

File #: **2016-193**

Owner's Name: Yellowfin Bar & Grill, Oceanside Investors
LLC

Applicant: Yellowfin Bar & Grill, Oceanside Investors LLC

Agent: N/A

Type of Application: Alcoholic Beverage Use Permit

Key: Stock Island

RE: 00127420.000100
00127440.000700
00127420.000000
00126210.000000

Additional Information added to File 2016-193

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.

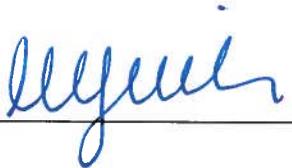
Date: 11.14.16
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

Yellowfin Bar & Grill to the Monroe County Planning Department.
Project / Name

Thank you.



Planning Staff

ABRAHAM AUDREY *
74 BAY DR
KEY WEST, FL 33040-6115

✓ APPELLIS MICHEL
1414 NEWTON ST
KEY WEST, FL 33040-7028

✓ BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST, FL 33040-6204

✓ BAILEY PROPERTIES LLC
5601 2ND ST W
LEHIGH ACRES, FL 33971-6332

✓ BARBER BERENICE
6900 MALONEY AVE UNIT 4
KEY WEST, FL 33040-6060

✓ BEAM DAVID J AND RACHEL S
6900 MALONEY AVE UNIT 3
KEY WEST, FL 33040-6060

✓ BENNETT GLENN
6 EMERSON DR
CINNAMINSON, NJ 08077-4050

✓ BLANCO LIANA M
6900 MALONEY AVE UNIT 14
KEY WEST, FL 33040-6065

✓ BOTTON LINE FISH CO INC
7311 SALE BLVD
PANAMA CITY, FL 32409-1349

BREINES STEVEN *
165 HORTON ST
BRONX, NY 10464-1620

AKTABOWSKI FRANK AND ANN M
6800 MALONEY AVE LOT 43 *
KEY WEST, FL 33040-8112

✓ ASPINWALL GARY
5823 RIVERSIDE LN
FORT MYERS, FL 33919-2505

BACLE PETER L
15 AMARYLLIS DR Dup
KEY WEST, FL 33040-6204

✓ BAKER GERALD L
411 EMMA ST UNIT A
KEY WEST, FL 33040-8305

✓ BARRETT PAUL L/E
PO BOX 5888
KEY WEST, FL 33045-5888

✓ BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

✓ BIRMINGHAM IRONWORKS INC
9107 CHERRY RD
VERMILION, OH 44089-9311

✓ BLUEWATER INVESTMENT LP
142 JOHN F KENNEDY DR
LAKE WORTH, FL 33462-1159

✓ BOWEN ALFRED AND JOY
815 PEACOCK PLZ
KEY WEST, FL 33040-4265

BRUMBAUGH JOHN R
3310 N 4TH ST
HARRISBURG, PA 17110-1413

✓ ALLEN JEFFREY E AND MONICA
819 PEACOCK PLZ PMB 809
KEY WEST, FL 33040-4293

✓ BACKWALL PARTNERS LLC
3605 S BEACH DR
TAMPA, FL 33629-8222

BACLE PETER M AND MONICA
15 AMARYLLIS DR Dup
KEY WEST, FL 33040-6204

✓ BAMPARTNERS LP
PO BOX 287
SOUTHFIELD, MI 48037-0287

✓ BARTON DONALD J JR
1502 UNITED ST
KEY WEST, FL 33040-3520

✓ BENEDETTO GEORGE M Dup
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

✓ BITTNER BEVERLY A
6800 MALONEY AVE LOT 39
KEY WEST, FL 33040-8112

✓ BORROR DAVID S
4280 HAYDEN RUN RD
DUBLIN, OH 43017-4342

✓ BOYD JOHN L AND BARBARA J
6781 OLIVE BRANCH RD
OREGONIA, OH 45054-9456

✓ BURNS MICHAEL J AND KARLA V
6900 MALONEY AVE UNIT 15
KEY WEST, FL 33040-6065

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(27)

- ✓ BUTLER CHUCK
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112
- ✓ CALYPSO WATER SPORTS AND CHARTERS INC
257 ATLANTIC BLVD
KEY LARGO, FL 33037
- ✓ CASTRO RICARDO F
6900 MALONEY AVE UNIT 13
KEY WEST, FL 33040-6065
- ✓ COBO FMC LLC
1101 JOHNSON ST
KEY WEST, FL 33040-4827
- ✓ CONROY BRENDA KAY
6800 MALONEY AVE LOT 31
KEY WEST, FL 33040-8109
- ✓ COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502
- ✓ CVS OF SE MISSOURI PROFIT SHARING PLAN
662 PALOMA CIRCLE
MESQUITE, NV 89027
- ✓ DBGB REVOCABLE LIVING TRUST
26 HINA ST
HILO, HI 96720-2005
- ✓ DEPIERRO RICHARD
PO BOX 35
SAG HARBOR, NY 11963-0001
- ✓ F DEPOT INC
4705 NW 132ND ST
OPA LOCKA, FL 33054-4313
- ✓ C SERVICE LLC
61 SPOONBILL WAY
KEY WEST, FL 33040-7916
- ✓ CALYPSO WATER SPORTS AND CHARTERS INC
257 ATLANTIC BLVD
KEY LARGO, FL 33037-4304
- ✓ CAYO HUESO INVESTMENTS LNC
6511 MALONEY AVE UNIT 6
KEY WEST, FL 33040
- ✓ COLLINS J FRED
63 DOLPHIN COVE QUAY
STAMFORD, CT 06902-7715
- ✓ COOPER PETE AND DIANE
1108 TRUMAN AVE
KEY WEST, FL 33040-3352
- ✓ CROWE TIMOTHY J AND DEBORAH R
1707 PATRICIA ST
KEY WEST, FL 33040
- ✓ CZERNIEWSKA APOLONIA L/E
6800 MALONEY AVE LOT 29
KEY WEST, FL 33040-8109
- ✓ DELPHFISHING MEDIA INC
183 VENETIAN WAY
SUMMERLAND KEY, FL 33042-3684
- ✓ DOLPHIN WATCH I LLC
3618 EL CENTRO ST
ST PETE BEACH, FL 33706
- ✓ FLEMING ENTERPRISES LLC
16101 LA GRANDE DR
LITTLE ROCK, AR 72223-9152
- ✓ CALYPSO WATER SPORTS AND CHARTERS
257 ATLANTIC BLVD
KEY LARGO, FL 33037
- ✓ CAMPBELL EDWARD L AND PAMELA JO
611 SYCAMORE ST
RAVENSWOOD, WV 26164-1527
- ✓ CHEYENNE HOLDINGS LIMITED PARTNERSHIP
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300
- ✓ CONKLIN EDWARD G ESTATE
3314 NORTHSIDE DR APT 135
KEY WEST, FL 33040-7907
- ✓ COVENEY MARY PRISCILLA
6900 MALONEY AVE UNIT 6
KEY WEST, FL 33040-6060
- ✓ CUMALO PETR AND MARKETTA
6900 MALONEY AVE UNIT 9
KEY WEST, FL 33040-6060
- ✓ DASHER TED
554 37TH ST N
BIRMINGHAM, AL 35222-1318
- ✓ DEMAURO ROBERT AND KIMBERLY CURRY (H/W)
17195 KINGFISH LN W
SUMMERLAND KEY, FL 33042-3613
- ✓ EG ENTERPRISES LLC
6758 DANAH CT
FORT MYERS, FL 33908-2003
- ✓ FLENARD DIANA L
6800 MALONEY AVE LOT 44
KEY WEST, FL 33040-8112

Dup

Dup

verified IA

(28)

- ✓ FOLEY WALTER ALLEN
PO BOX 781
CROCKETT, TX 75835-0781
- ✓ FOWLER CHARLES
7251 NW 6TH ST
PLANTATION, FL 33317-1103
- ✓ FOWLER MILLARD LEON AND CONNIE L
1716 SOUTH ST
KEY WEST, FL 33040-3517
- ✓ FREE SALLY A
115 SW 58TH ST
CAPE CORAL, FL 33914
- * FRICTON DAVID R AND AGNES M
6800 MALONEY AVE LOT 25
KEY WEST, FL 33040-8107
- ✓ G AND T PROPERTIES LIMITED PARTNERSHIP
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252
- ✓ GAYNOR RICHARD G
2320 DRUSILLA LN
BATON ROUGE, LA 70809-1495
- ✓ GIBBS JON M
411 SHERIDAN BLVD
ORLANDO, FL 32804-6344
- ✓ GORDON LYNN J
PO BOX 6241
OCEAN VIEW, HI 96737-6241
- HARBOR BEACH LLC
5620 MALONEY AVE *
KEY WEST, FL 33040-5983
- ✓ HAYMAKER JAMES
326 WHITEHEAD ST
KEY WEST, FL 33040-6543
- ✓ HEITLER ROBERT H AND JANE A
1694 COTTONWOOD CREEK PL
LAKE MARY, FL 32746-4404
- ✓ HENDERSON ROBIN M
PO BOX 2515
KEY WEST, FL 33045-2515
- ✓ HILDEBRANDT FREDERICK AND SUSAN
1901 S ROOSEVELT BLVD APT 401E
KEY WEST, FL 33040-5249
- ✓ HOLMES PETER F
12 WILDWOOD LN
SCARBOROUGH, ME 04074-9436
- ✓ HOWARD DAVID B
2525 N LAKE LEELANAU DR
LAKE LEELANAU, MI 49653
- ✓ HOYT R ASHLEY
3420 DUCK AVE
KEY WEST, FL 33040
- ✓ HUB FLORIDA LLC
2703 MERLOT LN
ANNAPOLIS, MD 21401-7438
- ✓ HUNKER WAYDE
7 PARK MEADOWS DR
FAIRFIELD, OH 45014-4672
- ✓ HURST BASIL J
246 MCCAUSLEY RD
HUBERT, NC 28539-3540
- ✓ HURST BASIL J
5960 PENINSULAR AVE UNIT 208
KEY WEST, FL 33040-6052
- ✓ JACKSON ROBERT C AND ANGELA G
14091 SCIO CHURCH RD
CHELSEA, MI 48118
- ✓ JESSEE JASON
8 ALLAMANDA TER
KEY WEST, FL 33040-6203
- ✓ JONES JOHN B
6800 MALONEY AVE LOT 46
KEY WEST, FL 33040-8112
- ✓ JONES LLC
11 CYPRESS AVE
KEY WEST, FL 33040-6236
- ✓ KERSHAW ABRAHAM M AND CAROL L
31W660 STEARNS RD
ELGIN, IL 60120-9000
- ✓ KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082
- ✓ KEY WEST MARINA INVESTMENTS LLC
3949 EVANS AVE STE 102
FORT MYERS, FL 33901-9386
- ✓ KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040 *Dup*
- ✓ KEYSTER LLC
12003 NW 112TH AVE
ALACHUA, FL 32615-6516

