

File #: **2016-136**

Owner's Name: Summerland Key Property Corp
Aka Shrimp Farm

Applicant: Trepanier & Associates, Inc.

Agent: Trepanier & Associates, Inc.

Type of Application: Text Amendment (CP)

Key: Summerland Key

RE: 00114840.000000

Additional Information added to File 2016-136



Detail by Entity Name

Florida Profit Corporation

SUMMERLAND KEY PROPERTY CORP.

Filing Information

Document Number P11000067477
FEI/EIN Number N/A
Date Filed 07/26/2011
State FL
Status ACTIVE

Principal Address

2525 PONCE DE LEON BLVD STE 1225
CORAL GABLES, FL 33134

Mailing Address

2525 PONCE DE LEON BLVD STE 1225
CORAL GABLES, FL 33134

Registered Agent Name & Address

INTERAMERICAN CORPORATE SERVICES, LLC
2525 PONCE DE LEON BLVD STE 1225
CORAL GABLES, FL 33134

Officer/Director Detail

Name & Address

Title D

GAMBOA, JUAN CARLOS
C/O 2525 PONCE DE LEON BLVD SUITE 1225
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	02/20/2014
2015	04/02/2015
2016	03/01/2016

Document Images

[03/01/2016 -- ANNUAL REPORT](#)

04/02/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
07/26/2011 -- Domestic Profit	View image in PDF format

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[Vwdvh#:iH:arulgd/#G hsdwq hqw#:i#Vwdvh](#)

Policy 107.1.6 Shrimp Farm Affordable Housing Sub Area

The purpose of Shrimp Farm Affordable Housing Sub Area is to implement applicable goals, objectives, and policies of the Comprehensive Plan to promote and facilitate development of affordable housing in the context of transit oriented and multi-modal development policies and environmental resource protection.

- 1) Boundary. The Shrimp Farm Affordable Housing Sub Area shall be shown on the Official Land Use District Map to include the property having Real Estate Number 00114840-000000, which is approximately 8.19 acres of upland, and legally described as:

All of Government Lot 4, Section 27, Township 66 South, Range 28 East, lying North of U.S. Highway No. 1, except those portions of said Lot used for Old 4-A State Road Right-of-Way and HUDGINS SUBDIVISION, recorded in Plat Book 2, Page 143, of the Public Records of Monroe County, Florida. AND ALSO:

Lying in the County of Monroe, State of Florida, and known as being a portion of the Right-of-Way of Old State Road No. 4-A in Government Lot 4, Section 27, Township 66 South, Range 28 East, and more particularly described as follows: Commencing at a point on the East end of Kemp Channel Bridge No. 10-A designated as Station 777 + 34.79 on the Baseline of the survey of State Road No.5 also as U.S. Highway No. 1, Section 90020-2529; thence bear South 86°08'46" East along the said Baseline of survey, a distance of 1,396.18 feet to a point thereon designated Station 791 + 30.97; thence bear North 00°27'46" West for 200.56 feet to a point on the most Southerly Right-of-Way line of Old State Road No. 4-A at its intersection with the Westerly line of Hudgins Subdivision as shown by plat recorded in Plat Book 2, Page 143, of the Public Records of Monroe County, Florida; thence bear 86°08'46" West along the said Southerly Right-of-Way line of Old State Road No. 4-A for 587.09 feet to the Point of Beginning of that portion of Old State Road No. 4-A herein intended to be described; from said Point of Beginning continue bearing North 86°08'46" West along the most Southerly Right-of-Way line of Old State Road No. 4-A for 182.85 feet to a point on the mean high water line within the Kemp Channel Shore of Government Lot 4, Section 27, Township 66 South, Range 28 East; thence meander said mean high water line on the following described courses, bearing first North 29°50'10" West for 4.81 feet; thence North 83°08'00" West, for 38.05 feet; thence North 55°44'06" West for 53.34 feet; thence North 73°34'17" East for 49.04 feet; thence North 54°02'42" East for 17.20



feet; thence North 05°48'32" East for 4.99 feet to the intersection of said mean high water line with the most Northerly Right-of-Way line of said Old State Road No.4-A; thence bear South 86°08'46" East along the said most Northerly Right-of-Way line of Old State Road No. 4-A for 210.14 feet; thence bear South 03°51'14" West for 66.00 feet back to the Point of Beginning.

2) Land Use Designations. The Shrimp Farm Affordable Housing Subarea shall be subject to all regulations applicable to the Residential High (RH) Future Land Use Map designation and the Urban Residential (UR) Land Use District (Zoning) category, as well as the additional restrictions set out in this policy. Where conflicts may arise, the specific restrictions in this subarea Policy shall supersede general criteria applicable to the underlying map designations

3) Density Provisions

- a) For consistency with Policy 101.5.26, in order to implement the Florida Keys Carrying Capacity Study and maintain the overall County allocated density and the preservation of native habitat, the allocated density for this property shall be zero.
- b) In accordance with the density table in Policy 101.5.25, the maximum net density for affordable housing dwelling units within the subarea shall be 25 dwelling units per buildable acre.
- c) There shall be no maximum net density standard available for market rate dwelling units.
- d) In accordance with Policy 101.5.26, the following density and intensity standards shall apply to the Shrimp Farm subarea.
- e) The maximum floor area ratio (F.A.R.) for all nonresidential uses within the subarea shall be zero.

Land Use	Allocated Density	Maximum Net Density	Gross Upland Area of Site	Open Space Ratio	Buildable Area	Development Potential
Market Rate Dwelling Units	0 du/acre	N/A	N/A	N/A	N/A	0 du
Affordable Dwelling Units	0 du/acre	25 du/buildable acre	8.19	0.20	6.5 acres*	163 du
Nonresidential Uses	N/A	N/A	N/A	N/A	N/A	0

*356,910.48 sf (8.19 acres) per survey by Reece & Associates, dated 4/23/2015.

4) Land Uses. Only the land uses listed below shall be allowed within the Shrimp Farm Affordable Housing Sub Area

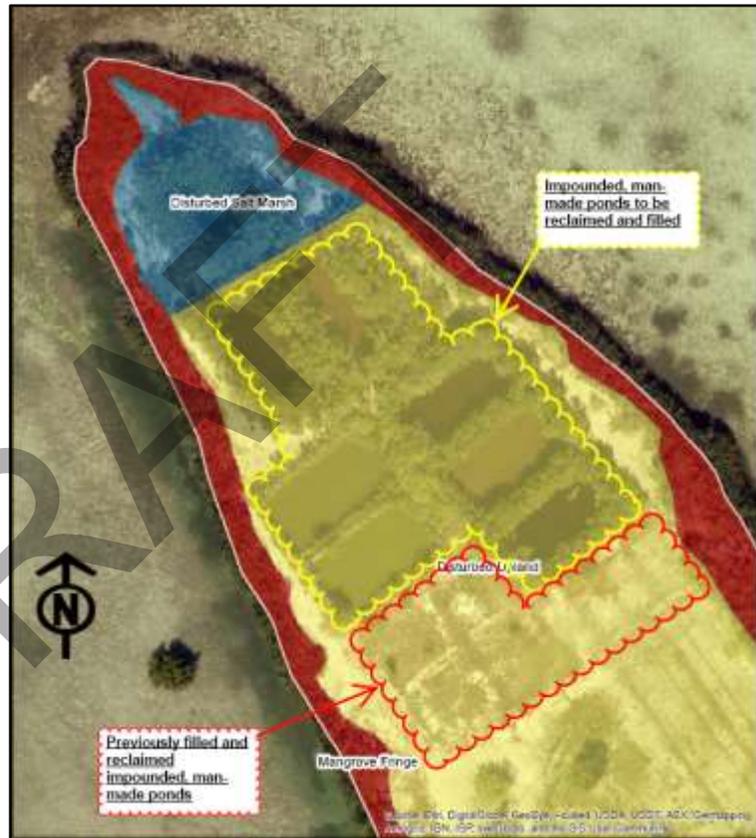
- a) Permitted as of right:
 - i. Deed restricted affordable dwelling units.
 - ii. Home occupations - Special use permit required
 - iii. Accessory Uses
 - iv. Passive and active recreation not to exceed 0.10 F.A.R.
- b) Permitted use limitations

- i. All residential units constructed within the subarea shall be deed restricted, affordable housing in accordance with Policy 601.1.4
- ii. In the event that the developer is able to secure funding or financing from public or non-profit sources, the units will be restricted in accordance with the agreements and provisions required under FHFC, or SAIL.
- iii. No market rate housing shall be allocated, assigned or transferred into the sub-area.
- iv. No affordable units shall be transferred off-site; ie. properties within the subarea shall not be used as sender sites for affordable housing ROGO allocations or TRES; and.
- v. No other residential uses or nonresidential uses shall be permitted within the subarea.

