

File #: **2016-138**

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

Applicant: Trepanier & Associates, Inc.

Agent: Trepanier & Associates, Inc.

Type of Application: Map Amendment - LUD

Key: Summerland Key

RE: 00114840.000000

Additional Information added to File 2016-138



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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(<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.



[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/>)



KQOH +jwr=2y y 1rcfuc1eqo 2, YKQ #H#DTH +jwr=2y y 1rcfuc1eqo 2y jq0y g0ctg2,
YQTMiPJ #iVK #DDG +jwr=2y y 1rcfuc1eqo 2y qtm1pi0y kj 0rcf2,
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**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):

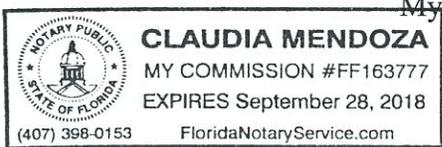
Name and Address
N/A

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**



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>
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	

* 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):

<i>Name and Address</i>	<i>% of Ownership</i>
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):

<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:

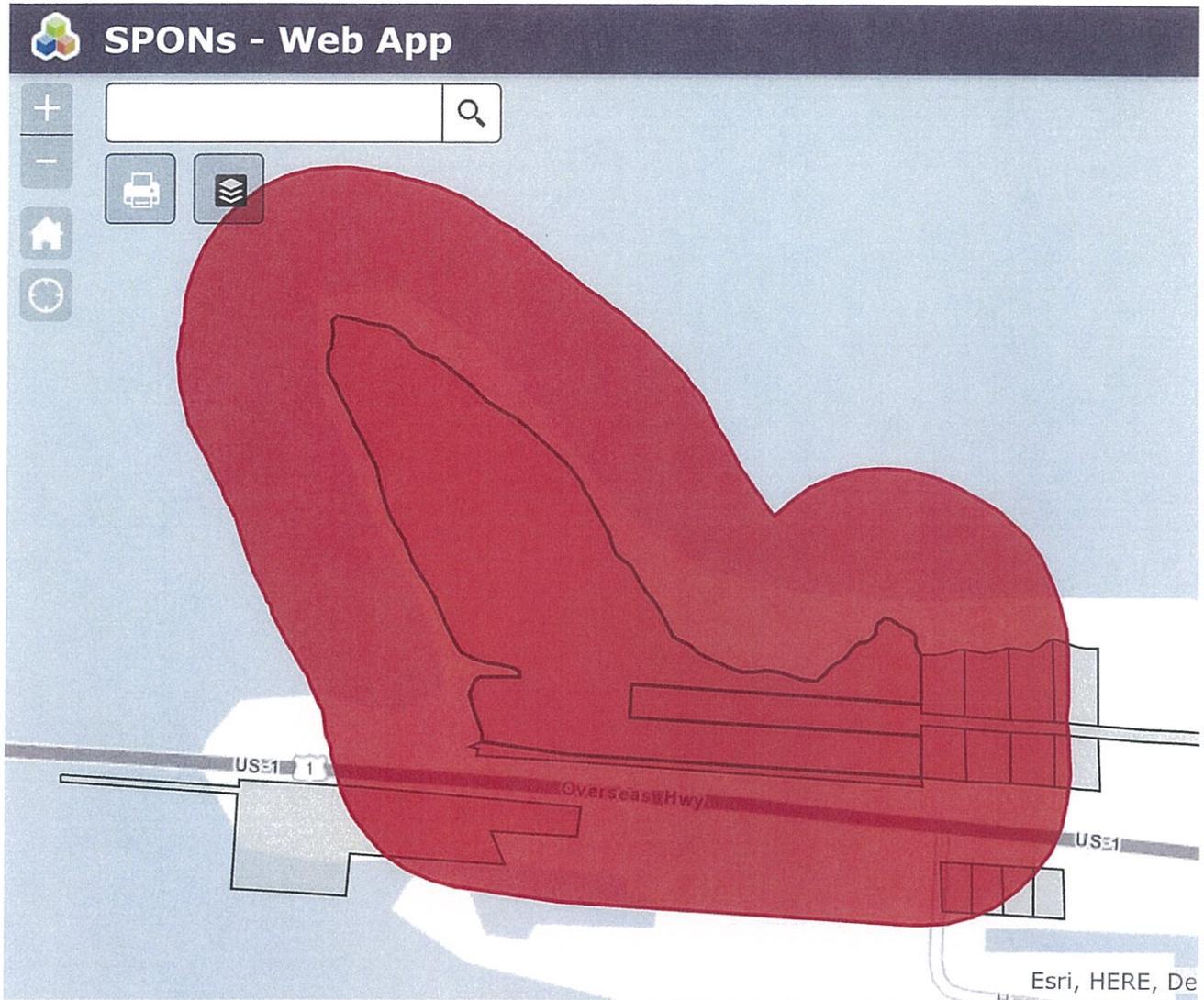
This is to acknowledge submittal of your application for Map Amendment-LUIS
Type of application

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

Thank you.

