 00124410-000000	Physical Location: 5670 LAUREL AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOT 7 SQR 31 & LOT		8 SQR 31 OR624-88 OR624-89 OR52
Owners Name:	CMT PROPERTY MANAGEMENT LLC		
Address::	2911 STAPLES AVE	KEY WEST, FL 33040	
AK: 1158593	Parcel ID: 00124470-000000	Physical Location: 5671 MACDONALD AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 13 THRU 16 BL		K 31 G74-504/505 OR325-316/317 OR
Owners Name:	R AND S OF KEY WEST INC		
Address::	PO BOX 6032	KEY WEST, FL 33041	
AK: 1158551	Parcel ID: 00124430-000000	Physical Location: 5671 MACDONALD AVE	SOUTH STOCK ISLAND
Legal Description:	BK 31 LT 9 STOCK ISLAND MALONEY SUB PB1-55 OR16-50		-51 OR416-121 OR734-730 OR750-86
Owners Name:	R AND S OF KEY WEST INC		
Address::	PO BOX 6032	KEY WEST, FL 33041-6032	
AK: 1158585	Parcel ID: 00124460-000000	Physical Location: 5671 MACDONALD AVE	SOUTH STOCK ISLAND
Legal Description:	BK 31 LT 12 STOCK ISLAND MALONEY SUB PB1-55 G57-44		6/447 OR560-244/45 OR1253-1788/91
Owners Name:	EID STEVEN ALLEN REV TR DTD 4/24/1992		
Address::	20 DRIFTWOOD DR	KEY WEST, FL 33040	
AK: 1158569	Parcel ID: 00124440-000000	Physical Location: 8150 SECOND ST	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 10 & 11 BLK 3		1 OR454-810 OR849-1155 RE 12445 (
Owners Name:	BURRIN FRED R DVM		
Address::	6150 SECOND STREET	KEY WEST, FL 33040-5997	
AK: 1158666	Parcel ID: 00124540-000000	Physical Location: 5700 LAUREL AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 1 THRU 7 & AD		J BAY BTM LOTS 11 TO 21 INC SQR
Owners Name:	WATERS EDGE COLONY INC		
Address::	2625 GULFVIEW DR	KEY WEST, FL 33040	
AK: 1158968	Parcel ID: 00124830-000000	Physical Location: 8180 SECOND ST	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PT LOTS 8-9-10 SQR 35 PB1		-55 OR205-242-243 DOCKET 9-52 OF
Owners Name:	MONROE COUNTY FIRE DEPT		
Address::	PO BOX 21111 FLAGLER STA	KEY WEST, FL 33040	
AK: 1159000	Parcel ID: 00124880-000000	Physical Location: 8200 2ND ST	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 PT LOT		11 AND PT 12 SQR 35 OR382-1000
Owners Name:	MACLAUGHLIN MARK J AND ELIZABETH		
Address::	18 ALLAMANDA AVE	KEY WEST, FL 33040	
AK: 1158984	Parcel ID: 00124840-000100	Physical Location: 5690 MALONEY AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT LOTS 8 9 10 11		12 & 13 SQR 35 OR575-205 OR840-4
Owners Name:	TOM THUMB FOOD STORES INC		
Address::	97 W OKEECHOBEE ROAD	HIALEAH, FL 33010	
AK: 1158682	Parcel ID: 00124560-000000	Physical Location: 6125 SECOND ST	SOUTH STOCK ISLAND
Legal Description:	BLK 34 LOTS 1 THRU 10 AND 16 THRU 20 STOCK ISLAND		MALONEY SUB PB1-55 OR394-1038E
Owners Name:	NEWMAN CLARENCE L RESTATED REV TR AGR 8/24/1993 C/O NEWMAN THOMAS G AND CLARENCE L TRUSTEE		
Address::	6125 SECOND ST LOT 20	KEY WEST, FL 33040	
AK: 1158828	Parcel ID: 00124700-000000	Physical Location: 5713 FIRST AVE	SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 13 14 & 15 BL		K 34 OR206-528/529 OR333-201/202
Owners Name:	STANDARD MARINE SUPPLY CORP		
Address::	PO BOX 75284	TAMPA, FL 33875-0284	
AK: 1158798	Parcel ID: 00124670-000000	Physical Location: VACANT LAND	SOUTH STOCK ISLAND
Legal Description:	BK 34 LT 12 STOCK ISLAND MALONEY SUB PB1-55 OR411-		1075/1076 OR545-15 OR743-966 OR7
Owners Name:	STANDARD MARINE SUPPLY CORP		
Address::	PO DRAWER 75284	TAMPA, FL 33675-0284	
AK: 1158780	Parcel ID: 00124660-000000	Physical Location: 5413 FIRST ST	SOUTH STOCK ISLAND
Legal Description:	BK 34 LT 11 STOCK ISLAND MALONEY SUB PB1-55 OR411-		1075/1076 OR743-966 OR545-195 OF
Owners Name:	STANDARD MARINE SUPPLY CORP		
Address::	P O DRAWER 75284	TAMPA, FL 33675	