5) Environmental Design Criteria

a) With the exception of the most northwestern impounded man-made waterbody and its surrounding native vegetation, any existing man-made water bodies, may be reclaimed to pre-excavation conditions and the same areas shall be considered 'disturbed upland' for the purposes of assigning maximum net density.

b) Notwithstanding Policy 203.1.2 and Policy 212.2.4 and to prevent adverse secondary impacts to shoreline resources and nearshore water quality, the setbacks from wetlands and shorelines on the property shall be those established through an Environmental



Resource Permit (ERP) issued by the South Florida Water Management District. The SFWMD buffer requirements include establishment of a vegetated buffer an average of 25 feet in width, and no less than 15 feet, from wetlands and surface waters. The establishment of a structural buffer (e.g. retaining wall) may be used to reduce the average buffer requirement to a minimum of 15 feet. A SFWMD-approved stormwater management system is also required as part of the ERP to prevent adverse impacts to wetlands and surface waters.

- i. A raised boardwalk not to exceed 4 feet in width, nor 6 feet in overall height from natural elevation of the ground surface may be constructed within the setback pursuant to Policy 212.2.4.
- c) All native trees with a diameter at breast height (DBH) of greater than two and one-half (2-1/2) inches shall be preserved, relocated (transplanted or mitigated with a payment

into the Monroe County Land Management and Restoration Fund at a ratio of two (2) replacements for every one (1) tree removed pursuant to a transplantation or mitigation program approved in accordance with Policy 205.2.9.

6) Transportation design Criteria

a) Parking and transportation facilities shall be provided as accessory to the residential uses on the site, and shall be designed as follows:

i. Residential parking shall be provided as follows:

(1) Minimum of 1.0 space per each 1-bedroom dwelling unit;

(2) Minimum of 1.5 spaces per each 2-bedroom dwelling unit; and

(3) Minimum of 2.5 spaces per each 3 or more-bedroom dwelling unit

ii. Residential bicycle parking shall be provided at a rate of at least 1 space per residential bedroom .

iii. Development within the subarea shall provide bicycle/pedestrian paths complimentary to the county trail system along the US 1 corridor.

7) In accordance with the definitions of *height* and *grade* in the Glossary of the Comprehensive Plan, building height within the subarea shall be measured from the crown of US-1 adjacent to the subarea to the highest part of the structure.

DRAFT

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(<http://www.laadsa.com/pt-br/who-we-are/share-holders/>)



(<http://www.laadsa.com/>)

Shareholders



Bank of America



**The Goodyear Tire
and Rubber Company**



Cargill, Inc.



International Finance Corporation



Deere & Company

J.P.Morgan

JPMorgan



**DEG-Deutsche Investitions-und
Entwicklungsgesellschaft mbH**

(http://www.laadsa.com/wp-content/uploads/2011/07/logo_kfw1.png)



Rabobank

Rabo Development

Rabobank Development BV

(http://www.laadsa.com/wp-content/uploads/2011/07/logo_rabobank1.png)



Dole Food Company, Inc.



Uniliver Latin America

[Executive Management \(http://www.laadsa.com/who-we-are/\)](http://www.laadsa.com/who-we-are/)

Regional and Country Offices

(<http://www.laadsa.com/who-we-are/regional-and-country-offices/>)

Shareholders (<http://www.laadsa.com/who-we-are/shareholders/>)



Functions and Events

LAAD participated in Miami's 15th Walk for Autism

[READ MORE \(HTTP://WWW.LAADSA.COM/EVENT/MIAMIS-15TH-WALK-FOR-AUTISM/\)](http://www.laadsa.com/event/miamis-15th-walk-for-autism/)

LAAD News

At the field office level, several important changes occurred.

[READ MORE \(HTTP://WWW.LAADSA.COM/AT-THE-FIELD-OFFICE-LEVEL/\)](http://www.laadsa.com/at-the-field-office-level/)

On a separate note, LAAD was pleasantly surprised to receive a special recognition from Los Fraijanes,

[READ MORE \(HTTP://WWW.LAADSA.COM/LAAD-RECEIVES-A-SPECIAL-RECOGNITION-FROM-LOS-FRAIJANES/\)](http://www.laadsa.com/laad-receives-a-special-recognition-from-los-fraijanes/)



Downloads

Our Brochures (<http://www.laadsa.com/loan-portfolio/download-annual-report/>)

Annual Reports (<http://www.laadsa.com/loan-portfolio/download-annual-report/>)



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YQTMiPJ # iVK #DDG +jwr=2y y 1rcfuc1eqo 2y qtm1pi0y kj 0rcf2,
QWT# iUuQ P +jwr=2y y 1rcfuc1eqo 2qwt0 kulkp2gwt0tqo 0jg0ctgukf gpv2,
IiPDP F iDN# iJKNiJ K VU +jwr=2y y 1rcfuc1eqo 2hp cpekn0j ki j rki j v2qcp0rqtvtqrlq2,

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Disclosure of Interest

RECEIVED
SEP 12 2016
MONROE CO. PLANNING DEPT

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
Deere & Company	8.33%
Bank of America	8.33%
The Goodyear Tire and rubber Company	8.33%
Cargill, Inc	8.33%
International Finance Corporation	8.33%
DEG- Deutsche Investitions und Entwicklungsgesellschaft mbH	8.33%
Rabobank Development BV	8.33%
JP Morgan	8.33%
Unilever Latin America	8.33%
Monsanto Company	8.33%
Dole Food Company	8.33%
Gerber Products Company	8.33%

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address
N/A

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Juan Carlos Gamboa

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 8 day of September, by Juan Carlos Gamboa. He/she is personally known to me or has produced as identification.

Cofrenda
 Notary Public
 My Commission Expires September 28, 2018



**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



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<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
Juan Carlos Gamboa	_____

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

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N/A	

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<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>
N/A

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

Juan Carlos Gamboa
 Juan Carlos Gamboa

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 8 day of September, by Juan Carlos Gamboa. He/she is personally known to me or has produced _____ as identification.

C. Mendoza
 Notary Public
 My Commission Expires September 28, 2018



County of Monroe

**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 Heather Carruthers, Dist. 3
Mayor Pro Tem George Neugent, Dist. 2
Danny L. Kolhage, Dist. 1
David Rice, Dist. 4
Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 8.11.16
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Text Amendment (A)
Type of application

Shrimp Farm
Project / Name to the Monroe County Planning Department.

Thank you.