Sail Creek

Planning Staff



Verified GC

400ft
24.664 -81.460 Degrees

✓ 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 2016-138

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED

AUG 11 2016

MONROE CO. PLANNING DEPT

Land Use District Map (LUD) Amendment Application

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

Amendment to Land Use District Map Application Fee: \$4,929.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

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

Date of Application: 8 / 10 / 16
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

TREPANIER & ASSOCIATES, INC.

Kevin Sullivan

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

1421 FIRST ST. KEY WEST, FL 33042

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

305-293-8983

Kevin@OWENTREPANIER.COM

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

SUMMERLAND KEY PROPERTY CORP

(Name/Entity)

Contact Person

2800 PONCE DE LEON BLVD SUITE 1200. CORAL GABLES, FL 33134-6919

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

C/O 305-293-8983

C/O OWEN@OWENTREPANIER.COM

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

27 66 28 SUMMERLAND KEYS PT LT 4 AND PT OF R-O-W OF OLD ST RD NO 4-A

Block

Lot

Subdivision

Key

00114840-000000

Real Estate (RE) Number

Alternate Key Number

23801 OVERSEAS HIGHWAY

SUMMERLAND KEY

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

Approximate Mile Marker

APPLICATION

Current Future Land Use Map Designation(s): Agriculture/ Aquiculture (A)

Proposed Land use district Map Designation(s): Urban Residential (UR)

Current Land Use District Designation(s): Native Area (NA)

Total Land Area Affected by Proposed FLUM (in acres): 9.07 (according to MCPA PRC)

Tier Designation(s): III

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):

Defunct, scarified, abandoned shrimp farm.

Currently vacant; however, per 2007 LDRD: zero (0) residential units, 38,820 sq.ft. non-residnetial floor area and 18,000 sq.ft. unenclosed canopy floor area.

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:

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, use as aquiculture. Current projections for any similar use on this property have decreased while projected demand for affordable housing has increased; therefore, a map 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 Volume 1 of the plan:

No specific data errors form the basis of this application.

APPLICATION

- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- sixteen (16) sets (at a minimum). Survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat)
- 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 items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- 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

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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

* * * * *

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

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

Signature of Applicant:  Date: 8/10/15

See Page 5 for Notary Acknowledgement

APPLICATION

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 10th day of August, 20 16,

by Kevin K Sullivan, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Richard Puente
Signature of Notary Public
Richard Puente



Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

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

(Date)

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

for Summerland Key Property Corp. for FLUM Map 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

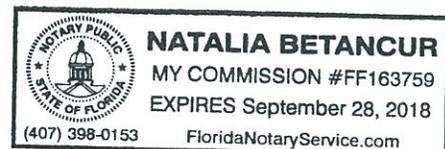
The foregoing instrument was acknowledged before me this 23 day of June, 2016.

Juan Carlos Gamboa is X personally known _____ produced identification

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

Natalia Betancur
Notary

Commission # FF 163759
Expires: September 28, 2018



Prepared by and return to:
M. Barreto Tercilla, Esq.
Avila Rodriguez Hernandez Mena & Ferri LLP
2525 Ponce De León Blvd, Suite 1225
Coral Gables, FL 33134

Property Appraiser's Identification Numbers:

00114840-000000

Doc# 1886498 06/08/2012 3:28PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

06/08/2012 3:28PM
DEED DOC STAMP CL: NW \$7,420.00

Doc# 1886498
Bk# 2574 Pg# 308

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17th day of May, 2012 by, **Sea Farms International, Inc., a Florida corporation, formerly known as Shrimp Culture II, Inc., a Florida corporation** ("Grantor"), whose mailing address is 27332 Saint Martin Street, Summerland Key, Florida 33042, to **Summerland Key Property Corp., a Florida corporation** ("Grantee"), whose mailing address is 2800 Ponce de Leon Blvd., Suite 1200, Coral Gables, Florida 33134.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, and sell to Grantee, and Grantee's successors and assigns the following described real property (the "Property") located in Monroe County, Florida to-wit:

See Exhibit "A" attached hereto

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2012 and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Property.

This Deed is in lieu of foreclosure and is intended to be an absolute conveyance of the title to the real property described herein, and not as additional security, in consideration for various forbearances of personal liability of the Grantor from the debt secured by (i) that certain Second Mortgage in favor of LAAD de Centroamerica, S.A. dated April 27, 2004, recorded in Official Records Book 2001, Page 869, Official Records of Monroe County, Florida, and (ii) that certain Mortgage in favor of LAAD de Centroamerica, S.A. dated December 19, 2005, recorded in Official Records Book 2182, Page 1612, Official Records of Monroe County, Florida (collectively, the "Mortgage"), but it is the intention of the parties that there shall not be a merger of the fee with the lien of the Mortgage.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Grace Marquez
[Signature]
Witness Name: Andrina Ricardo

GRANTOR:

SEA FARMS INTERNATIONAL, INC., a Florida corporation, formerly known as Shrimp Culture II, Inc., a Florida corporation

By [Signature]
Name: Jacobo Paz
Title: Director

Doc# 1886498
BK# 2574 Pg# 309

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 17th day of May, 2012 by Jacobo Paz as Director of Sea Farms International, Inc., a Florida corporation, formerly known as Shrimp Culture II, Inc., a Florida corporation, on behalf of said corporation. He/She is [] personally known to me or [X] has produced a Honduran passport as identification, and did not take an oath.