✓ LAMILA LIMITED LIABILITY PARTNERSHIP
20 HIDDEN HILLS WAY
ARDEN, NC 28704-6110

✓ LEE JAMES A
PO BOX 1022
ANOKA, MN 55303-0599

✓ LOOSE SCOTT C AND JAMIE A
48 CANNON ROYAL DR
KEY WEST, FL 33040-7803

✓ LUTZ ELIZABETH N
6800 MALONEY AVE LOT 48
KEY WEST, FL 33040-8112

✓ MARSON JOHN R JR AND DIANE
20W385 DIVERSEY AVE
ADDISON, IL 60101-3049

✓ MCKENDRY BRIAN
80 PALM DR
KEY WEST, FL 33040-6130

MICK CAROL L
PO BOX 210
SOUTH BERWICK, ME 03908-0210

✓ MORGAN HUGH J
404 SOUTH ST
KEY WEST, FL 33040-3138

✓ NGUYEN VINCENT H
6900 MALONEY AVE UNIT 11
KEY WEST, FL 33040-6060

✓ OCEANSIDE INVESTORS LLC
PO BOX 144745
CORAL GABLES, FL 33114-4745

✓ LANG RICHARD A
92 HARTFORD PIKE
NORTH SCITUATE, RI 02857-1846

✓ LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

LOW KEY CHARTER SERVICES INC
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112 *

✓ MAGGIO LEONA J
PO BOX 2147
KEY WEST, FL 33045-2147

✓ MARY B REAL ESTATE LLC
3802 EAGLE AVE
KEY WEST, FL 33040-3955

✓ MCSWEEN MIKE AND NANCY
1422 HARMONY ST
NEW ORLEANS, LA 70115-3407

✓ MILES GAY C
404 SANDFIDDLER CT
MOREHEAD CITY, NC 28557-2530

✓ NASET PROPERTIES LLC
20717 6TH AVE W
SUMMERLAND KEY, FL 33042-4010

✓ NIX JAMES R AND CATHERINE
6900 MALONEY AVE UNIT 12
KEY WEST, FL 33040-6060

✓ OCEANSIDE INVESTORS LLC
1010 KENNEDY DR STE 302
KEY WEST, FL 33040-4133

✓ LAYNE JUDITH
6900 MALONEY AVE UNIT 1
KEY WEST, FL 33040-6060

✓ LOCKWOOD BUDDIE A
6900 MALONEY AVE UNIT 8
KEY WEST, FL 33040-6060

✓ LUKOWSKI MICHAEL JOHN AND JUDITH ANN
2200 NW 24TH ST
GAINESVILLE, FL 32605-3854

✓ MARLIN INTEGRATED CAPITAL III LLC
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

✓ MCCARTHY CHRISTOPHER
PO BOX 406
SANDOWN, NH 03873-0406

✓ MICK CAROL L
PO BOX 763
DURHAM, NH 03824-0763

✓ MONTAGUE JUDITH
32B 9TH AVE
KEY WEST, FL 33040-5865

✓ NEUBERGER RENE AMEN AND RESTATE INTER VIVOS DEC TR
175 TEAL CIR
BERLIN, MD 21811-1531

✓ NOORDHOEK HAROLD
300 CASUARINA CONCOURSE
CORAL GABLES, FL 33143-6508

✓ OCEANSIDE MARINA CONDOMINIUM ASSOC INC
PO BOX 5034
KEY WEST, FL 33045-5034

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(37)

- ✓ OCEANSIDE WET SLIP LLC
PO BOX 2039
KEY WEST, FL 33045-2039
- ✓ OCEANSIDE WET SLIP LLC
PO BOX 144745
CORAL GABLES, FL 33114-4745
- ✓ OCEANSIDE WET SLIP LLC
PO BOX 5925
KEY WEST, FL 33045-5925
- ✓ OROPEZA HELIO AND CARLEEN
224 KEY HAVEN RD
KEY WEST, FL 33040-6224
- ✓ OTTO CORY J
1507 18TH ST
KEY WEST, FL 33040-4619
- ✓ OYEME IV LLC
PO BOX 787
KEY WEST, FL 33041-0787
- ✓ OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661
- * ✓ PADRON JOSE M AND FRED A M
6800 MALONEY AVE LOT 56
KEY WEST, FL 33040-6073
- ✓ PETROCINE THOMAS AND LINDA L
PO BOX 99
WATERVILLE VALLEY, NH 03215-0099
- ✓ PINA DELORES
6800 MALONEY AVE LOT 59
KEY WEST, FL 33040-8111
- ✓ PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037
- ✓ POWELL STEVE AND LETISIA
3535 17TH TER
KEY WEST, FL 33040-4242
- ✓ RAISBECK DAVID W
1298 ISABEL DR
SANIBEL, FL 33957-3510
- ✓ REHM ALFRED F
PO BOX 8086
WILSON, NC 27893-1086
- ✓ REHM ALFRED F JR
PO BOX 8086
WILSON, NC 27893-1086 *Dup*
- ✓ RIVERO MELISSA A
6900 MALONEY AVE UNIT 2
KEY WEST, FL 33040-6060
- ✓ ROWLEY RICHARD AND PATRICIA
PO BOX 125
AUSTINBURG, OH 44010-0125
- ✓ ROWLEY RICHARD D AND PATRICIA M
PO BOX 125
AUSTINBURG, OH 44010-0125 *Dup*
- ✓ SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES, MI 49441-5545
- ✓ SAWYER GREGORY M
6800 MALONEY AVE LOT 37
KEY WEST, FL 33040-8109
- ✓ SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY, FL 33043
- ✓ SELLERS FREDERICK B III
10 EVERGREEN AVE
KEY WEST, FL 33040-6244
- ✓ SESSLER WANDA
6800 MALONEY AVE LOT 42
KEY WEST, FL 33040-8112
- ✓ SHATT J MURRAY AND MARY H
PO BOX 420488
SUMMERLAND KEY, FL 33042-0488
- ✓ SHEFFLER BARBARA K
2510 CHAGRIN RIVER RD
CHAGRIN FALLS, OH 44022-6600
- * ✓ SILVER STATES LLC
7311 SALE BLVD
PANAMA CITY, FL 32409-1349
- ✓ SIMONDS ROBERT BRADLEY
17131 SEA GRAPE LN
SUGARLOAF KEY, FL 33042
- ✓ SIMPSON DANIEL J
6800 MALONEY AVE LOT 35
KEY WEST, FL 33040-8109
- ✓ SIMS ROBERT JAMES AND NANCY W
7760 SW 167TH TER
PALMETTO BAY, FL 33157-3771
- ✓ SMITH KEITH A
PO BOX 1267
SUMAS, WA 98295-1267

- ✓ SPANISH FLY ENTERPRISES INC
PO BOX 420661
SUMMERLAND KEY, FL 33042-0661
- ✓ STAFFORD TERESA
7B-20-22 ONSLOW AVE
ELIZABETH BAY, NSW 2011 SW 2011
- ✓ STUURSMA JAMES R AND ANN M
PO BOX 202
MACATAWA, MI 49434-0202
- ✓ SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE, NC 28262
- ✓ THOMAS TOM AND LUCILLE G
2864 COCO LAKES DR
NAPLES, FL 34105-4511
- ✓ TITF/SOVEREIGNTY LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000
- ✓ TORTUGA WEST HOUSING LLC
210 FRONT ST STE 107
KEY WEST, FL 33040-8304
- ✓ TORTUGA WEST HOUSING LLC
201 FRONT ST STE 107
KEY WEST, FL 33040-8346 *DUP*
- ✓ TOWER EQUITIES RE INC
PO BOX 690785
CHARLOTTE, NC 28227-7014
- ✓ TRADEWINDS INTERNATIONAL REAL ESTATE PLLC
1540 INTERNATIONAL PKWY STE 200
LAKE MARY, FL 32746-4713
- ✓ UNITED STATES OF AMERICA
~~, null~~
- ✓ UP DEVELOPMENT KEY WEST HOLDINGS LLC
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198
- ✓ VEACH LINDA AND CHARLES M
6800 MALONEY AVE LOT 32
KEY WEST, FL 33040-8109
- ✓ WALTERS CHARLES D AND STEPHANIE
525 DU PONT LN
KEY WEST, FL 33040-7458
- ✓ WALTERS CHARLES D AND STEPHANIE A
525 DU PONT LN
KEY WEST, FL 33040-7458 *DUP*
- ✓ WELLS KENNETH G
6651 MALONEY AVE
KEY WEST, FL 33040-6057
- ✓ WHITEHEAD BRIAN
49 SUNSET KEY DR
KEY WEST, FL 33040-8383
- ✓ WHITEHEAD BRIAN J
49 SUNSET KEY DR
KEY WEST, FL 33040-8383 *DUP*
- ✓ WOLFE MICHALINE G
6800 MALONEY AVE LOT 33
KEY WEST, FL 33040-8109
- ✓ WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041
- ✓ WYLAND OF KEY WEST INC
953 NW 53RD ST
FT LAUDERDALE, FL 33309
- ✓ MOREAN WILLIAM D LV TR DTD 4-7-81 AND REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300
- ✓ BURNETTE WILLIAM HOLMES REV TR 05/30/1997
708 WHITE ST
KEY WEST, FL 33040-7155
- ✓ COTTIS JOHN DEC TRUST 5/28/2008
17258 DOLPHIN ST
SUGARLOAF SHORES, FL 33042
- ✓ ASPINWALL FAMILY TR AG 5/18/2011
316 NAUTILUS CT
FORT MYERS, FL 33908-1610
- ✓ WILKES GEORGE A REVOCABLE TRUST 10/27/2004
143 RAINBOW DR #4350
LIVINGSTON, TX 77399-1043
- ✓ GARDNER JENNIE S REV TR 10/26/2010
201 13TH ST NE APT B
WASHINGTON, DC 20002-6566
- ✓ KERSHAW ABRAHAM AND CAROL L JOINT TRUST 10/23/2012
31W660 STEARNS RD
ELGIN, IL 60120-9000
- ✓ BERMAN BENJAMIN REV TRUST 12/21/2006
6800 MALONEY AVE LOT 55
KEY WEST, FL 33040-6073
- ✓ DBGB REVOCABLE LIVING TRUST 7/10/2000
26 HINA ST
HILO, HI 96720-2005