Dail Creech

Planning Staff



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1145572 Parcel ID: 00114840-000000

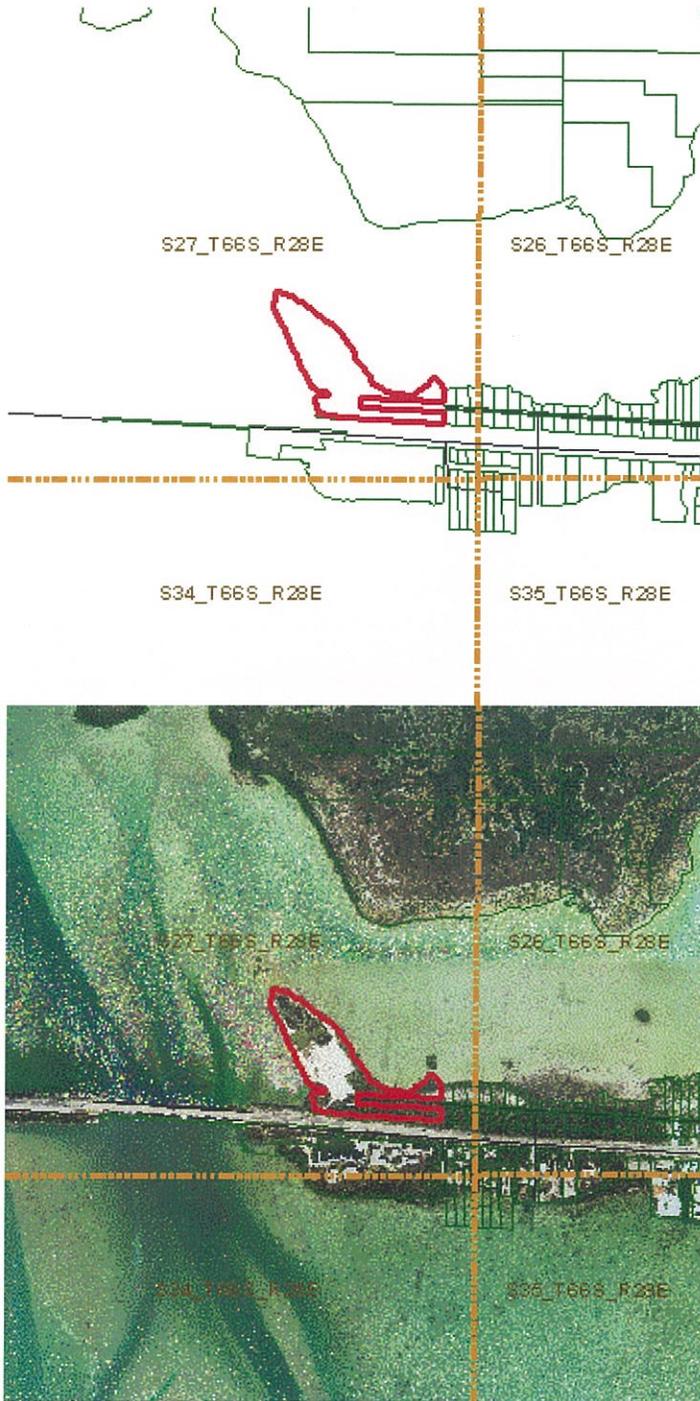
Ownership Details

Mailing Address:
SUMMERLAND KEY PROPERTY CORP
2800 PONCE DE LEON BLVD STE 1200
CORAL GABLES, FL 33134-6919

Property Details

PC Code: 40 - VACANT INDUSTRIAL
Millage Group: 120C
Affordable Housing: No
Section-Township -Range: 27-66-28
Property Location: 23801 OVERSEAS HWY SUMMERLAND KEY
Legal Description: 27 66 28 SUMMERLAND KEYS PT LT 4 AND PT OF R-O-W OF OLD ST RD NO 4-A OR453-968/69 OR482-472 OR708-142/43 OR901-2406 OR1082-1105/07 OR1674-2350 OR1696-853/54C OR2520-2240/44 OR2574-308/10

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	188,615.00 SF
000X - ENVIRONMENTALLY SENS	0	0	4.74 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
4	AP2:ASPHALT PAVING	2,400 SF	0	0	1998	1999	2	25

Appraiser Notes

BLDG #1 ORIGINAL BLDG/LAB & OFFICE BLDG #2 WATER TREATMENT PLANT BLDG #3 GENERATOR BUILDING MATURATION BLDG & HATCHERY BLDG GIVEN TO PERSONAL PROP ALONGWITH TANKS, RO PLANT & ELEC. GENERATOR PCW/CPC TPP - 8599587

ALL BUILDINGS REMOVED DUE TO DEMOLITION 11/21/2011

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	11102942	06/15/2011	11/21/2011	49,500	Commercial	DEMO ALL STRUCTURES
1	A-5692	08/01/1979	04/01/1980	100,800	Commercial	COMMERCIAL/LAB
	A-6921	06/01/1980	06/01/1981	5,000	Commercial	ENCLOSURE/2000SF
	981-767	05/01/1998	08/24/1998	2,400	Commercial	PAVING
4	981749	10/23/1998	12/29/2006	5,100	Commercial	COMMERCIAL ROOFING
5	981860	11/13/1998	12/29/2006	78,200	Commercial	BLDG MISCELLANEOUS

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
2015	0	2,112	2,829,699	2,831,811	1,443,930	0	2,831,811
2014	0	13,190	1,299,474	1,312,664	1,312,664	0	1,312,664
2013	0	13,820	1,299,474	1,313,294	1,313,294	0	1,313,294
2012	0	14,450	767,575	782,025	782,025	0	782,025
2011	363,098	15,080	767,575	1,145,753	1,145,753	0	1,145,753
2010	363,098	15,710	895,475	1,274,283	1,274,283	0	1,274,283
2009	364,654	16,340	1,023,375	1,404,369	1,404,369	0	1,404,369
2008	379,878	16,970	1,279,175	1,676,023	1,676,023	0	1,676,023
2007	281,853	17,600	1,279,175	1,578,628	1,578,628	0	1,578,628
2006	293,115	18,230	1,279,175	1,590,520	1,590,520	0	1,590,520
2005	294,247	18,860	1,279,175	1,592,282	1,592,282	0	1,592,282
2004	294,245	19,490	385,675	699,410	699,410	0	699,410
2003	294,245	20,120	385,675	700,040	700,040	0	700,040
2002	294,245	20,750	385,675	700,670	700,670	0	700,670
2001	294,245	21,380	385,675	701,300	701,300	0	701,300
2000	294,245	7,768	290,175	592,188	592,188	0	592,188
1999	294,245	8,000	290,175	592,420	592,420	0	592,420
1998	205,193	5,486	290,175	500,854	500,854	0	500,854

1997	205,193	5,612	290,175	500,980	500,980	0	500,980
1996	172,608	5,738	290,175	468,521	468,521	0	468,521
1995	172,608	5,864	290,175	468,647	468,647	0	468,647
1994	172,608	5,990	290,175	468,773	468,773	0	468,773
1993	175,762	5,796	290,175	471,733	471,733	0	471,733
1992	175,762	5,922	290,175	471,859	471,859	0	471,859
1991	175,762	6,048	290,175	471,985	471,985	0	471,985
1990	405,629	342,098	290,175	1,037,902	1,037,902	0	1,037,902
1989	83,467	0	290,210	373,677	373,677	0	373,677
1988	123,063	3,889	145,210	272,162	272,162	0	272,162
1987	121,437	3,889	36,728	162,054	162,054	0	162,054
1986	121,862	3,889	36,728	162,479	162,479	0	162,479
1985	120,109	3,889	36,728	160,726	160,726	0	160,726
1984	118,780	3,889	36,728	159,397	159,397	0	159,397
1983	120,015	3,889	36,728	160,632	160,632	0	160,632
1982	116,608	3,889	36,728	157,225	157,225	0	157,225