AK: 1159646	Parcel ID: 00125450-000200	Physical Location: 6310 2ND ST SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR460-	644/645 OR647-54-Q/C OR798-2362 (
Owners Name:	JG RENTALS LLC	
Address::	212 KEY HAVEN RD	KEY WEST, FL 33040
AK: 1159689	Parcel ID: 00125450-000500	Physical Location: 6336 2ND ST SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR501-	145 OR746-13 OR1379-1843/45C OR
Owners Name:	SIMONS BRUCE	
Address::	23 SAPPHIRE DR	KEY WEST, FL 33040
AK: 1159727	Parcel ID: 00125450-000900	Physical Location: 5650 FIRST AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR495-83	4 OR503-734 OR512-718 OR524-332
Owners Name:	CONDELLA STEVE J	
Address::	P O BOX 2658	KEY WEST, FL 33045
AK: 1159854	Parcel ID: 00125450-000300	Physical Location: 5625 SECOND AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR462-	995/996 OR1167-1493/94(JMH) RE 12
Owners Name:	GIL ANTONIO SR & CATHERINE L/E (GIL ANTONIO JR & GIL EMIGDIO A)	
Address::	1511 18TH ST (REAR)	KEY WEST, FL 33040
AK: 1159743	Parcel ID: 00125450-001100	Physical Location: 5680 FIRST AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR555-49	4 OR647-732/749 OR751-1008 PROB.
Owners Name:	CONDELLA STEVE J	
Address::	16 WEST CYPRESS TERRACE	KEY WEST, FL 33040
AK: 1159760	Parcel ID: 00125470-000000	Physical Location: 5707 1ST AVE SOUTH STOCK ISLAND
Legal Description:	BK 43 LT 1&2 STOCK ISLAND MALONEY SUB PB1-55 OR231	-210 OR801-1387D/C RE:125460-0001
Owners Name:	KEY WEST BAPTIST TEMPLE INC	
Address::	P O BOX 2298	KEY WEST, FL 33045
AK: 1159883	Parcel ID: 00125600-000000	Physical Location: 5790 MALONEY AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT LOT 12 & PT LOT	13 & PT LOTS 14 & 15 BLK 43 OR48:
Owners Name:	CALABRO DANIEL J	
Address::	PO BOX 3017	SHELTER ISLAND HGTS, NY 11965-3017
AK: 1159891	Parcel ID: 00125610-000000	Physical Location: 5727 2ND AVE SOUTH STOCK ISLAND
Legal Description:	SQR 43 PT LTS 14-15 AND ALL LTS 16 THRU 20 STOCK	ISLAND MALONEY SUB PB1-55 OR:
Owners Name:	KEY WEST BAPTIST TEMPLE INC	
Address::	P O BOX 2298	KEY WEST, FL 33045
AK: 1159778	Parcel ID: 00125480-000000	Physical Location: 5704 MALONEY AVE SOUTH STOCK ISLAND
Legal Description:	SQR 43 LTS 3-4 AND PT LTS 5-6 STOCK ISLAND MALON	EY SUB PB1-55 STOCK ISLAND OR:
Owners Name:	KEY WEST BAPTIST TEMPLE INC	
Address::	PO BOX 2298	KEY WEST, FL 33045
AK: 1159808	Parcel ID: 00125520-000000	Physical Location: 6301 MALONEY AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 PT LOT	S 6 7 & 8 & ALL 9-10 & PT 11 12 & 13
Owners Name:	HENNUM CHRISTINE W	
Address::	4044 LOCH MEADE DRIVE	LAKELAND, TN 38002
AK: 1158674	Parcel ID: 00124550-000000	Physical Location: 6325 FIRST ST 6 SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT LOTS 1 & 2 & PT	20 BLK 33 & ADJ BAY BTM II DEED :
Owners Name:	EADH BUSH COMPANY LLC	
Address::	12 DRIFTWOOD DR	KEY WEST, FL 33040
AK: 8849427	Parcel ID: 00124550-000100	Physical Location: 6325 FIRST ST 14 SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT LTS 1 AND 2 AND	ALL LTS 18 AND 19 AND PT LT 20 BI
Owners Name:	EADH BUSH COMPANY LLC	
Address::	12 DRIFTWOOD DR	KEY WEST, FL 33040
AK: 1159956	Parcel ID: 00125670-000000	Physical Location: 6401 MALONEY AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LTS 1 THRU 6 AND L	TS 14 THRU 20 SQR 44 AND LTS 2 T
Owners Name:	BOYDS CAMPGROUND LTD	
Address::	6401 MALONEY AVE	KEY WEST, FL 33040
AK: 1158925	Parcel ID: 00124800-000000	Physical Location: 5640 MALONEY AVE SOUTH STOCK ISLAND
Legal Description:	BK 35 LTS 5 AND 16 STOCK ISLAND MALONEY SUB SUBDI	VISION PB1-55 OR390-383/384 OR1:
Owners Name:	STAR OF THE SEA FOUNDATION INC	
Address::	5640 MACDONALD AVE	KEY WEST, FL 33040