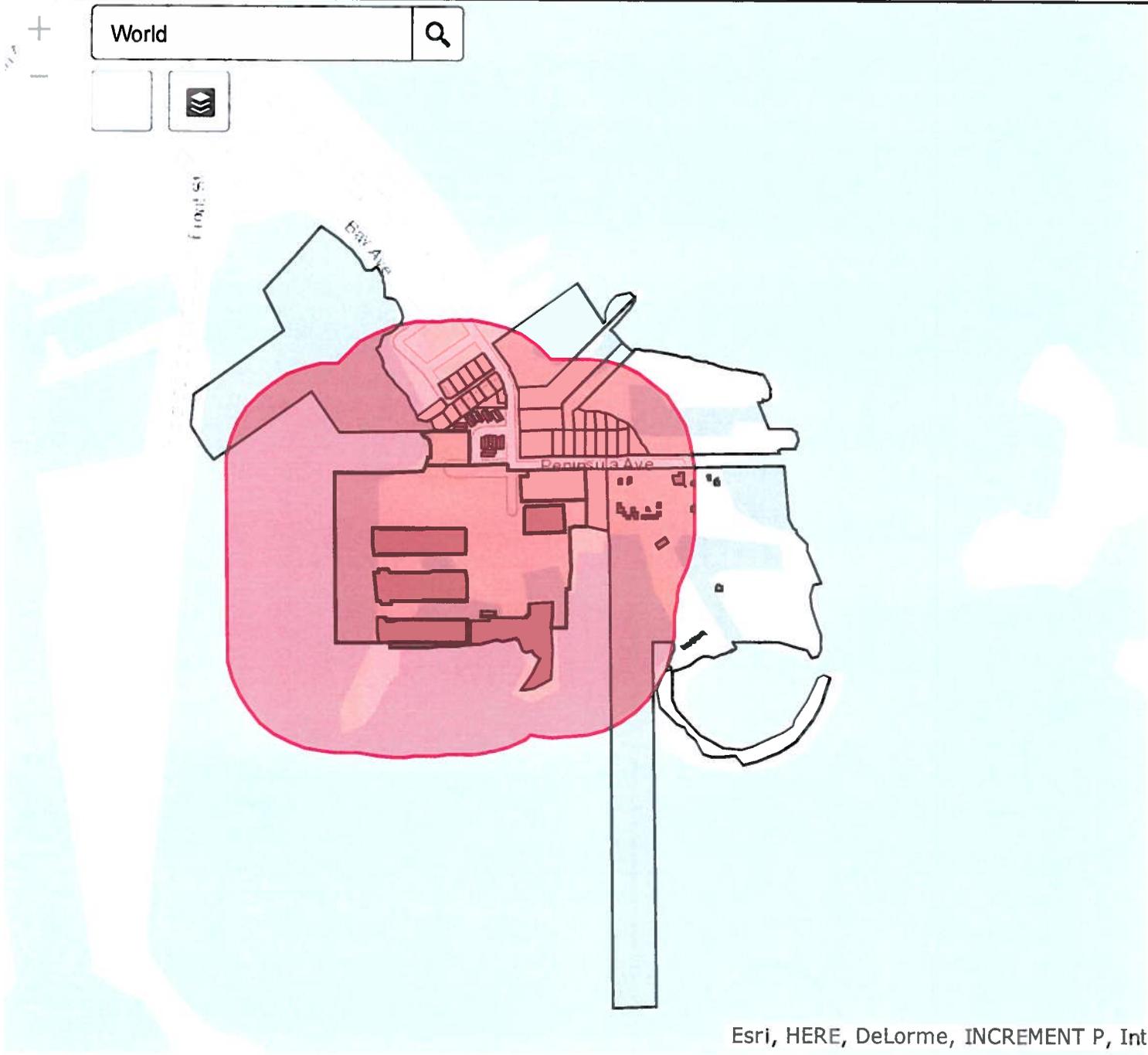
Verify TA

(26)

- ✓ STARK JOHN TRUST AGREEMENT
12/15/1995
4780 COVE CIR APT 311
SAINT PETERSBURG, FL 33708-2870
- ✓ SMITH KEITH MD PROFITSHARING
PLAN 1/1/1987
PO BOX 1267
SUMAS, WA 98295-1267
- ✓ HARLOW JAMES MYRON DECLARATION
TRUST 12/7/2001
16657 HOLLY LN *DUP*
SUMMERLAND KEY, FL 33042-3508
- ✓ ROGGERO HARRY J JR LIVING TRUST
10/1/2012
21 PARKER AVE *DUP*
NEWPORT, RI 02840-6940
- ✓ FOLEY WALTER AND KAY TRUST
4/16/07
875 WEST LOOP 304
CROCKETT, TX 75835
- ✓ JACQUES GARY L REVOCABLE TRUST
DTD 6/7/06
PO BOX 22
FLOYD, IA 50435-0022
- ✓ KEY WEST 80 LLC
26640 EDGEWOOD RD
EXCELSIOR, MN 55331-8339
- ✓ 337 MONTAUK HIGHWAY REALTY
EXCHANGE CORP
337 MONTAUK HWY
WATER MILL, NY 11976-2639
- ✓ JACQUES GARY L REV TRUST 6/7/2006
812 MEADOW LN
SOUTH HUTCHINSON, KS 67505-1725
- ✓ HARLOW JAMES MYRON DEC TR
12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508
- ✓ MAUN FAMILY TRUST 9/4/2013
225 CHEROKEE LN
CARBONDALE, CO 81623-9410
- ✓ SHIELD LINDA DEC TR 7/7/97
920 VIRGINIA ST
KEY WEST, FL 33040
- ✓ RICHARDS LIVING TRUST 7/20/07
1214 VON PHISTER ST
KEY WEST, FL 33040
- ✓ THE 3 G'S KEYS LLC
8541 BELLE MEADE DR
FORT MYERS, FL 33908-6011
- OCEANSIDE 104 LLC
PO BOX 144745 *DUP*
CORAL GABLES, FL 33114-4745
- OCEANSIDE 621 LLC
PO BOX 5925 *DUP*
KEY WEST, FL 33045-5925
- ✓ DUKE JOHN O REVOCABLE TRUST
10/11/2013
28555 JOLLY ROGER DR
SUMMERLAND KEY, FL 33042-5501
- ✓ HARLOW JAMES MYRON DECLARATION
TRUST 12/7/2001
16657 HOLLY LN *DUP*
SUMMERLAND KEY, FL 33042-3508
- ✓ ROGGERO HARRY J JR LIVING TRUST
10/1/2012
21 PARKER AVE
NEWPORT, RI 02840-6940
- ✓ OLIVER LAWRENCE J TR DTD 05/02/95
18420 DEEP PASSAGE LN
FT MYERS BEACH, FL 33931
- ✓ BUBBUS DAVID AND ELIZABETH DIANE
JT REV TR 9/16/11
216 N SHORE DR
RUSSELLVILLE, AR 72802-8827
- * 27 HARBOR BOULEVARD LLC
1101 17TH ST
KEY WEST, FL 33040-4276
- CONFIDENTIAL DATA F.S. 119.07
, null
- * 1018 TRUMAN LLC
521 SIMONTON ST
KEY WEST, FL 33040-6872

Verified IA (18)

 SPONs - Web App



Esri, HERE, DeLorme, INCREMENT P, Int

 600ft

24.565 -81.732 Degrees

End of Additional File 2016-193

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage Use Permit

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

Alcoholic Beverage Use Permit Application Fee: \$1,260.00

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: 11 / 14 / 2016
Month Day Year

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

YellowFin Bar and Grill, Oceanside Investors LLC Jiwan Nath Singh
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

PO Box 2039, Key West, FL, 33040
Mailing Address (Street, City, State and Zip Code)

914 560 6799 NATH@SinghCO.COM
Work Phone Home Phone Cell Phone Email Address

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

Oceanside Investors LLC Jiwan Nath Singh
(Name/Entity) Contact Person

PO Box 2039, Key West, FL, 33040
Mailing Address (Street, City, State and Zip Code)

914 560 6799 NATH@SinghCO.COM
Work Phone Home Phone Cell Phone Email Address

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

(Name/Entity) Contact Person

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

Work Phone Home Phone Cell Phone Email Address

APPLICATION

Legal Description of Property:

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

attached

Block _____ Lot _____ Subdivision _____ Key _____

Real Estate (RE) Number _____ Alternate Key Number _____

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

Land Use District Designation of Property: _____ **Total Land Area of Property:** _____

Present Land Use of Property: _____

Is lighting proposed: yes * Permitt to Dev. ag + MCL Is the proposed lighting shuttered and shielded from surrounding properties: yes

Is event music and entertainment proposed on the Property (describe location and if location is within an air conditioned space): No

Requested Type of Alcoholic Beverage: (Please check one)

- | | | |
|-------------------------------------|----------|---|
| <input type="checkbox"/> | 1APS | BEER, <i>package only</i> |
| <input type="checkbox"/> | 1COP | BEER, <i>on premise and package</i> |
| <input type="checkbox"/> | 2APS | BEER and WINE, <i>package only</i> |
| <input type="checkbox"/> | 2COP | BEER and WINE, <i>on premise and package</i> |
| <input type="checkbox"/> | 6COP | BEER, WINE and LIQUOR, <i>on-premises and package</i> |
| <input type="checkbox"/> | 6COP SRX | RESTAURANT, <i>no package sales</i> |
| <input type="checkbox"/> | 6COP SR | RESTAURANT, <i>package sale</i> |
| <input checked="" type="checkbox"/> | 6COP S | MOTEL, <i>package sales</i> |
| <input type="checkbox"/> | 6COP SBX | BOWLING, <i>no package sales</i> |
| <input type="checkbox"/> | 6COP SPX | BOAT, <i>no package sales</i> |
| <input type="checkbox"/> | 3BPS | BEER, WINE and LIQUOR, <i>package sales only</i> |
| <input type="checkbox"/> | 3M | ADDITIONAL LICENSE FOR 6COP, <i>over three bars</i> |
| <input type="checkbox"/> | 5COP | BEER, WINE and LIQUOR, <i>on premise and package</i> |
| <input type="checkbox"/> | 5SRX | RESTAURANT, <i>no package sales</i> |
| <input type="checkbox"/> | 5SR | RESTAURANT, <i>package sales</i> |
| <input type="checkbox"/> | 5S | HOTEL, <i>package sales</i> |
| <input type="checkbox"/> | 5SPX | EXCURSION BOAT, <i>no package sales</i> |
| <input type="checkbox"/> | 11C | PRIVATE CLUB; CABANA CLUB |
| <input type="checkbox"/> | 12RT | RACETRACK, LIQUOR, <i>no package sales</i> |

Issued alcoholic beverage use permits shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

APPLICATION

All of 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.)