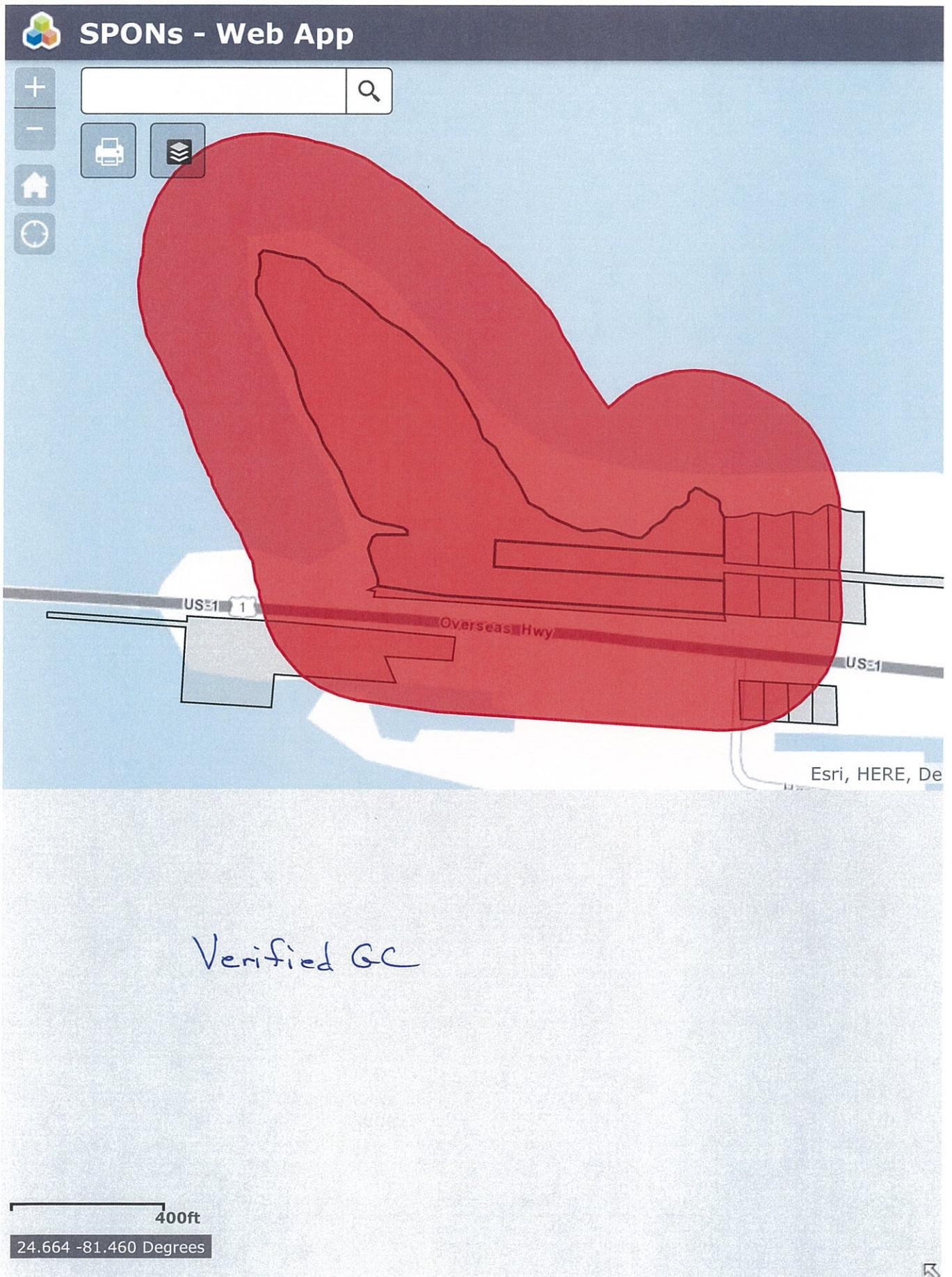
Parcel Sales History

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
5/17/2012	2574 / 308	1,060,000	WD	12
5/31/2011	2520 / 2240	100	QC	11
1/19/2001	1674 / 2350	471,800	WD	K
2/1/1970	708 / 142	8,500	00	Q

This page has been visited 197,935 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176



✓ ALPERT MYRON
3115 S OCEAN BLVD APT 904
HIGHLAND BEACH, FL 33487-2575

✓ BD OF TRUSTEES OF THE INT IMP
3900 COMMONWEALTH BLVD MAIL STA 115
TALLAHASSEE, FL 32399-3000

✓ DOT/ST.OF FL (DEPARTMENT OF
DOUGLAS BLDG
TALLAHASSEE, FL 32399-3000

✓ ROSE ELLEN M
23910 OVERSEAS HWY
SUMMERLAND KEY, FL 33042-4801

✓ WELLS KENNETH G
818 BAY DR
SUMMERLAND KEY, FL 33042

Labels 1 of 1

End of Additional File 2016-136

August 10, 2016

Ms. Mayte Santamaria, Senior Director
Monroe County Planning and Environmental Resources
2798 Overseas Hwy., Suite 400
Marathon, FL 33050

**RE: Shrimp Farm small scale amendments
Sub-Area Affordable Housing Development**

TREPANIER



Dear Ms. Santamaria:

Please accept the three (3) applications submitted herein as pertaining to the 'Shrimp Farm' property on Summerland Key.

You will find the following applications herein:

1. Comprehensive Plan text amendment for a new sub-area policy under Goal 107.
2. Future Land Use map amendment from A to RH.
3. Land Use district map amendment from NA to UR.

We propose the attached amendments to the Comprehensive Plan and the Land Development Code for affordable housing; therefore, pursuant to MCC Sec. 102-158 we are including Notice and Advertising fees for each application, made payable to the Monroe County.

Further, we submit these applications with the understanding that they will be processed as applicable, in accordance with Florida Statute 163.3187.

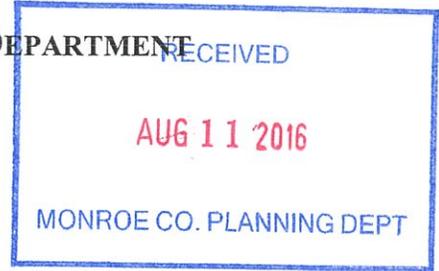
Thank you for your consideration.

We look forward to continued collaboration to solve the affordable housing crisis in the Florida Keys.

Sincerely,

Owen Trepanier

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Comprehensive Plan (CP) Text Amendment Application

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

Application Fee: \$5,531.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

Advertisement Fee: \$245.00

Surrounding Property Owner Notification Fee: \$3.00 per each property owner (only applicable if amendment affects specific and defined area)

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Submittal Date: 8/10/18

Applicant/Agent Authorized to Act for Applicant:

TREPANIER & ASSOCIATES, INC.

Kevin Sullivan

Applicant (Name of Person, Business or Organization)

Name of Contact Person/Agent

1421 FIRST ST. KEY WEST, FL 33042

Contact Person/Agent Mailing Address (Street, City, State and Zip Code)

305-293-8983

Kevin@OWENTREPANIER.COM

Contact Person/Agent Phone #

Contact Person/Agent Email Address

Goal(s), Objective(s) and/or Policy(s) of the Comprehensive Plan Affected:

Goal 107- 2030 Comprehensive Plan, Objective 107.1

Application proposes creation of (new) sub-area Policy 107.1.5 for Shrimp Farm property on Summerland Key. This is one of three applications working synergistically to allow the abandoned Shrimp Farm to be adaptively reused for affordable housing purposes.

Please describe the reason for the proposed text amendment (attach additional sheets if necessary):

The reason for the proposed text amendment is to further promote incentives for affordable housing in the Monroe County Comprehensive Plan to alleviate the ongoing and worsening affordable housing crisis as evidenced by Keith & Schnars, nearly 70% of all new SFRs built since 1999 are non-homesteaded and the United Way's Alice Report stating that 54% of Monroe County renters and 37% of Monroe County homeowners cannot consistently afford the basic necessities of housing, food, health care, child care, and transportation.

This amendment works synergistically with associated FLUM and land use map changes to create a new sub-area under Goal 107 of the 2030 Comprehensive plan. The new sub-area is necessary for development of narrowly tailored regulations to permit development of 100% affordable housing on the abandoned 'Shrimp Farm' property. Further, the specific sub-area policies provide extinguishment of all allocated density, provide conservation easements for environmentally sensitive land and provide narrowly tailored transportation regulations supportive of transit and multimodal alternatives.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:**

163.3177: The amendment refines principles, guidelines, standards, and strategies to implement the plan and its elements. The plan amendment refines meaningful standards for the use and development of land and provides predictable guidelines for the content of more detailed land development and use regulations. Data used to support the proposed amendment comes from professionally accepted sources. The supporting data and analysis justifies the proposed amendment.