AK: 1158933 Parcel ID: 00124810-000000 Physical Location: 5650 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 6 & 15 & WLY 18' 7 & 14 SQR 35 OR542-128 OR991
Owners Name: CONSOLIDATED ELECTRICAL DISTRIBUTORS INC
Address:: 31356 VIA COLINAS WESTLAKE VILLAGE, CA 91362

AK: 1158941 Parcel ID: 00124820-000000 Physical Location: 5684-5686 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 E'LY 3 6' LOTS 7 & 14 & PT LOTS 8 & 13 SQ
Owners Name: SCARDINA VINCENT A
Address:: 1107 KEY PLAZA STE 317 KEY WEST, FL 33040

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

We strive to be caring, professional and fair

February 21, 2008

Adele V. Stones
Stones & Cardenas
221 Simonton Street
Key West, FL 33040

**RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE
CLARENCE NEWMAN RESTATED REVOCABLE TRUST PROPERTY,
LOCATED AT 6125 SECOND STREET, STOCK ISLAND, MILE MARKER 5
(OCEANSIDE) AND HAVING REAL ESTATE NUMBER 00124560.000000**

Ms. Stones:

This letter is in response to your request for a determination as to the number of dwelling units that may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

I. Background Information

The subject property, commonly known as Tropic Palms Mobile Home Park and previously known as Rolf's Trailer Park, is located at 6125 Second Street on Stock Island. It is comprised of one (1) parcel, having Real Estate (RE) number 00124560.000000 and legally described as Block 34, Lots 1-10 & 16-20, Maloney Sub, Stock Island (PB1-55). The aerial photograph to the right shows the boundaries of the subject property (outlined in blue).



Subject Property, Clarence Newman
Restated Revocable Trust Property

The property is within an Urban Residential Mobile Home Limited (URM-L) Land Use District and has a Future Land Use Map (FLUM) designation of Residential High (RH).

A site visit was conducted by Planning & Environmental Resources Department Staff on December 14, 2007. Staff observed fifteen (15) mobile homes, ten (10) recreational vehicles (RVs) and several accessory structures.

II. Residential Dwelling Units

In the application, it is asserted that 25 to 26 dwelling units, in the forms of mobile homes and RVs, are lawfully-established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system.