- Complete alcoholic beverage application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor –four (4) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– four (4) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:
 - Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Locations and dimensions of all existing structures and drives;
 - Adjacent roadways;
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

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)
- Proposed site plan and/or building floor plans**
- Traffic Study, prepared by a licensed traffic engineer, and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval).**

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.

CONSIDERATION IS \$4,750,000

Doc# 1937508 06/17/2013 2:00PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This document was prepared by
and should be returned to:

06/17/2013 2:00PM
DEED DOC STAMP CL: DS \$33,250.00

Brian M. Jones, Esq.
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

SPECIAL WARRANTY DEED

Doc# 1937508
BKN 2634 Pgn 572

THAT ATLAS FL II SPE LLC, a North Carolina limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by OCEANSIDE INVESTORS LLC, a Florida limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 1010 Kennedy Dr, Suite 302, Key West, FL 33040, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Monroe County, Florida, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes and all other matters of record affecting the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that, except for the Permitted Exceptions, at the time of delivery of this Special Warranty Deed, the Property is free from all encumbrances made by Grantor, and Grantor will WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee acknowledges and agrees that any and all liability hereunder of Grantor, its agents, representatives or employees, including the Special Warranty of title herein contained, shall be limited to and satisfied solely from the Grantor's proceeds from the Property.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all real property taxes on the Property for the year 2013 and subsequent years.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of June 13, 2013.

Signed, sealed and delivered in the presence of the following witnesses: **ATLAS FL II SPE LLC**, a North Carolina limited liability company

Max Labrada
Print Name: Max Labrada

By: A. Giel V.P.
Print Name: Charlie Giel
As Its: Vice President

Dave Gitter
Print Name: DAVE GITTER

THE STATE OF FL §
COUNTY OF Monroe § Key West §

This instrument was acknowledged before me on June 13, 2013, by Charlie Giel, the Vice President of ATLAS FL II SPE LLC, a North Carolina limited liability company, on behalf of said limited liability company.

Brian Bennett
BRIAN M. BENNETT Notary Public
Notary Public - State of Florida
My Comm. Expires May 9, 2014
Commission # DD 989748
Brian Bennett
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PART A:

UNITS NO. J-4, J-6, J-9, J-11 AND J-12 IN OCEANSIDE EAST DRY STORAGE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 1967, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO (THE "CONDOMINIUM PARCELS").

TOGETHER WITH EACH UNIT'S INTEREST IN THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO A LAUNCHING SITE AS MORE PARTICULARLY DESCRIBED IN THAT GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 92, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, ENCROACHMENTS AND MAINTENANCE AS MORE PARTICULARLY DESCRIBED IN THAT GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 100, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

TOGETHER WITH

THAT PARCEL OF LAND (THE "NON-CONDOMINIUM LAND") AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UPLAND TERMINUS BOUNDARY LINE:

A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975, LYING IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, "GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 00° 00' 00" EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 256.64 FEET MORE OR LESS TO THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 88° 44' 58" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 81° 26' 20" WEST, A DISTANCE OF 13.41 FEET; THENCE SOUTH 48° 22' 45" WEST, A DISTANCE OF 7.77 FEET; THENCE SOUTH 09° 55' 20" WEST, A DISTANCE OF 8.55 FEET; THENCE SOUTH 00° 10' 09" WEST, A DISTANCE OF 178.89 FEET; THENCE SOUTH 01° 46' 07" WEST, A DISTANCE OF 53.90 FEET; THENCE SOUTH 06° 39' 38" WEST, A DISTANCE OF 34.06 FEET; THENCE NORTH 80° 11' 10" WEST, A DISTANCE OF 19.75 FEET; THENCE NORTH 06° 04' 32" EAST, A DISTANCE OF 30.53 FEET; THENCE NORTH 02° 25' 50" EAST, A DISTANCE OF 53.34 FEET; THENCE NORTH 16° 29' 47" WEST, A DISTANCE OF 23.38 FEET; THENCE NORTH 40° 25' 19" WEST, A DISTANCE OF 21.08 FEET; THENCE NORTH 63° 50' 22" WEST, A DISTANCE OF 18.30 FEET; THENCE SOUTH 88° 24' 25" WEST, A DISTANCE OF 48.58 FEET; THENCE SOUTH 80° 34' 05" WEST, A DISTANCE OF 12.37 FEET; THENCE SOUTH 81° 01' 04" WEST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 77° 16' 42" WEST, A DISTANCE OF 50.24 FEET; THENCE SOUTH 68° 46' 49" WEST, A DISTANCE OF 24.66 FEET; THENCE SOUTH 41° 39' 38" WEST, A DISTANCE OF 17.34 FEET; THENCE SOUTH 05° 19' 44" WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 00° 57' 38" WEST, A DISTANCE OF 45.02 FEET; THENCE SOUTH 10° 31' 54" EAST, A DISTANCE OF 26.49 FEET; THENCE SOUTH 14° 28' 10" EAST, A DISTANCE OF 29.44 FEET; THENCE SOUTH 34° 09'

00" EAST, A DISTANCE OF 10.17 FEET; THENCE SOUTH 65° 59' 42" EAST, A DISTANCE OF 13.79 FEET; THENCE SOUTH 86° 21' 21" EAST, A DISTANCE OF 27.69 FEET; THENCE NORTH 87° 00' 36" EAST, A DISTANCE OF 46.24 FEET; THENCE NORTH 81° 58' 32" EAST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 87° 38' 26" EAST, A DISTANCE OF 10.36 FEET; THENCE SOUTH 00° 00' 45" WEST, A DISTANCE OF 38.74 FEET; THENCE SOUTH 07° 17' 00" WEST, A DISTANCE OF 50.37 FEET; THENCE SOUTH 01° 31' 11" WEST, A DISTANCE OF 60.24 FEET; THENCE SOUTH 03° 09' 56" EAST, A DISTANCE OF 56.98 FEET; THENCE SOUTH 01° 17' 35" WEST, A DISTANCE OF 67.93 FEET; THENCE SOUTH 24° 27' 36" WEST; A DISTANCE OF 20.05 FEET; THENCE NORTH 70° 07' 27" WEST, A DISTANCE OF 30.56 FEET; THENCE NORTH 39° 29' 04" WEST, A DISTANCE OF 35.34 FEET; THENCE NORTH 20° 28' 48" WEST, A DISTANCE OF 25.13 FEET; THENCE NORTH 75° 38' 40" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 45° 33' 20" WEST, A DISTANCE OF 17.49 FEET; THENCE NORTH 23° 30' 00" WEST, A DISTANCE OF 28.68 FEET; THENCE NORTH 43° 31' 59" WEST, A DISTANCE OF 14.41 FEET; THENCE SOUTH 88° 32' 44" WEST, A DISTANCE OF 24.78 FEET; THENCE SOUTH 71° 33' 38" WEST, A DISTANCE OF 41.80 FEET; THENCE SOUTH 89° 52' 50" WEST, A DISTANCE OF 42.77 FEET; THENCE SOUTH 82° 14' 18" WEST, A DISTANCE OF 32.99 FEET; THENCE SOUTH 73° 17' 44" WEST, A DISTANCE OF 19.18 FEET; THENCE SOUTH 79° 38' 41" WEST, A DISTANCE OF 26.35 FEET; THENCE SOUTH 82° 50' 54" WEST, A DISTANCE OF 32.20 FEET; THENCE SOUTH 88° 27' 31" WEST, A DISTANCE OF 22.15 FEET; THENCE NORTH 63° 04' 54" WEST, A DISTANCE OF 5.73 FEET; THENCE SOUTH 56° 22' 23" WEST, A DISTANCE OF 7.38 FEET; THENCE SOUTH 85° 25' 56" WEST, A DISTANCE OF 43.08 FEET; THENCE NORTH 83° 45' 01" WEST, A DISTANCE OF 31.16 FEET; THENCE SOUTH 87° 16' 53" WEST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 86° 20' 31" WEST, A DISTANCE OF 54.32 FEET; THENCE SOUTH 88° 07' 13" WEST, A DISTANCE OF 64.34 FEET; THENCE NORTH 89° 56' 25" WEST, A DISTANCE OF 65.13 FEET; THENCE NORTH 88° 59' 04" WEST, A DISTANCE OF 52.42 TO THE POINT OF TERMINUS AND THE END OF THE HEREIN DESCRIBED LINE.

PARCEL A:

ON THE ISLAND OF STOCK ISLAND, AND BEING LOT ONE (1), BLOCK SIXTY (60) ACCORDING TO GEORGE L. MCDONALD'S MAP OF LOTS ONE (1), TWO (2), THREE (3), FIVE (5) AND SIX (6) OF SECTION THIRTY FIVE (35), LOT TWO (2) SECTION THIRTY SIX (36), LOT THREE (3) SECTION TWENTY SIX (26), AND LOT TWO (2) SECTION THIRTY FOUR (34), TOWNSHIP SIXTY SEVEN (67) SOUTH, RANGE TWENTY FIVE (25) EAST, RECORDED IN PLAT BOOK ONE (1), PAGE 55, MONROE COUNTY, FLORIDA RECORDS.

AND ALSO

PARCEL B:

BEING AT A POINT ON THE SOUTH BOUNDARY LINE OF PENINSULA AVENUE, 382 FEET DISTANT AND WEST OF THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF PENINSULA AVENUE WITH THE WEST BOUNDARY LINE OF MALONEY AVENUE, FROM SAID POINT OF BEGINNING, CONTINUE IN A WEST DIRECTION ALONG THE SOUTH BOUNDARY LINE OF PENINSULAR AVENUE EXTENDED A DISTANCE OF 418 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHERLY DIRECTION A DISTANCE OF 520 FEET; THENCE AT RIGHT ANGLES AND IN AN EASTERLY DIRECTION A DISTANCE OF 600 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHERLY DIRECTION A DISTANCE OF 184 FEET; THENCE MEANDERING THE HIGH WATER LINE IN A NORTHWESTERLY AND NORTHEASTERLY DIRECTION A DISTANCE OF 450 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND BEING IN A SUBDIVISION OF LOTS 1, 2, 3, 5 AND 6 OF SECTION 35, LOT 2 OF SECTION 36, LOT 3 OF SECTION 26, LOT 2 OF SECTION 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA.