163.3178: Coastal management - the amendment is consistent with the Coastal Management element of the Monroe County Comprehensive Plan.

163.3180: Concurrency - The amendment is consistent with the concurrency and levels of service provisions of the Monroe County Comprehensive Plan for sanitary sewer, solid waste, drainage and potable water.

163.3184: The amendment qualifies as a small-scale development amendment and may follow the small-scale review process in F.S. 163.3187.

- 2) The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:**

Goal 101

Goal 102

Goal 105

Goal 107

Goal 601

3) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

The proposed text amendment is consistent with the Principles for Guiding Development for the Florida Keys Area. Most importantly the amendment furthers the principles through expansion of Comprehensive Plan capabilities and removes existing barriers to meet goals, objectives and policies related to the supply of affordable housing.

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following 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 was based

The property was cleared and significantly altered in the 1960's for development of a commercial shrimp farm; therefore, projections for the property's historical and existing FLUM designation were based on this property's prior and currently defunct, aquiculture use. Current projections for any similar use on this property have decreased while projected demand for affordable housing has increased; therefore, a text change is appropriate.

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

Demographic trends are such that an affordable housing use is of higher demand (and greater public service) than those uses permitted under the current FLUM designation.

3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:

No specific data errors, per se, form the basis of this application.

4) New issues:

The issue of affordable housing is not new; however, it is constantly evolving and worsening. New stakeholder context, opportunities and perspectives for addressing workforce housing issues have arisen since the initiation of the 2030 Comprehensive Plan update. Further, affordable housing use is of higher demand (and greater public service) than those uses permitted under the current FLUM designation.

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

The need to assimilate new context, opportunities and perspectives is vital for the County to maintain a proactive approach for the public benefit. This application is intended to address the need through relief of existing barriers to affordable housing development via redevelopment opportunities. The proposed amendment will help to address a critical issues in favor of the public welfare.

6) Data updates:

Florida State Statutes require the Comprehensive Plan to be updated every 7 years and allows additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process. Goal 107 contemplates site specific amendments to address specific goals, objectives and policies to alleviate data limitations in the Plan. Therefore, this text amendment application provides a unique opportunity to provide acute relief of existing barriers to affordable housing development while working within the conventional, long range government planning periods.

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 text amendment would not result in an adverse community change (attach additional sheets if necessary):

The proposed amendment will result in no adverse community change in the land use planning area affected by the proposed map amendment; increased potential for affordable housing is beneficial to the public good and is a positive community change within the planning area while maintaining hurricane evacuation and carrying capacity.

* * * * *

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)

- Completed application form
- Applicable fees (check or money order to Monroe County Planning & Environmental Resources)
- Existing text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s) affected
- Proposed amendment(s) to text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s). Must be provided in strikethrough and underline format.

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

- Agent Authorization form *(required if application is submitted on behalf of another party)*
- Proof of Ownership & Ownership Disclosure Form *(required if application affects specific and defined area)*
- Sealed Boundary Survey, prepared by a Florida registered surveyor – five (5) sets *(required if application affects specific and defined area)*
- Location map *(required if application affects specific and defined area)*
- Copy of current Future Land Use Map *(required if application affects specific and defined area)*
- Typed mailing labels (name and address) of all property owners within a 300' of the boundaries of the affected property *(required if application affects specific and defined area)*
- 300' Radius report, prepared by the Monroe County Property Appraiser's Office *(required if application affects specific and defined area)*
- Traffic Study, prepared by a licensed traffic engineer *(required if application affects specific and defined area)*
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study – any unused funds deposited will be returned upon approval *(required if application affects specific and defined area)*

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information. Additional fees may apply pursuant to the approved fee schedule.

* * * * *

By signing this application, the Applicant certifies themselves as a person who is familiar with the information contained in application, and that to the best of their knowledge such information is true, complete and accurate.

Signature of Applicant: *Kevin K Sullivan*

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 10th day of August, 2016, by Kevin K Sullivan. He/she is personally known to me or has produced _____ as identification.



Richard Puente
Notary Public
My Commission Expires

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

GOAL 107

Monroe County shall regulate land use and development activities of scarified portions of property with 50 percent or more environmentally sensitive land that contains an existing nonconforming use by the enactment of area-specific regulations that allow development to occur subject to limitations and conditions designed to protect natural resources. For this Goal to be used, scarified portions of property shall not have been created purposefully without benefit of permit(s) as evidenced by pictorial aerial examination and/or other means available to the Growth Management Division. (Ordinance 023-2011)

Objective 107.1

Monroe County shall coordinate land use with the elements of the Comprehensive Plan through Future Land Use Element subarea policies solely applicable to a specific geographic area. These subarea policies identify parcels of land that require narrowly-tailored regulation in order to confine development potential to an area or extent less than the maximum development potential allowed by its underlying Future Land Use Map category. The development parameters established for each subarea shall be based either on an inventory of uses and facilities established on the parcel or by data and analysis supporting the specific subarea limitations. Environmentally sensitive areas shall be preserved through the application of such methods as conservation easements that require mandatory eradication of exotic invasive vegetation. (Ordinance 023-2011)

Policy 107.1.1 Reserved

Policy 107.1.2 Ramrod Key Mixed Use Area 1

Only the land uses listed in paragraphs 1-4 below shall be allowed on the parcels shown in the table following as Ramrod Key Mixed Use Area 1:

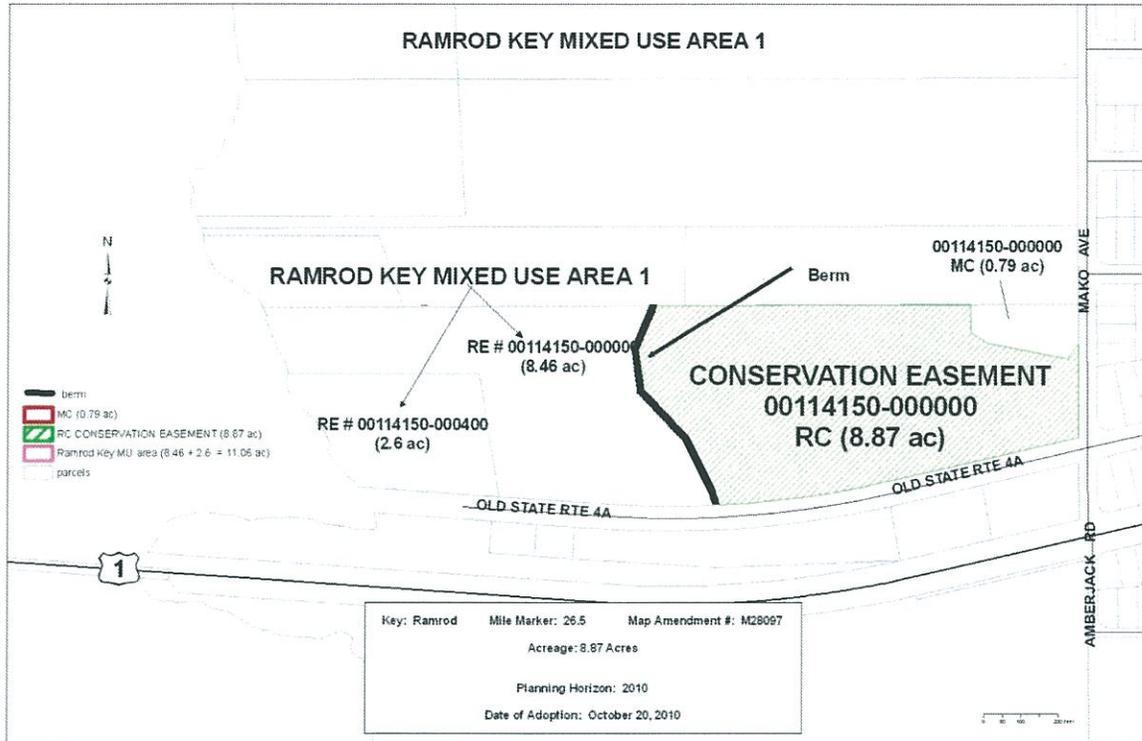
REAL ESTATE NUMBER	TOTAL ACREAGE	ACRES	FLUM DESIGNATION	CONSERVATION EASEMENT ACREAGE	BERM TO BE LOCATED ON PARCEL
00114150-000000	18.12	0.79	N/A	N/A	
		8.46	Ramrod Key Mixed Use Area 1	N/A	x
		8.87	RC	8.87	
00114150-000400	2.6	2.6	Ramrod Key Mixed Use Area 1	0	

And on which a concentration of non-residential uses exists, including approximately 15,325 square feet of commercial floor area devoted to the uses listed below.