As set forth in §9.5-4 of the Monroe County Code (MCC), a *mobile home* is a structure transportable in one or more sections which structure is 8 body feet or more in width and over 35 feet in length, which structure is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein, including expandable recreational vehicles, known as "park models" designed and built as a permanent residence, the structure for which is 35 feet or less in length and in excess of 8 feet in width.

As set forth in MCC §9.5-4, a *recreational vehicle* is a vehicle or portable structure built on a chassis and designed as a dwelling for travel, recreation or vacation for tenancies or less than six months; which has a transportable body width not exceeding 8 feet and a length not exceeding 35 feet; and which does not qualify as mobile home; and 1) the travel trailer or park trailer has been placed in a travel trailer park, campground or a storage yard; 2) the travel trailer or park trailer has current licenses required for highway travel; and 3) the travel trailer or park trailer is highway ready. This means that the travel trailer or park trailer is on its wheels or internal jacking system and attached to this site only by the quick disconnect-type utilities commonly used in campgrounds and trailer parks or by security devices.

A mobile home and some types of RVs are considered types of dwelling units. As defined in MCC §9.5-4 (D-31), a *dwelling unit* is one (1) or more rooms physically arranged to create a housekeeping establishment for occupancy by one (1) family with separate toilet facilities.

Mobile homes are also considered permanent residential units. In addition, "park model" RVs and RVs that meet the criteria set forth in Administrative Interpretation No. 01-115, are considered permanent residential units. As defined in MCC §9.5-4 (P-4), a *permanent residential unit* is a dwelling unit that is designed for, and capable of, serving as a residence for a full housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.

Pursuant to MCC §9.5-120.4(a), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential

dwelling units shall be entitled to one unit for each such unit lawfully-established. Administrative Interpretation 03-108 provides the criteria to be used by Staff to determine whether or not a residential unit was lawfully-established:

- (a) A permit or other official approval from the Division of Growth Management for the dwelling units:

Original building permits for the existing mobile homes and RV spaces were not located for review. However, the building permit history for the property supports the existence of a mobile home/RV park on the property from the late 1970s to present. In order to view all of the building permits found for the property, with corresponding descriptions and dates of issuance, please refer to Attachment A.

Five (5) building permits were found which authorized the replacements of mobile homes. However, no building permit clearly indicates the number of mobile homes on the property at any given time.

- (b) If a permit or other official approval from the Division of Growth Management is not available, the following information may be used to establish that a residential unit was lawfully-established:

- a. *Aerial photos showing the structure in existence prior to 1986:*

Aerial photography from 1982 to 2006 confirms the continuous existence of a mobile home/RV park on the property. Aerial photography from 2006 indicates the presence of 25 mobile homes and/or RVs. However, due to a lack of clarity in the aerial photography prior to 2006 and the dense site layout of the mobile home/RV park, Staff could not use the available photography to accurately determine the number of mobile homes or RVs in existence at any given time prior to 2006.

- b. *Monroe County property record card showing the existence of the unit prior to 1986:*

The Monroe County Property Appraiser assessed the property identified as RE 00124560.000000 from 1982 to 1983 under a property classification (PC) code of PC 02 (Mobile Home). In 1984, the PC code was changed to PC 00 (Vacant Residential) and the property was assessed as PC 00 until 1986. In 1987, the PC code was changed to PC 01 (Single Family Residential). In 1988, the PC code was changed to PC 36 (Mobile Home Parks, Private Camping, Rec. Parks) and the property has been assessed as PC 36 until present.

The 2007 Monroe County property record card for RE 00124560.000000 shows a building value on the parcel from 1987 to 2005; however it currently attributes no buildings to the property. The 2007 property record card includes the appraiser notes: "no mobile homes in this park belong to the owners of the park, they are all privately owned, as of the date of this note [2006-1-12]. Tropic Palms Mobile Home Park f/k/a

Rolf's Trailer Park [has] 25 sites" and "parcel has many mobile homes & RVs; interview with Tom Newman: he owns all [mobile homes] (but the one on the [property record card]) and the trust owns the land. He told me he has [mobile home] stickers for all units."