ALSO

PARCEL C:

A PARCEL OF SUBMERGED LAND IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 60 OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 600 FEET TO THE NORTHWEST CORNER OF A PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 19811, DATED JUNE 12, 1951; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES, A DISTANCE OF 520 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL FOR THE POINT OF BEGINNING OF PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH A DISTANCE OF 251.6 FEET; THENCE EAST A DISTANCE OF 600 FEET; THENCE NORTH A DISTANCE OF 251.6 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND BY DEED NO. 19811; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 600 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO

PARCEL D:

ON THE ISLAND KNOWN AS STOCK ISLAND AND DESCRIBED ACCORDING TO THE GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, RECORDED IN PLAT BOOK 1, PAGE 55, MONROE COUNTY, FLORIDA AS FOLLOWS:

LOTS TWO (2) AND THREE (3) IN BLOCK SIXTY (60).

ALSO

PARCEL E:

A PARCEL OF FORMERLY SUBMERGED LAND IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, SQUARE 60 OF PLAT TITLED "ALL LOTS 1, 2, 3, 5 AND 6, SECTION 35; LOT 3, SECTION 26; LOT 2, SECTION 34, STOCK ISLAND, TOWNSHIP 67 SOUTH, RANGE 25 EAST", RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, RUN SOUTH 435.6 FEET; THENCE AT RIGHT ANGLES RUN WEST 200 FEET; THENCE AT RIGHT ANGLES RUN NORTH 435.6 FEET TO THE SOUTHWEST CORNER OF LOT 2, SQUARE 60 OF THE ABOVE MENTIONED PLAT; THENCE MEANDER THE SHORELINE TO AN EASTERLY DIRECTION BACK TO THE POINT OF BEGINNING.

ALSO

PARCEL F:

ON THE ISLAND KNOWN AS STOCK ISLAND AND DESCRIBED ACCORDING TO GEORGE L. MCDONALD'S PLAT OF A PART OF SAID STOCK ISLAND, RECORDED IN PLAT BOOK ONE (1), PAGE 55, MONROE COUNTY, FLORIDA, AS FOLLOWS:

LOTS ONE (1) AND TWO (2) IN BLOCK SIXTY ONE (61), TOGETHER WITH A PARCEL OF SUBMERGED

LAND IN THE STRAITS OF FLORIDA, SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, LOCATED SOUTHERLY OF AND ADJACENT TO LOTS 1 AND 2, BLOCK 61, AND DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SHORELINE OF STOCK ISLAND AND THE WEST LINE OF SAID LOT 1, BLOCK 61, ACCORDING TO SAID PLAT OF STOCK ISLAND; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 61 (EXTENDED) A DISTANCE OF 435 FEET TO A POINT; THENCE EAST A DISTANCE OF 200 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2, BLOCK 61 (EXTENDED); THENCE NORTH ALONG THE EAST LINE OF LOT 2, BLOCK 61 (EXTENDED) A DISTANCE OF 475 FEET, MORE OR LESS TO A POINT IN THE SOUTHERLY SHORELINE OF STOCK ISLAND; THENCE WESTERLY ALONG THE MEANDERS OF SAID SOUTHERLY SHORELINE, A DISTANCE OF 210 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

PARCEL G:

LOT 3 IN BLOCK 61 OF STOCK ISLAND AS SHOWN ON PLAT OF SAID STOCK ISLAND MADE BY GEORGE L. MCDONALD AND RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

ALSO

PARCEL H:

THE PORTION OF MALONEY AVENUE LYING BETWEEN BLOCKS 60 AND 61 OF GEORGE L. MCDONALD'S PLAT OF A PART OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL I:

A PARCEL OF FORMERLY SUBMERGED LAND IN HAWK CHANNEL IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 60 OF A PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 280 FEET TO THE SOUTHEAST CORNER OF THE SAID BLOCK 60 AND THE SHORELINE ACCORDING TO THE SAID PLAT OF STOCK ISLAND AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 435.60 FEET TO A POINT; THENCE EAST 60 FEET TO A POINT; THENCE NORTH 435.60 FEET TO A POINT; THENCE WEST 60 FEET BACK TO THE POINT OF BEGINNING.

ALSO

PARCEL J:

A PARCEL OF LAND ON THE ISLAND KNOWN AS STOCK ISLAND, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 60, ACCORDING TO GEORGE MCDONALD'S PLAT OF SAID STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND THE EXTENSION OF SAID WEST LINE, 715.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, 56.0 FEET; THENCE WEST 381.3 FEET, MORE OR LESS, TO THE WESTERLY FACE OF AN EXISTING CONCRETE PIER; THENCE SOUTHERLY ALONG A LINE DEFLECTED 93°00 LEFT, 30 FEET, MORE OR LESS; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 15 COURSES: (NOTE:

MISSING CALL OF EAST 376.50')

THENCE 87°00 DEFLECTED LEFT (DL), 200 FEET, MORE OR LESS;
THENCE 27°00 DEFLECTED LEFT, 30.00 FEET, MORE OR LESS;
THENCE 38°30 DEFLECTED RIGHT, 18.5 FEET, MORE OR LESS;
THENCE 40°00 DEFLECTED LEFT, 13.0 FEET, MORE OR LESS;
THENCE 46°50 DEFLECTED RIGHT, 45.0 FEET, MORE OR LESS;
THENCE 72°00 DEFLECTED LEFT, 75.5 FEET, MORE OR LESS;
THENCE 27°00 DEFLECTED RIGHT, 25.0 FEET, MORE OR LESS;
THENCE 64°00 DEFLECTED RIGHT, 94.5 FEET, MORE OR LESS;
THENCE 47°20 DEFLECTED RIGHT, 52.5 FEET, MORE OR LESS;
THENCE 37°40 DEFLECTED LEFT, 37.5 FEET, MORE OR LESS;
THENCE 54°15 DEFLECTED LEFT, 24.5 FEET, MORE OR LESS;
THENCE 72°00 DEFLECTED LEFT, 40.0 FEET, MORE OR LESS;
THENCE 28°20 DEFLECTED LEFT, 118.5 FEET, MORE OR LESS;
THENCE 56°10 DEFLECTED LEFT, 231.9 FEET, MORE OR LESS;
THENCE WEST, 378.80 FEET BACK TO THE POINT OF BEGINNING.

LESS (CONDOMINIUM):

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH FOR A DISTANCE OF 265.88 FEET; THENCE WEST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH FOR A DISTANCE OF 339.68 FEET; THENCE WEST FOR A DISTANCE OF 67.20 FEET TO THE POINT OF BEGINNING; THENCE MEANDER THE APPROXIMATE MEAN HIGH WATER LINE FOR THE FOLLOWING TWENTY-TWO (22) METES AND BOUNDS; THENCE SOUTH 04° 53' 14" WEST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 03° 31' 10" WEST, A DISTANCE OF 60.33 FEET; THENCE SOUTH 04° 56' 57" EAST, A DISTANCE OF 108.26 FEET; THENCE SOUTH 06° 27' 03" WEST, A DISTANCE OF 123.44 FEET; THENCE SOUTH 57° 33' 15" WEST, A DISTANCE OF 86.74 FEET; THENCE SOUTH 81° 19' 27" WEST, A DISTANCE OF 44.77 FEET; THENCE NORTH 74° 55' 09" WEST, A DISTANCE OF 14.27 FEET; THENCE NORTH 38° 14' 22" EAST, A DISTANCE OF 83.55 FEET; THENCE NORTH 21° 12' 00" EAST, A DISTANCE OF 20.97 FEET; THENCE NORTH 28° 26' 29" EAST, A DISTANCE OF 45.45 FEET; THENCE NORTH 08° 28' 07" EAST, A DISTANCE OF 14.52 FEET; THENCE NORTH 44° 57' 55" WEST, A DISTANCE OF 32.90 FEET; THENCE NORTH 45° 09' 29" WEST, A DISTANCE OF 12.09 FEET; THENCE SOUTH 87° 09' 32" WEST, A DISTANCE OF 29.15 FEET; THENCE NORTH 75° 12' 35" WEST, A DISTANCE OF 17.77 FEET; THENCE NORTH 23° 09' 22" WEST, A DISTANCE OF 52.43 FEET; THENCE SOUTH 89° 35' 35" WEST, A DISTANCE OF 7.15 FEET; THENCE NORTH 00° 10' 56" EAST, A DISTANCE OF 7.23 FEET; THENCE SOUTH 79° 00' 39" WEST, A DISTANCE OF 63.72 FEET; THENCE NORTH 79° 00' 34" WEST, A DISTANCE OF 28.33 FEET; THENCE SOUTH 77° 29' 51" WEST, A DISTANCE OF 80.86 FEET; THENCE NORTH 88° 49' 09" WEST, A DISTANCE OF 41.75 FEET; THENCE LEAVING THE SAID MEAN HIGH WATER LINE FOR A DISTANCE OF 103.41 FEET; THENCE EAST FOR A DISTANCE OF 81.33 FEET; THENCE NORTH FOR A DISTANCE OF 12.00 FEET; THENCE EAST FOR A DISTANCE OF 157.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE LEFT ALONG THE SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 50.27 FEET TO A POINT OF TANGENCY; THENCE NORTH FOR A DISTANCE OF 36.77 FEET; THENCE EAST FOR A DISTANCE OF 106.74 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PIERS:

NORTH PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT; THENCE WEST 228.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE SOUTH FOR A DISTANCE OF 109 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 390.55 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 5.17 FEET TO A POINT; THENCE SOUTH 86° 48' 20" WEST FOR A DISTANCE OF 33.50 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 119.9 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST FOR A DISTANCE OF 33.50 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 5.49 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 398.11 FEET BACK TO THE POINT OF BEGINNING.