1. Storage, warehousing, and processing of equipment and materials utilized or generated in construction, demolition and land clearing, together with ancillary activities, including, but not limited to:
 - a. Administrative offices.
 - b. Workshops and equipment maintenance areas, outdoors and within structures.
 - c. Garages and outdoor parking for construction and demolition equipment and machinery.
 - d. Outdoor and covered storage and processing of demolition debris and construction materials.
 - e. Storage buildings.
 - f. Above-ground fuel tanks.
2. An antenna supporting structure with accessory building.
3. Residential uses consistent with the former RL future land use map designation and with SS zoning. Single family residences shall be limited to the existing (including any replacement thereof) and no more than four (4) additional single family residences.
4. Outdoor storage, refinishing, repair and/or rebuilding of vehicles, boats and trailers that do not constitute a heavy industrial use.

Development of the Ramrod Key Mixed Use Area 1 shall be subject to the restrictions set out below:

1. Wetlands and hammock areas adjacent to outdoor storage shall be protected by:
 - a. Recordation of a conservation easement prohibiting all development activities on the approximately 8.87 acres of wetlands within the Easterly portion of parcel 00114150-000000. The area to be conserved is delineated on the map below.
 - b. Construction and maintenance of a berm, no less than 3 feet in height, on scarified land along the Westerly edge of the wetlands portion of parcel 00114150-000000 as depicted on the map below, to protect the wetlands from stormwater runoff. Prior to issuing any permit for berm construction, Monroe County shall require submission of a stormwater management plan adequate to protect the wetlands portion of the parcel from degradation attributable to stormwater runoff from the adjacent scarified portion utilized for outdoor storage, construction, and demolition activities.



2. Development shall be contingent on any required coordination and/or approval from the United States Fish & Wildlife Service. (Ord. 028-2010).

Policy 107.1.3 Specific Limitations on Key Largo Mixed Use Area 1

The Key Largo Mixed Use Area 1 has a concentration of nonresidential uses currently existing, including approximately 2,968ft² of commercial floor area. The current Real Estate Parcel number is 00440100.000000, contains 0.62 acres and is legally described as:

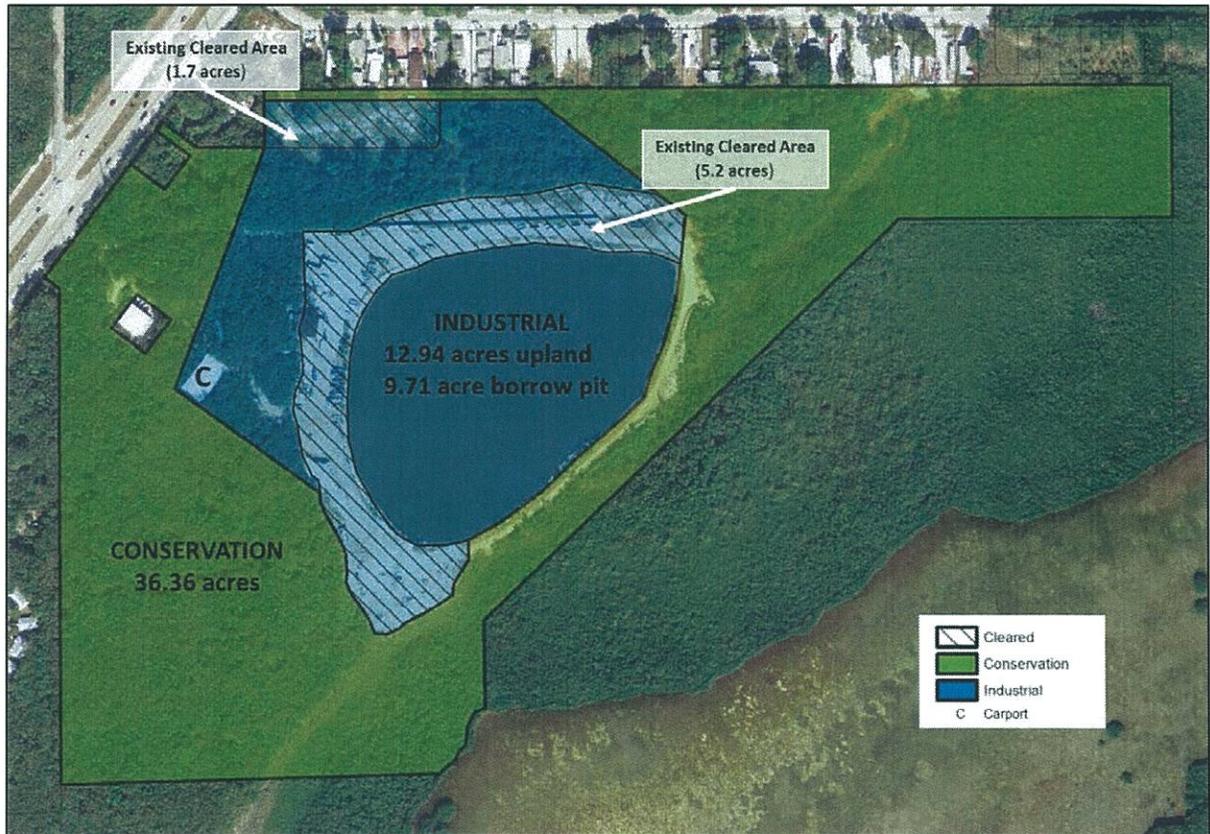
Lots 13, 14, 15, 16, 17 and 18, , Block 2, THOMPSONS SUBDIVISION, Section “A”, according to the plat thereof, as recorded in Plat Book 1, at Page 147, of the Public Records of Monroe County, Florida; and the East 10 feet of that portion of Fisherman’s Trail, adjacent and contiguous to the West boundary line of Lots 15 and 16, Block 2, lying between the North Line of Sailfish Trail and the Southeasterly Right-of-Way line of Old State Road 4A, in Thompsons Subdivision, Section “A”, according to the plat thereof, as recorded in Plat Book 1, at Page 147, of the Public Records of Monroe County, Florida.