[Notary Stamp]

[Signature]
Signature of Notary
Printed Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____



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



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

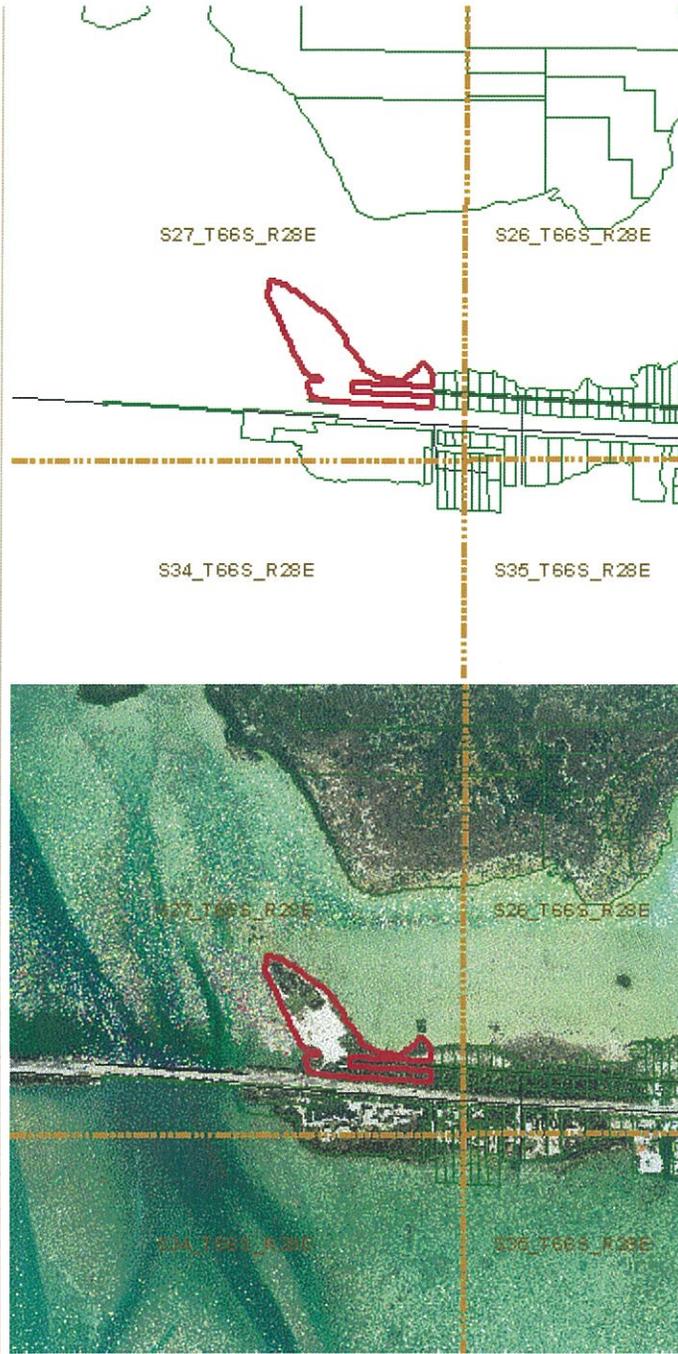
Affordable Housing: No

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
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
	11102942	06/15/2011	11/21/2011	49,500	Commercial	DEMO ALL STRUCTURES

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	<u>WD</u>	<u>12</u>
5/31/2011	2520 / 2240	100	<u>QC</u>	<u>11</u>
1/19/2001	1674 / 2350	471,800	<u>WD</u>	<u>K</u>
2/1/1970	708 / 142	8,500	00	<u>Q</u>

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

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

Map



MileMarker



Roads

Parcels



Zoning

Airport

Area of County Critical Concern

Commercial Fish Areas

Zoning (continued)

Destination Resort

Incorporated

Industrial

Improved Subdivision -/Duplex /Masonry

Maritime Industries

Military Facilities

Mainland Native

Mixed Use

Zoning (continued)

Research Park

Recreational Vehicle

Sparsely Settled

Suburban Commercial

Suburban Residential -/Limited

Urban Commercial

Urban Residential

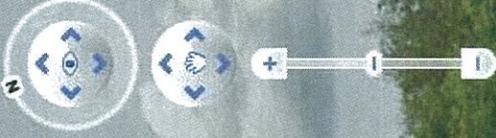
Urban Residential Mobile Home



Overseas Hwy



Exit Street View



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Google earth

24°39'45.50" N 81°27'44.46" W elev 7 ft eye alt 18 ft

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

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