MIDDLE PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT; THENCE WEST 228.63 FEET TO A POINT; THENCE SOUTH FOR A DISTANCE OF 191.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE SOUTH FOR A DISTANCE OF 127 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 348.48 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 13.19 FEET TO A POINT; THENCE SOUTH 86° 49' 20" WEST FOR A DISTANCE OF 45 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 16 FEET TO A POINT; THENCE SOUTH 86° 48' 20" WEST FOR A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 125 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST A DISTANCE OF 16 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST A DISTANCE OF 45 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 16.61 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 355.66 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PIER:

SOUTH PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT;

THENCE WEST 228.63 FEET TO A POINT; THENCE SOUTH FOR A DISTANCE OF 416.99 FEET TO POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE SOUTH FOR A DISTANCE OF 97 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 408.80 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 115 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST FOR A DISTANCE OF 38.34 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 20 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 375.82 FEET BACK TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH FOR A DISTANCE OF 167.57 FEET; THENCE WEST FOR A DISTANCE OF 103.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 59' 20" WEST FOR A DISTANCE OF 182.26; THENCE SOUTH 00° 00' 40" EAST FOR A DISTANCE OF 120.31 FEET; THENCE NORTH 89° 59' 20" EAST FOR A DISTANCE OF 182.26 FEET; THENCE NORTH 00° 00' 40" WEST FOR A DISTANCE OF 120.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Reservations contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida, filed March 29, 1960 in Book 180, Page 381 . Note: The right of entry has been released pursuant to S270.11, F.S.
2. State of Florida Department of Administration Division of State Planning Affidavit Regarding the Florida Keys Area of Critical State Concern recorded August 13, 1976 in Book 668, Page 43.
3. Easement granted to The Utility Board of the City of Key West, Florida by instrument recorded March 19, 2002 in Book 1769, Page 863.
4. Grant of Non-Exclusive Easement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1151.
5. Grant of Non-Exclusive Easement and Provider Agreement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1164.
6. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
7. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
8. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
9. Reservation(s) in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded November 16, 1964 in Book 325, Page 595, as to: a. 3/4 interest in all phosphate, mineral and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with

phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

10. Storm Sewer Easement to the State of Florida for the use and benefit of the State Road Department of Florida recorded September 27, 1966 in Book 379, Page 1033.
11. Drainage Easement in favor of the State Road Department of Florida recorded October 21, 1966 in Book 381, Page 225.
12. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded January 29, 1970 in Book 446, Page 255, as to: a. 3/4 interest in all phosphate, mineral, and metal rights b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).
13. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded March 26, 1973 in Book 534, Page 198, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).
14. Easement in favor of the Utility Board of the City of Key West recorded January 27, 1977 in Book 690, Page 313.
15. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded December 6, 1985 in Book 959, Page 2354, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).
16. Grant of Non-Exclusive Access and Parking Easement Agreement in favor of Oceanside Marina Condominium Association, Inc., as recorded July 1, 1997 in Book 1464, Page 1517.
17. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed upon this parcel of land.
18. Grant of Easement (Launching) as recorded August 1, 2003 in Book 1915, Page 92.
19. Grant of Easement (Ingress, Egress, Utilities, Drainage, Encroachments and Maintenance) as recorded August 1, 2003 in Book 1915, Page 100.

20. All the covenants, conditions, restriction, easements, assessments and possible liens, terms and other provisions of Declaration of Condominium and Exhibits thereto, recorded August 11, 2003 in Book 1918, Page 1967, Public Records of Monroe County, Florida, and as further amended, including, but not limited to one or more of the following: provisions for private charges or assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant. NOTE: Developers Right of First Refusal was terminated in Book 2201, Page 1282 and in Book 2212, Page 1604. (As to Condo Parcels only)
21. County Resolution No. 265-2004, providing for the annual levy for wastewater assessments recorded June 23, 2005 in Book 2126, Page 511.
22. Terms and conditions of the Monroe County Planning Commission Resolution No. P21-07 recorded July 13, 2007 in Book 2308, Page 801.



Petitioner: Oceanside Investors, LLC

Doc# 1992171
Bk# 2696 Pg# 895

MONROE COUNTY, FLORIDA
RESOLUTION NO. 116 -2014

A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF THE WESTERN PORTION OF PENINSULAR AVENUE ON STOCK ISLAND THAT IS BOUNDED ON THE NORTH BY LOTS 30, 31 & THE WEST ½ OF LOT 32 IN BLOCK (SQUARE) 46 OF MALONEY SUBDIVISION, BOUNDED ON THE WEST BY A PLATTED SHORELINE OF MALONEY SUBDIVISION, AND BOUNDED ON THE SOUTH BY LOTS 1 AND 2 IN BLOCK (SQUARE) 60 OF MALONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

WHEREAS, an application was filed by Oceanside Investors, LLC to abandon a portion of Peninsular Avenue on Stock Island that is located between Blocks 46 and 60 (west of the west ½ of Lot 32 in Block 46) in Maloney Subdivision, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida, desires to renounce and disclaim any right of the County and the public in and to the hereinafter right-of-way; and

WHEREAS, due notice has been published and a public hearing has been held in accordance with Chapter 336, Florida Statutes; and

WHEREAS, at said public hearing, the Board considered the argument of all parties present wishing to speak on the matter, and considered the renouncing and disclaiming of any

right of the County and the public in and to the hereinafter described right-of-way as delineated on the hereafter described map or plat; and

WHEREAS, the Board has determined that vacation of the said right-of-way is for the general public welfare, and conforms to the requirement of Sections 336.09 and 336.10, Florida Statutes; and

WHEREAS, the Board makes the following Findings of Fact and Conclusions of Law:

1. For purposes of Monroe County Code Sections 19-1(a)(1) and (2) the water at the end of Peninsular Avenue is not "open water."
2. For purposes of Monroe County Code Sec. 19-1(a)(3) abandonment of the right-of-way does not preclude a way for the public to maintain access to the water.
3. By approving this resolution, Monroe County agrees to the abandonment as an affected property owner under Monroe County Sec. 19-1(b).
4. The applicant has agreed to pay any expenses associated with the road abandonment including but not limited to relocation of utilities and any required road improvements.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that it hereby renounces and disclaims any right of the County and public in and to the following described streets, alleyways, roads, or highways as delineated on the hereafter described map or plat, to-wit:

"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning. Containing 12,300.00 square feet, more or less."

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 30th of June, 2014.

Mayor Sylvia Murphy	<u>Yes</u>
Mayor <i>pro tem</i> Danny L. Kohlage	<u>No</u>
Commissioner Heather Carruthers	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>
Commissioner David Rice	<u>Abstained</u>

**BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA**



BY: Sylvia J. Murphy
Mayor Sylvia Murphy

BY: AMY HEAVILIN, CLERK

[Signature]
Deputy Clerk

Approved as to Form and Legal Sufficiency

[Signature]
Assistant County Attorney
June 19, 2014

FILED FOR RECORD
2014 JUL -1 PM 1:25
CLK. CIR. Ct.
MONROE COUNTY, FLA

~~FILED FOR RECORD
2014 JUN 31 PM 1:25
CLK. CIR. Ct.
MONROE COUNTY, FLA~~

**STATE OF FLORIDA
COUNTY OF MONROE**

This Copy is a True Copy of the
Original on File in this Office. Witness
my hand and Official Seal.

This 15th day of July

A.D., 20 14
AMY HEAVILIN
Clerk Circuit Court

By [Signature] D.C.



STATE OF FLORIDA
COUNTY OF MONROE

PO Box 1800
Key West FL 33041
Office....305-292-7777
Extension...x219
Fax.....305-295-8025
legals@keysnews.com

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Adoption of Resolution
Renouncing Right - Peninsular Ave.

INTERNET PUBLISHING
keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

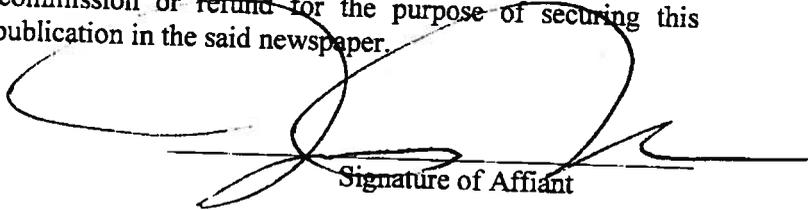
was published in said newspaper in the issue(s) of

July 7, 2014

NEWSPAPERS
The Citizen
Southernmost Flyer
Florida Keys Free Press

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARKETING SERVICES
Commercial Printing
Direct Mail


Signature of Affiant

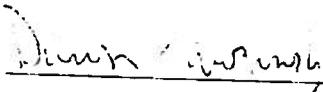
FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Internet Division
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Sworn and subscribed before me this 7 day of July, 2014

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

Notary Public:





DAWN KAWZINSKY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE157233
Expires 1/4/2016

Dawn Kawzinsky
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____

**NOTICE OF ADOPTION OF
RESOLUTION**

**NOTICE OF ADOPTION OF
RESOLUTION RENOUNCING
AND DISCLAIMING ANY
RIGHT OF THE COUNTY OF
MONROE AND THE PUBLIC
IN AND TO A CERTAIN
STREET AS DELINEATED ON
A CERTAIN RECORDED
PLAT.**

NOTICE IS HEREBY GIVEN,
pursuant to Chapter 336,
Florida Statutes, that the Board
of County Commissioners of
Monroe County, Florida, at a
meeting held on June 30, 2014
duly adopted Resolution No.
116-2014, renouncing and
disclaiming any right of the
County of Monroe and the
public in and to the following
described streets, alley-ways,
roads or highways as
delineated on the hereinafter
described map or plat, to wit:

**"Peninsular Avenue, lying
between Block 46 and 60,
South of Lots 30, 31 & the
West 1/2 of Lot 32, in Square
46, according to Maloney's
subdivision of a part of Stock
Island, Monroe County,
Florida, as recorded in Plat
Book 1, Page 55, of the
Public Records of Monroe
County, Florida, and being
more particularly described
as follows:**

**Commence at the Southeast
corner of Lot 35 of said plat,
thence West along the North
Right-of-way line of
Peninsular Ave. for a
distance of 175.00 feet to the
Southeast corner of the said
West 1/2 of Lot 32, and the
Point of Beginning; thence
continue West along the said
North Right-of-way line of
Peninsular Ave. for a
distance of 195.00 feet, more
or less to the platted
shoreline per Maloney's
subdivision; thence S
18°28'06" W along the platted
shoreline for a distance of
63.64 feet to the South
Right-of-way line of
Peninsular Ave.; thence East
along the said South
Right-of-way line of
Peninsular Ave., for a
distance of 215.00 feet more
or less to the Southerly
extension of the East line of
the said West 1/2 of Lot 32;
thence North for a distance
of 60.00 feet to the said North
Right-of-way line of
Peninsular Ave. and the Point
of Beginning. Containing
12,300.00 square feet, more
or less."**

Dated at Marathon, Florida, this
2nd Day of July, 2014.
AMY HEAVILIN, Clerk of the
Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Monroe
County, Florida

July 7, 2014
Key West Citizen



**MONROE COUNTY, FLORIDA
RESOLUTION NO. 115 -2015**

A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF PENINSULAR AVENUE ON STOCK ISLAND THAT IS BOUNDED ON THE NORTH BY PART OF LOT 32, LOT 33, LOT 34 AND LOT 35 IN BLOCK 46 OF MALONEY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BOUNDED ON THE WEST BY A PREVIOUSLY ABANDONED PORTION OF THE PENINSULAR AVENUE RIGHT-OF-WAY (RESOLUTION NO. 116-2014); BOUNDED ON THE SOUTH BY PART OF LOT 2 AND LOT 3 IN BLOCK 60 OF MALONEY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND BOUNDED ON THE EAST BY THE WESTERN BOUNDARY LINE OF THE MALONEY AVENUE RIGHT-OF-WAY.