Mobile homes and RVs under separate ownership or not assessed as property by the Property Appraiser are not reflected as structures on the property record card.

The 2006 property record card shows a building value on the parcel from 1987 to 2005 and currently attributed one (1) building to the property. The building is specified as "R1" and the year built was indicated as 1981.

In addition to the 2007 and 2006 property record cards, property record cards from 1966 to 1978 indicate that there was a mobile home development on the property at those times. A written comment, dated December 16, 1966, states that 25 concrete slabs (9ft x 20ft) were in existence at that time.

c. Utility records that show the residential use being served prior to 1986:

The Applicant submitted a facsimile correspondence between Stones & Cardenas and City Electric System, dated January 24, 2007, which indicates that there are 25 meters for electric service on the property. The accounts were initiated between 1981 and 2001. However, no clarification is provided as to if multiple accounts are attributable to one "unit" and as to whether the dates provided are service initiation dates for a specific customer or initial installation dates for the meters.

The Applicant submitted a facsimile correspondence between Stones & Cardenas and the Florida Keys Aqueduct Authority, dated January 24, 2007, which indicates that there is one (1) meter for water service on the property.

d. Whether the residential use could have been a permitted use under the pre-1986 zoning of the property:

Prior to 1986, the property was partially within a RU-3 district (Multiple Family Residence) and a BU-2 (Medium Business District). Mobile homes and RVS were prohibited in the RU-3 and BU-2 districts. However, according to the records reviewed, the mobile home/RV park appears to have been established at a time that would pre-date the adoption of the pre-1986 zoning ordinances.

e. Occupational Licenses showing the use being served prior to 1986:

Tropic Palms Mobile Home Park has a valid Monroe County occupational license for 2007 (Account Number 47144-0085103). The total number of mobile homes or lots is not specified.

A State of Florida Department of Business and Professional Regulation annual fee statement, dated October 1, 2007, states that there are 25 units/lots on the property.

f. Other Supporting Information:

The 1988 mobile home study indicates that ten (10) mobile homes, two (2) “permanent” RVs and two (2) RVs were observed on the property at that time.

A boundary survey by R.E. Reese, P.A., dated March 31, 2001, shows 24 mobile home / RVs. The survey only shows structures and does not differentiate between mobile homes and RVs. The boundary survey was submitted with the development rights determination application and the building permit application for Building Permit 051-0330. A 25th mobile home/RV identified as “10” is drawn in by hand over the boundary survey in both applications.

A copy of an application from 1999 to the State of Florida Department of Health for a mobile home park (identified as Rolfe’s Trailer Park) indicates a total 26 mobile home/RV spaces.

A State of Florida Department of Health mobile home, lodging, recreational vehicle park and recreational camp inspection report for Rolfe’s Trailer Park, dated September 14, 1998, indicates that there were 26 mobile home park permitted spaces and “N/A” RV permitted spaces on the property at that time. All 26 spaces were described as occupied.

A 1980 Key West City Directory suggests that Rolfe’s Trailer Park on Second Street consisted of 26 spaces at that time—lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 21, 22, 24, 25, 32, 33, 34, 35 & 36. A 1987 Key West City Directory suggests that Rolfe’s Trailer Park on Second Street consisted of 26 spaces at that time—lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 25, 32, 33, 35 & 36. However, lots 11, 24 and 25 were described as vacant.

A State of Florida Department of Health operating permit (44-54-00026) for Tropic Palms Mobile Home Park, dated September 18, 2006, states that the property consisted of 25 mobile home spaces and 0 RV spaces.

III. Lawful Determination

Based on a review of the records, the Planning Department has determined **twenty-five (25) permanent residential dwelling units** are lawfully-established on the subject property.

In the application, it is asserted that 25 or 26 mobile homes/RVs are lawful. Currently, there are 15 mobile homes and 10 RVs in existence. It appears that 26 mobile homes/RVs may have existed on the property at some time; however information contained within building permit applications and other records suggest the presence of no more than 25 mobile homes/RVs on the

property since at least 1990. As a result, only 25 mobile homes/RVs were included in the hurricane evacuation model (which is based on the 1990 census) and thereby exempt from the ROGO permit allocation system.