Development in the Key Largo Mixed Use Area 1 shall be subject to regulations applicable to the Mixed Use/Commercial (MC) Future Land Use Designation as well as the additional restrictions set out below:

1. The maximum commercial floor area ratio of 0.30.
2. There shall be no residential units. (Ord. 021-2010).

Policy 107.1.4 Paradise Pit Subarea 1 - Specific Limitations on the Industrial and Conservation Area in Key Largo

The Paradise Pit Industrial and Conservation Area in Key Largo has a concentration of nonresidential uses currently existing, including a lawful light industrial use. The parcel’s current real estate number is 00087100.000500. The parcel has a Tier Designation of Tier I and the parcel is 59.01 acres, including a 9.71 acre borrow pit (water). Pursuant to this subarea policy, the parcel shall have Future Land Use Map (FLUM) designations as follows:



In order to balance the protection of environmental resources, historical resources and support a sound and diverse economic base, development shall be subject to the Industrial Future Land Use Map Designation and the Conservation Future Land Use Map Designation as well as the additional site-specific regulations and restrictions set out below:

Industrial FLUM Area	Conservation FLUM Area
Residential development shall not be permitted.	Residential development shall not be permitted.
<p>Any proposed nonresidential development shall be limited to the existing cleared area adjacent to the borrow pit (5.2 acres of scarified area) and the existing cleared area in the NW corner of the parcel (1.7 acres of scarified area).</p> <p>-Existing cleared areas are identified on the map above.</p>	Archeological/Historical resource shall be fenced.
Both the Industrial FLUM Area and the Conservation FLUM Area	
<p>Wetland and Upland vegetative communities shall be protected by:</p> <ul style="list-style-type: none"> -No industrial activities shall be expanded into the native vegetation. -The creation and maintenance of a 20ft buffer vegetated with native vegetation around the perimeter of the borrow pit. -The maintenance of signage every 100 feet along the perimeter of the scarified areas to ensure no further encroachment into the adjacent native vegetation. 	
<p>The existing carport structure (labeled with the letter “C” on the map above) shall be allowed to continue only for the use of parking vehicles associated with lawful uses on the site. No further clearing around the carport structure shall be permitted.</p>	
<p>Reasonable ingress and egress to the industrial area shall be permitted, including the maintenance of the “road” around the borrow pit provided there are no impacts to the required vegetated buffer or cause further encroachment into the native habitat.</p> <p>Clearing for an access drive of reasonable configuration up to 18 feet in width is permitted to provide reasonable access to the cleared (scarified) portion in the NW corner of the property and shall be exempt from the maximum clearing limit. The access drive shall be configured to follow the previously cleared drive as closely as possible.</p>	

(Ordinance 007-2014)

Policy 107.1.5 Shrimp Farm Affordable Housing Sub Area

The purpose of Shrimp Farm Affordable Housing Sub Area is to implement applicable goals, objectives, and policies of the Comprehensive Plan to promote and facilitate development of affordable housing in the context of transit oriented and multi-modal development policies and environmental resource protection.

- (a) Boundary. The Shrimp Farm Affordable Housing Sub Area shall be shown on the Official Land Use District Map.
- (b) Density Provisions
 - 1. Notwithstanding Policy 101.5.25 of the Comprehensive Plan and in accordance with Policy 101.5.26, allocated density shall be zero (0);
 - 2. In accordance with Goal 601 of the Comprehensive Plan, a 100% increase in maximum net density of the underlying land use district shall be permitted where all units are deed restricted affordable in accordance with Policy 601.1.4;
- (c) Only the land uses listed below shall be allowed within the Shrimp Farm Affordable Housing Sub Area
 - 1. Permitted as of right:
 - (a) Deed restricted affordable dwelling units.
 - (b) Home occupations—Special use permit required
 - (c) Accessory Uses, including neighborhood-oriented low-med intensity commercial retail not to exceed 0.05 FAR.
 - (d) Passive and active recreation not to exceed 0.10 FAR.
 - 2. Permitted use limitations
 - (a) All residential units constructed within the subarea shall be deed restricted, affordable housing in accordance with Policy 601.1.4
 - (b) No market rate housing shall be allocated, assigned or transferred into the sub-area.
 - (c) No affordable units shall be transferred off-site; ie. properties within the subarea shall not be used as sender sites for affordable housing allocations.
- (d) Environmental Design criteria
 - 1. In accordance with Policy 203.1.2 and Policy 212.2.4.5 of the Comprehensive Plan, wetland and shoreline setbacks shall be 15 feet in width and shall be designed as follows:
 - (a) All native trees with a diameter at breast height (DBH) of greater than two and one-half (2-1/2) inches shall be preserved, relocated or replaced with nursery stock of the same species or equally rare species suitable to the site at a ratio of two (2) replacements for every one (1) tree removed pursuant to a transplantation program approved in accordance with Section 118-8.

- (b) A raised boardwalk not to exceed 8 feet in width, nor 6 feet in overall height from natural elevation of the ground surface may be constructed within the setback.
 - 2. Identified mangrove wetlands located on the property will be placed under a perpetual conservation easement to be recorded in the Public Records of Monroe County. The conservation areas within the conservation easement may in no way be altered from their permitted state (excluding restoration activities).
 - 3. A wetland restoration and preservation component that involves planting of the transitional buffer area with 100 percent native vegetation, removal of all invasive exotic vegetation, and fencing and signage at the limits of the conservation easement will be implemented in conformance with South Florida Water Management District ("SFWMD") permit requirements.
 - 4. A fully-compliant SFWMD-approved stormwater management system that prevents adverse impacts to the on-site wetland restoration and preservation/conservation area shall be implemented as part of any re-development process.
- (e) Multi-modal and transit-oriented design criteria
- 1. Notwithstanding Policy 301.1.1 & 301.1.2, the Shrimp Farm subarea shall be exempt from traffic concurrency (LOS). [§163.3180(5) F.S.]
 - 2. Parking and transportation facilities shall be designed as follows:
 - (a) Residential parking shall be provided as follows:
 - 1. Minimum of 1.0 space per each 1-bedroom dwelling unit;
 - 2. Minimum of 1.5 spaces per each 2-bedroom dwelling unit; and
 - 3. Minimum of 2.5 spaces per each 3 or more bedroom dwelling unit
 - (b) Residential bicycle parking shall be required at a rate of at least 1 space per residential unit.
 - (c) Development within the subarea shall provide bicycle/pedestrian paths complimentary to the county trail system along the US 1 corridor.
 - (d) Development within the subarea shall provide a multi-modal transit stop for mass transit, which shall include designated areas for bicycle and motorcycle parking. The mass transit stop shall include a covered and secure area for passengers waiting for transportation
 - (e) Development within the subarea shall provide an electric car charging system within the boundaries of the development.

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
H/A	

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
LAAD de Centroamerica S.A.	100%

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address
N/A

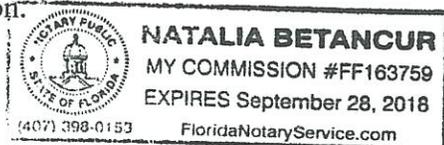
By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

State of Florida, County of Monroe

Juan Carlos Gamboa
 Juan Carlos Gamboa

The foregoing instrument was acknowledged before me this 23 day of June, 2016, by Juan Carlos Gamboa. He/she is personally known to me or has produced (personally known) as identification.



Natalia Betancur
 Natalia Betancur
 Notary Public
 My Commission Expires September 28, 2018



Alvin Covington
 Alvin Covington
 COMMISSION #FF913801
 EXPIRES: August 27, 2019
 WWW.AARONNOTARY.COM

I certify that this is a true copy of the original

Alvin Covington

(Date)

I hereby authorize Trepanier & Associates Inc. be listed as authorized agent
(Name of Agent)

for Summerland Key Property Corp. for Comprehensive Plan Text Amendment application submittal for
(Name of Property Owner(s) the Applicant(s))

Legal Description: 27 66 28 SUMMERLAND KEYS PT LT 4 AND PT OF R-O-W OF OLD ST RD NO 4-A OR453-968/69 OR482-472
OR708-142/43 OR901-2406 OR1082-1105/07 OR1674-2350 OR1696-853/54C OR2520-2240/44 OR2574-308/10

Subdivision: Summerland Keys, Key (island): Summerland

and Real Estate number: 00114840-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: 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.

Juan Carlos Gamboa in representation of LAAD de Centroamerica, S.A.
Property Owner(s) Signature

Juan Carlos Gamboa in representation of LAAD de Centroamerica, S.A.
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 5th day of July, 2016.

Juan Carlos Gamboa is X personally known _____ produced identification

(_____ Type of Identification), did / did not take an oath.

Natalia Betancur

Notary

Commission # FF163759
Expires September 28, 2018



EXHIBIT "A"
LEGAL DESCRIPTION

All of Government Lot 4, Section 27, Township 66 South, Range 28 East, lying North of U.S. Highway No. 1, except those portions of said Lot used for Old 4-A State Road Right-of-Way and HUDGINS SUBDIVISION, recorded in Plat Book 2, Page 143, of the Public Records of Monroe County, Florida.