WHEREAS, an application was filed by Oceanside Investors, LLC to abandon a portion of Peninsular Avenue on Stock Island that is located between Blocks 46 and 60 (east of the center of Lot 32 in Block 46) in Maloney Subdivision, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida, desires to renounce and disclaim any right of the County and the public in and to the hereinafter right-of-way; and

WHEREAS, due notice has been published and a public hearing has been held in accordance with Chapter 336, Florida Statutes; and

WHEREAS, at said public hearing, the Board considered the argument of all parties present wishing to speak on the matter, and considered the renouncing and disclaiming of any right of the County and the public in and to the hereinafter described right-of-way as delineated on the hereinafter described map or plat; and

WHEREAS, the Board has determined that vacation of the said right-of-way is for the general public welfare, and conforms to the requirement of Sections 336.09 and 336.10, Florida Statutes; and

WHEREAS, the Board makes the following Findings of Fact and Conclusions of Law:

1. The Board has the authority to grant abandonments of dedicated and accepted rights-of-way under jurisdiction of the County in accordance with Monroe County Code §19-1; and
2. The vacation of the said right-of-way is not inconsistent with any of the criterion for granting abandonments provided in Monroe County Code §19-1;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that it hereby renounces and disclaims any right of the County and public in and to the following described streets, alley-ways, roads, or highways as delineated on the hereafter described map or plat, to-wit:

"Peninsular Avenue, lying between Block 46 and 60, South of the East 1/2 of Lot 32, Lots 33, 34, & 35 in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Begin at the Southeast corner of Lot 35 of said plat; thence West along the North Right-of-Way line of Peninsular Avenue for a distance of 175.00 feet to the Southeast corner of said West 1/2 of Lot 32; thence South along the Southerly extension of the West line of the East 1/2 of Lot 32 for a distance of 60.00 feet to the South Right-of-Way line of Peninsular Avenue; thence East along the said South Right-of-Way line of Peninsular Avenue (Northerly line of said Lots 2 and 3) for a distance of 175.00 feet to the Westerly line of Maloney Avenue; thence North along the said Westerly line of Maloney Avenue for a distance of 60.00 feet to the Point of Beginning"

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 18th of March, 2015.

Mayor Danny L. Kolhage	<u>No</u>
Mayor pro tem Heather Carruthers	<u>Yes</u>
Commissioner Sylvia Murphy	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>

FILED FOR RECORD
2015 APR 29 PM 3:41
CLK. CIR. CL.
MONROE COUNTY, FLA

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY: [Signature]
Mayor Danny L. Kolhage



ATTEST: AMY HEAVILIN, CLERK

[Signature]
Deputy Clerk

Approved as to Form and Legal Sufficiency
STATE OF FLORIDA
COUNTY OF MONROE

[Signature]
Assistant County Attorney
This Copy is a True Copy of the Original on file in this Office. Witness my hand and Official Seal.

This 29th day of April
A.D., 2015
AMY HEAVILIN
Clerk Circuit Court
[Signature]
By [Signature] D.C.

Doc# 2030313
BK# 2742 P# 508



STATE OF FLORIDA
COUNTY OF MONROE

PO Box 1800
Key West Fl 33041
Office.....305-292-7777
Extension...x219
Fax.....305-295-8025
legals@keysnews.com

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Adoption of Resolution

Road Abandonment - Peninsula Ave portion

INTERNET PUBLISHING
keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

was published in said newspaper in the issue(s) of

May 11, 2015

NEWSPAPERS
The Citizen
Southernmost Flyer
Florida Keys Free Press

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARKETING SERVICES
Commercial Printing
Direct Mail

FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Internet Division
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

Signature of Affiant

Sworn and subscribed before me this 11 day of May, 2015

Notary Public:

Dawn Kawzinsky



DAWN KAWZINSKY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EF157233
Expires 1/4/2016

Dawn Kawzinsky
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____

**NOTICE OF ADOPTION OF
RESOLUTION**

**NOTICE OF ADOPTION OF
RESOLUTION RENOUNCING
AND DISCLAIMING ANY
RIGHT OF THE COUNTY OF
MONROE AND THE PUBLIC
IN AND TO A CERTAIN
STREET AS DELINEATED ON
A CERTAIN RECORDED
PLAT.**

**Doc# 2030313
Bk# 2742 P# 510**

NOTICE IS HEREBY GIVEN,
pursuant to Chapter 336,
Florida Statutes, that the Board
of County Commissioners of
Monroe County, Florida, at a
meeting held on March 18,
2015, duly adopted Resolution
No. 115-2015, renouncing and
disclaiming any right of the
County of Monroe and the
public in and to the following
described streets, alley-ways,
roads or highways as
delineated on the hereinafter
described map or plat, to wit:

**"Peninsular Avenue, lying
between Block 46 and 60,
South of the East ½ of Lot 32,
Lots 33, 34, & 35 in Square
46, and North of a portion of
Lot 2 and Lot 3, Block 60,
according to Maloney's
subdivision of a part of Stock
Island, Monroe County,
Florida as recorded in Plat
Book 1, Page 55, of the Public
Records of Monroe County,**

**Florida, and being more
particularly described as
follows: Begin at the
Southeast corner of Lot 35 of
said plat; thence West along
the North Right-of-Way line of
Peninsular Avenue for a
distance of 175.00 feet to the
Southeast corner of said
West ½ of Lot 32; thence
South along the Southerly
extension of the West line of
the East ½ of Lot 32 for a
distance of 60.00 feet to the
South Right-of-Way line of
Peninsular Avenue; thence
East along the said South
Right-of-Way line of
Peninsular Avenue (Northerly
line of said Lots 2 and 3) for a
distance of 175.00 feet to the
Westerly line of Maloney
Avenue; thence North along
the said Westerly line of
Maloney Avenue for a
distance of 60.00 feet to the
Point of Beginning"**

Dated at Marathon, Florida, this
8th Day of May, 2015.

**AMY HEAVILIN, Clerk of the
Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Monroe
County, Florida**

May 11, 2015
Key West Citizen



Petitioner: Oceanside Investors, LLC

MONROE COUNTY, FLORIDA
RESOLUTION NO. 378 -2014

A RESOLUTION SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING CONCERNING THE PROPOSED ABANDONMENT OF A PART OF THE WESTERN PORTION OF THE RIGHT-OF- WAY OF PENINSULAR AVENUE; BOUNDED ON THE NORTH BY PART OF LOT 32, LOT 33, LOT 34 AND LOT 35 IN BLOCK 46 OF MALONEY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BOUNDED ON THE WEST BY A PREVIOUSLY ABANDONED PORTION OF THE PENINSULAR AVENUE RIGHT-OF-WAY (RESOLUTION NO. 116-2014); BOUNDED ON THE SOUTH BY PART OF LOT 2 AND LOT 3 IN BLOCK 60 OF MALONEY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND BOUNDED ON THE EAST BY THE WESTERN BOUNDARY LINE OF THE MALONEY AVENUE RIGHT-OF-WAY.

WHEREAS, an application was filed by Oceanside Investors, LLC to abandon a portion of Peninsular Avenue on Stock Island that is located between Blocks 46 and 60 (east of the center of Lot 32 in Block 46) in Maloney Subdivision, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida, desires to renounce and disclaim any right of the County and the public in and to the hereinafter streets, alley-ways, roads or highways,

WHEREAS, under Chapter 336, Florida Statutes, it is necessary to hold a public hearing after publishing due notice of said hearing in accordance with said Chapter, now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that the Board will hold a public hearing on December 10, 2014, at 3:00 P.M. at the Marathon Government Center, 2798 Overseas Highway, 2nd Floor, Marathon, Florida, to determine whether or not the Board will renounce and disclaim any right of the County and the public in and to the following described streets, alley-ways, roads, or highways as delineated on the hereinafter described map or plat, to-wit:

"Peninsular Avenue, lying between Block 46 and 60, South of the East 1/2 of Lot 32, Lots 33, 34, & 35 in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Begin at the Southeast corner of Lot 35 of said plat; thence West along the North Right-of-Way line of Peninsular Avenue for a distance of 175.00 feet to the Southeast corner of said West 1/2 of Lot 32; thence South along the Southerly extension of the West line of the East 1/2 of Lot 32 for a distance of 60.00 feet to the South Right-of-Way line of Peninsular Avenue; thence East along the said South Right-of-Way line of Peninsular Avenue (Northerly line of said Lots 2 and 3) for a distance of 175.00 feet to the Westerly line of Maloney Avenue; thence North along the said Westerly line of Maloney Avenue for a distance of 60.00 feet to the Point of Beginning"

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 19th of November, 2014.

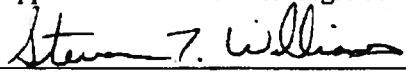
Mayor Danny L. Kolhage	<u> No </u>
Mayor <i>pro tem</i> Heather Carruthers	<u> Yes </u>
Commissioner Sylvia Murphy	<u> Yes </u>
Commissioner George Neugent	<u> Yes </u>
Commissioner David Rice	<u> Abstain </u>

**BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA**

BY: 
Mayor Danny L. Kolhage

(SEAL)
ATTEST: AMY HEAVILIN, CLERK


Deputy Clerk

Approved as to Form and Legal Sufficiency

Assistant County Attorney

**NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Monroe County, Florida, will hold a public hearing on **December 10, 2014, at 3:00 p.m., or as soon thereafter as may be heard, at the Marathon Government Center, 2798 Overseas Highway, 2nd Floor, Marathon, Florida,** for the purpose of determining whether or not the following streets, alley-ways, roads, or highways shall be abandoned:

**Doc# 2030313
BKR 2742 Pg# 513**

"Peninsular Avenue, lying between Block 46 and 60, South of the East 1/2 of Lot 32, Lots 33, 34, & 35 in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Begin at the Southeast corner of Lot 35 of said plat; thence West along the North Right-of-Way line of Peninsular Avenue for a distance of 175.00 feet to the Southeast corner of said West 1/2 of Lot 32; thence South along the Southerly extension of the West line of the East 1/2 of Lot 32 for a distance of 60.00 feet to the South Right-of-Way line of Peninsular Avenue; thence East along the said South Right-of-Way line of Peninsular Avenue (Northerly line of said Lots 2 and 3) for a distance of 175.00 feet to the Westerly line of Maloney Avenue; thence North along the said Westerly line of

Maloney Avenue for a distance of 60.00 feet to the Point of Beginning"

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

Dated at Marathon, Florida, this 20th day of November, 2014.