Staff has found that the 15 mobile homes and 10 RVs are permanent residential units. Mobile homes, "park model" RVs, and RVs that meet the criteria set forth Administrative Interpretation No. 01-115 are considered permanent residential units.

IV. Future Redevelopment On-Site

For each residential unit replaced, the equivalent amount of existing dwelling units must be demolished or removed with a valid Monroe County Building Permit.

Any redevelopment of the mobile home/RV park would be subject to the inclusionary housing provisions set forth in MCC §9.5-266(b). In general, if the mobile home park is redeveloped, 30 percent of the 25 lawfully-established dwelling units would have be redeveloped as deed-restricted affordable housing units, as provided for in MCC §9.5-266 and §9.5-4 (A-5).

Future Redevelopment On-Site

As provided in MCC §9.5-268, notwithstanding the provisions of MCC §9.5-262 and §9.5-263, the owners of land upon which a lawfully-established dwelling unit or a mobile home, but not including transient residential units, exists shall be entitled to one (1) dwelling unit for each such unit in existence. Therefore, all of the lawfully-established mobile homes may be replaced on-site.

Land Use Intensity:

					
Residential (Permanent)	1 unit / lot	15 platted lots	15 units	25 units	167 %

Pursuant to MCC §9.5-235.1, in the URM-L District, mobile homes and recreational vehicles as provided in Florida Statutes Chapter 513 are permitted use. Conventional dwelling units and transient use of recreational vehicles is not permitted in the URM & URM-L Districts. Therefore, the mobile homes may only be replaced with mobile homes or RVs as provided in Florida Statutes Chapter 513. The mobile homes and RVs spaces may not be used transiently.

Future Redevelopment Off-Site

The property owner may transfer existing, lawfully-established residential dwelling units to eligible receiver sites following a pre-application conference and the granting of conditional use approval:

- a. *Permanent Residential Dwelling Units:* Pursuant to MCC §9.5-120.4(b), one (1) to 25 of the lawfully-established permanent residential dwelling units may be transferred off-site to an eligible receiver site as affordable housing. The sender and receiver sites must meet the criteria set forth in MCC §9.5-120.4(b). The new affordable housing dwelling unit must meet the requirements set forth in MCC §9.5-4(A-5).

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.

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

Sincerely,



Townsley Schwab

Acting Sr. Director of Planning & Environmental Resources

Cc: Kathy Grasser, Planner
Joseph Haberman, Principal Planner

Attachment A: Monroe County Building Permit History:

21616	10/02/1970	Construct utility room	7
A598	09/12/1975	Rebuild meter center	--
A729	11/05/1975	Extend service	15-18
A1331	06/02/1976	Trailer tie down	18
A4477	12/11/1978	Trailer tie-down & blocking	1
A5058	04/02/1979	Replace mobile home	8-10
A5099	04/10/1979	Replace mobile home	3
A5427	06/14/1979	Trailer tie-down	10
A9904	11/16/1982	Trailer tie-down & electric meter box	14
A10139	1/27/1983	Construct addition to mobile home	34
A10395	03/31/1983	Construct screened wood deck	3
A10601	06/03/1983	Trailer tie-downs	23
A10948	09/29/1983	Relocate electric service	9 & 10
A12132	08/08/1984	Install wood fence	8-10
A12648	12/12/1984	Construct storage shed & install slab and wood fence	9
A16652	12/17/1986	Replace existing wooden deck	8 & 9
941-0478	04/15/1994	Demolish carport	35
981-0345	04/14/1998	Repairs to mobile home	--
001-0083	10/16/2001	Replace mobile home	36
001-0503	02/08/2002	Re-roof mobile home	22
001-3049	07/06/2000	Replace 6 gang meter center	--
011-1021	06/13/2001	A-T-F construct covered porch	21
011-1381	05/11/2001	Re-roof mobile home	--
011-3768	10/05/2001	Install wood fence	1 & 35
011-3949	11/13/2001	Replace mobile home	20
021-0978	03/26/2002	Install wood fence	--
021-1862	05/16/2002	Demolish mobile home	6
021-2029	05/16/2002	Demolish mobile home	9
021-2555	07/12/2002	Construct slab	6
021-2556	07/12/2002	Construct slab	9
021-2557	07/12/2002	Upgrade existing slab	15
021-3884	09/03/2002	Install 100 amp sub feed to new RV pedestal	6
021-4176	09/19/2002	Renew permit 001-0083	36
041-2995	06/25/2004	Miscellaneous electric improvements	--
051-0330	01/21/2005	Demolish mobile home	32
051-0727	02/17/2005	Upgrade existing 60 amp service to 100 amp	32
051-0728	03/08/2005	Construct wood fence	1 & 8-10
051-6847	01/05/2006	Remove fig tree	--
061-0152	08/24/2006	Demolish mobile home	7
061-5598	09/25/2006	Sewer tie in	--
071-0245	01/16/2007	Demolish all structures	4
071-1900	04/26/2007	Replace two 200 amp service	--