AND ALSO:

Lying in the County of Monroe, State of Florida, and known as being a portion of the Right-of-Way of Old State Road No. 4-A in Government Lot 4, Section 27, Township 66 South, Range 28 East, and more particularly described as follows:

Commencing at a point on the East end of Kemp Channel Bridge No. 10-A designated as Station 777 + 34.79 on the Baseline of the survey of State Road No. 5 also as U.S. Highway No. 1, Section 90020-2529; thence bear South 86°08'46" East along the said Baseline of survey, a distance of 1,396.18 feet to a point thereon designated Station 791 + 30.97; thence bear North 00°27'46" West for 200.56 feet to a point on the most Southerly Right-of-Way line of Old State Road No. 4-A at its intersection with the Westerly line of Hudgins Subdivision as shown by plat recorded in Plat Book 2, Page 143, of the Public Records of Monroe County, Florida; thence bear 86°08'46" West along the said Southerly Right-of-Way line of Old State Road No. 4-A for 587.09 feet to the Point of Beginning of that portion of Old State Road No. 4-A herein intended to be described; from said Point of Beginning continue bearing North 86°08'46" West along the most Southerly Right-of-Way line of Old State Road No. 4-A for 182.85 feet to a point on the mean high water line within the Kemp Channel Shore of Government Lot 4, Section 27, Township 66 South, Range 28 East; thence meander said mean high water line on the following described courses, bearing first North 29°50'10" West for 4.81 feet; thence North 83°08'00" West, for 38.05 feet; thence North 55°44'06" West for 53.34 feet; thence North 73°34'17" East for 49.04 feet; thence North 54°02'42" East for 17.20 feet; thence North 05°48'32" East for 4.99 feet to the intersection of said mean high water line with the most Northerly Right-of-Way line of said Old State Road No. 4-A; thence bear South 86°08'46" East along the said most Northerly Right-of-Way line of Old State Road No. 4-A for 210.14 feet; thence bear South 03°51'14" West for 66.00 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Location Map

Parcel: 00114840-000000

MONROE COUNTY PROPERTY
APPRAISER OFFICE

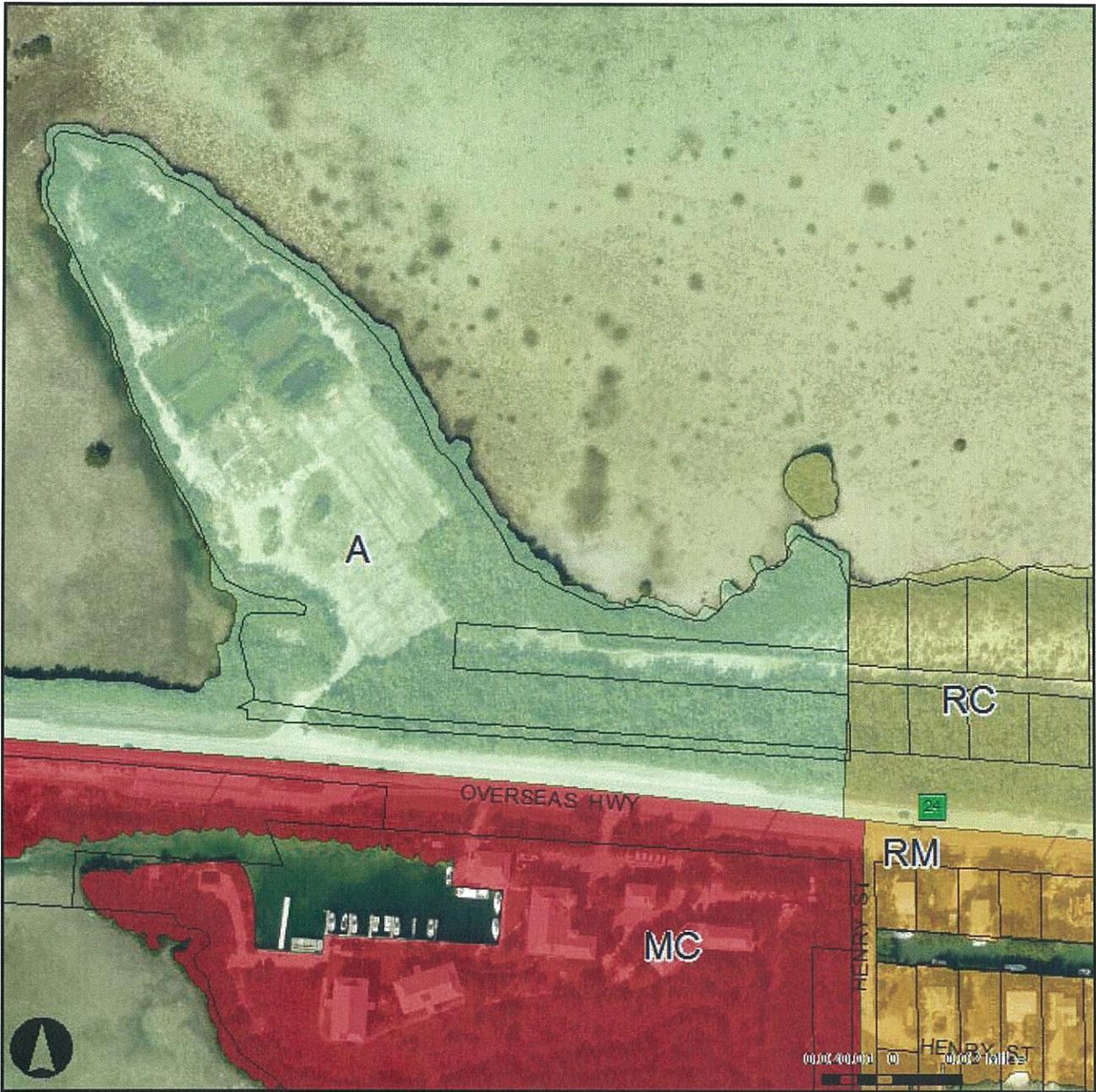


THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:4,756

Date: 6/15/2016

Map



MileMarker



Roads



Parcels

Future Land Use Map (FLUM)

- A - Agriculture
- AD - Airport District
- C - Conservation

Future Land Use Map (FLUM) (continued)

- E - Education
- I - Industrial
- INS - Institutional
- M - Military
- MC - Mixed Use/Commercial
- MCF - Mixed Use/Commercial Fishing
- MN - Mainland Native
- PB - Public Buildings/Grounds

Future Land Use Map (FLUM) (continued)

- R - Recreation
- RC - Residential Conservation
- RH - Residential High
- RL - Residential Low
- RM - Residential Medium
- UNDS - Undesignated

2015 Orthophotography

- Red: Band_1
- Green: Band_2

~~SUMMERLAND KEY PROPERTY CORP
CORAL GABLES, FL 33134-6919~~

BOY SCOUTS OF AMERICA
IRVING, TX 75038-3096

✓ ROSE ELLEN M
SUMMERLAND KEY, FL 33042-4801

✓ WELLS KENNETH G
SUMMERLAND KEY, FL 33042

~~WELLS KENNETH G
SUMMERLAND KEY, FL 33042~~

~~WELLS KENNETH G
SUMMERLAND KEY, FL 33042~~

✓ BD OF TRUSTEES OF THE INT IMP
TALLAHASSEE, FL 32399-3000

✓ DOT/ST.OF FL
TALLAHASSEE, FL 32399-3000

~~TIITF
TALLAHASSEE, FL 32399-3000~~

✓ ALPERT MYRON I NON-EXEMPT
MARITAL TRUST 9/10/2012
COMMERCE TOWNSHIP, MI 48382-
1958

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MARITAL TRUST 9/10/2012
COMMERCE TOWNSHIP, MI 48382-
1958~~

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