R AND S OF KEY WEST INC
PO BOX 6032
KEY WEST, FL 33041

R AND S OF KEY WEST INC
PO BOX 6032
KEY WEST, FL 33041-6032

EID STEVEN ALLEN REV TR
DTD 4/24/1992
20 DRIFTWOOD DR
KEY WEST, FL 33040

BURRIN FRED R DVM
6150 SECOND STREET
KEY WEST, FL 33040-5997

WATERS EDGE COLONY INC
2625 GULFVIEW DR
KEY WEST, FL 33040

MONROE COUNTY FIRE DEPT
PO BOX 21111 FLAGLER STA
KEY WEST, FL 33040

MACLAUGHLIN MARK J AND
ELIZABETH
18 ALLAMANDA AVE
KEY WEST, FL 33040

TOM THUMB FOOD STORES
INC
97 W OKEECHOBEE ROAD
HIALEAH, FL 33010

NEWMAN CLARENCE L
RESTATED REV TR AGR 6125
SECOND ST LOT 20
KEY WEST, FL 33040

STANDARD MARINE SUPPLY
CORP
PO BOX 75284
TAMPA, FL 33675-0284

STANDARD MARINE SUPPLY
CORP
PO DRAWER 75284
TAMPA, FL 33675-0284

STANDARD MARINE SUPPLY
CORP
P O DRAWER 75284
TAMPA, FL 33675

JG RENTALS LLC
212 KEY HAVEN RD
KEY WEST, FL 33040

SIMONS BRUCE
23 SAPPHIRE DR
KEY WEST, FL 33040

CONDELLA STEVE J
P O BOX 2658
KEY WEST, FL 33045

GIL ANTONIO SR &
CATHERINE L/E
1511 18TH ST (REAR)
KEY WEST, FL 33040

CONDELLA STEVE J
16 WEST CYPRESS TERRACE
KEY WEST, FL 33040

KEY WEST BAPTIST TEMPLE
INC
P O BOX 2298
KEY WEST, FL 33045

CALABRO DANIEL J
PO BOX 3017
SHELTER ISLAND HGTS, NY
11965-3017

KEY WEST BAPTIST TEMPLE
INC
P O BOX 2298
KEY WEST, FL 33045

KEY WEST BAPTIST TEMPLE
INC
PO BOX 2298
KEY WEST, FL 33045

HENNUM CHRISTINE W
4044 LOCH MEADE DRIVE
LAKELAND, TN 38002

EADEH BUSH COMPANY LLC
12 DRIFTWOOD DR
KEY WEST, FL 33040

EADEH BUSH COMPANY LLC
12 DRIFTWOOD DR
KEY WEST, FL 33040

BOYDS CAMPGROUND LTD
6401 MALONEY AVE
KEY WEST, FL 33040

STAR OF THE SEA
FOUNDATION INC
5640 MACDONALD AVE
KEY WEST, FL 33040

CONSOLIDATED ELECTRICAL
DISTRIBUTORS INC
31356 VIA COLINAS
WESTLAKE VILLAGE, CA 91362

SCARDINA VINCENT A
1107 KEY PLAZA STE 317
KEY WEST, FL 33040

CMT PROPERTY MGMT. LLC
2911 Staples Avenue
Key West, FL 33040