AMY HEAVILIN, Clerk of the
Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Monroe
County, Florida

November 22, 2014
Key West Citizen



STATE OF FLORIDA
COUNTY OF MONROE

PO Box 1800
Key West Fl 33041
Office....305-292-7777
Extension...x219
Fax.....305-295-8025
legals@keysnews.com

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Public Hearing

INTERNET PUBLISHING
keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

Road Abandonment - Peninsula Ave

was published in said newspaper in the issue(s) of

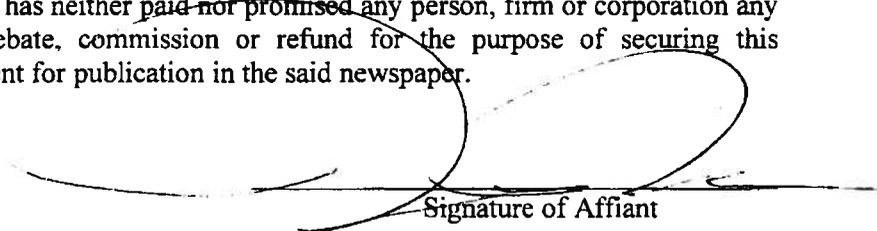
November 22, 2014

NEWSPAPERS
The Citizen
Southernmost Flyer
Florida Keys Free Press

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither ~~paid nor promised~~ any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARKETING SERVICES
Commercial Printing
Direct Mail

FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com


Signature of Affiant

Internet Division
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Sworn and subscribed before me this 22 day of November, 2014

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

Notary Public:

Dawn Kawzinsky



Dawn Kawzinsky
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____



STATE OF FLORIDA
COUNTY OF MONROE

PO Box 1800
Key West Fl 33041
Office....305-292-7777
Extension...x219
Fax.....305-295-8025
legals@keysnews.com

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Public Hearing
Abandonment = Peninsular Ave

INTERNET PUBLISHING
keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

was published in said newspaper in the issue(s) of

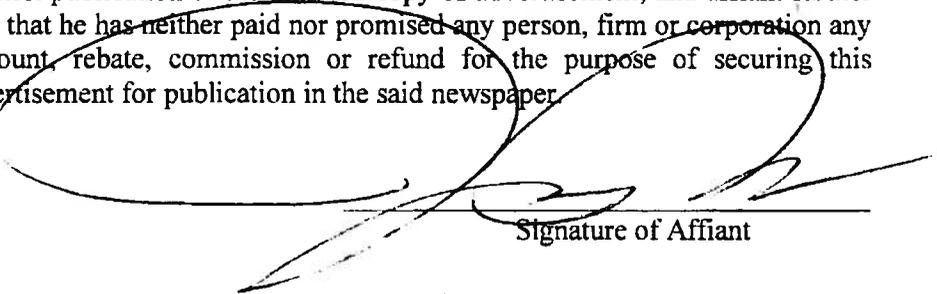
February 28, 2015

NEWSPAPERS
The Citizen
Southernmost Flyer
Florida Keys Free Press

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARKETING SERVICES
Commercial Printing
Direct Mail

FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com


Signature of Affiant

Internet Division
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

Sworn and subscribed before me this 28 day of February, 2015

Notary Public:

Dawn Kawzinsky



DAWN KAWZINSKY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE157233
Expires 1/4/2016

Dawn Kawzinsky
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____

**NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Monroe County, Florida, will hold a public hearing on **March 18, 2015, at 3:00 p.m., or as soon thereafter as may be heard, at the Marathon Government Center, 2798 Overseas Highway, 2nd Floor, Marathon, Florida**, for the purpose of determining whether or not the following streets, alley-ways, roads, or highways shall be abandoned:

**Doc# 2030313
Bk# 2742 Pg# 516**

"Peninsular Avenue, lying between Block 46 and 60,

South of the East 1/2 of Lot 32, Lots 33, 34, & 35 in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Begin at the Southeast corner of Lot 35 of said plat; thence West along the North Right-of-Way line of Peninsular Avenue for a distance of 175.00 feet to the Southeast corner of said West 1/2 of Lot 32; thence South along the Southerly extension of the West line of the East 1/2 of Lot 32 for a distance of 60.00 feet to the South Right-of-Way line of Peninsular Avenue; thence East along the said South Right-of-Way line of Peninsular Avenue (Northerly line of said Lots 2 and 3) for a distance of 175.00 feet to the Westerly line of Maloney Avenue; thence North along the said Westerly line of Maloney Avenue for a distance of 60.00 feet to the Point of Beginning"

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

Dated at Marathon, Florida, this 26th day of February, 2015.

AMY HEAVILIN, Clerk of the Circuit Court and ex officio Clerk of the Board of County Commissioners of Monroe County, Florida

**February 28, 2015
Key West Citizen**

**MONROE COUNTY
OFFICIAL RECORDS**

Please Return to:
Smith | Oropeza | Hawks
138-142 Simonton Street
Key West, Florida 33040
Consideration: \$2,000,000.00

Doc# 2014388 02/03/2015 2:17PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

02/03/2015 2:17PM
DEED DOC STAMP CL: Krys \$14,000.00

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 2014388
Bk# 2723 Pg# 119

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 3rd day of February, 2015, by and between MONROE COUNTY, a political subdivision of the State of Florida, whose address is c/o Roman Gastesi, Jr., County Administrator, 1100 Simonton Street, Room 2-205, Key West, FL 33040, party of the first part, and OCEANSIDE INVESTORS, LLC, a Florida limited liability company, whose address is C/O John Allison, 1010 Kennedy Drive, Suite 302, Key West, FL 33040, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

AND ALSO:

The Northerly 1/2 Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West 1/2 of Lot 32, and the point of beginning; thence continue West along the said North right-of-way line of Peninsular Ave. for a distance of 195.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence S 17°19'01" W along the platted shoreline for a distance of 31.62 feet to the Centerline of Peninsular Ave.; thence East along the said center line of Peninsular Ave., for a distance of 205.0 feet more or less to the Southerly extension of the East line of the said West 1/2 of Lot 32; thence North for a distance of 30.00 feet to the said North right-of-way line of Peninsular Ave. and the point of beginning.
Containing 6,000.0 square feet, more or less.

SUBJECT TO: Taxes, if any, for the year 2015 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, including all development approvals issued by Monroe County, Florida.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoove of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

(OFFICIAL SEAL)



ATTEST: *Jacqueline A. Moore*
Clerk (or Deputy Clerk of the
Circuit Court)
Monroe County, Florida

By its Board of County Commissioners

By: *D. S. Kolhage*
Darryl Kolhage, Mayor/Chairperson

MONROE COUNTY
OFFICIAL RECORDS



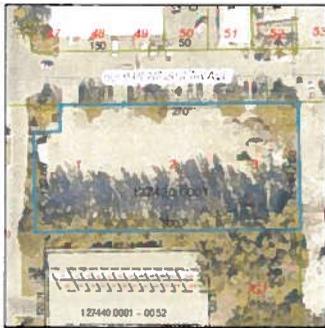
Summary

Parcel ID 00127420-000100
 Alternate Key 8884257
 Property Address 5970 PENINSULAR AVE
 Key Name SOUTH STOCK ISLAND
 Sec/Twp/Rng 35-67-25
 Legal Description SQR 61 PT LOT 1 - 2 AND 3 STOCK ISLAND MALONEY SUB
 PB1-55 OR1380-841/842 OR1402-1644/45 OR2146-1633/
 34 OR2503-2018/32 OR2634-572/83
 (Note: Not to be used on legal documents or any document to be recorded)
 Neighborhood 10060
 Subdivision
 Millage Group 110A
 Affordable Housing No
 Class 1000 - VACANT COMMERCIAL

Owner

Primary Owner
 Oceanside Investors LLC
 PO Box 144745
 Coral Gables, FL 33114-4745

Map



Valuation

	2016	2015	2014	2013	2012
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ Misc Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Land Value	\$351,993	\$351,993	\$351,993	\$638,164	\$638,164
= Just (Market) Value	\$351,993	\$351,993	\$351,993	\$638,164	\$638,164
= Assessed Value	\$351,993	\$351,993	\$351,993	\$638,164	\$638,164
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$351,993	\$351,993	\$351,993	\$638,164	\$638,164

Land

Land Use Code	Frontage	Depth	Land Area
COMMERCIAL DRY (100D)	0	0	419045F

Sales

Sale Date	Book/Page	Price	Instrument	Qualification
6/13/2013	2634/572	\$4,750,000	WD	12
1/26/2011	2503/2018	\$15,932,400	WD	12
8/23/2005	2146/1633	\$2,800,000	WD	O
1/1/1996	1402/1644	\$58,400	WD	P
12/1/1995	1380/0841	\$175,000	WD	Q

Appraiser Notes

Date	Text
9/24/2004	THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION.THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-05 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 &10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)
6/5/2006	PARCEL REMOVED FROM STUDY DUE TO THE FACT PARCEL DOES NOT MEET MARKET STANDARDS.
7/6/2015	OR2745-889 - MONROE COUNTY PLANNING COMMISSION RESOLUTION NO P41-14 - AMENDMENT
9/14/2015	PURSUANT TO DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IN DECEMBER 2013 BETWEEN MONROE COUNTY AND SUMMERLAND PALMS INVESTORS LLC AND COCO PALMS DEVELOPERS LLC AND SUNCREST LANDING LLC AND SINGH INVESTORS LLC AND OCEANSIDE INVESTORS LLC WHICH INVOLVES THE REDEVELOPMENT OF PROPERTY LOCATED AT 5950 AND 5970 PENINSULAR AVE KNOWN AS KEY WEST OCEANSIDE MARINA REFERRED TO AS OCEANSIDE PROPERTY (RE 00127420-000000 AND RE 00127420-000100). AGREEMENT ALSO INVOLVES THE TRANSFERRABLE RESIDENTIAL RATE OF GROWTH ORDINANCE FROM SENDER SITES AT: 1. SUMMERLAND PALMS PROPERTY 22 ROGO EXEMPTIONS 24930 OVERSEAS HIGHWAY SUMMERLAND KEY FL RE 00194741-000100 THRU RE 00194741-002200 2. COCO PALMS DEVELOPERS PROPERTY 17 ROGO EXEMPTIONS 21585 OLD STATE RD 4-A CUDJOE KEY FL RE 00174960-000000 3. SUNCREST LANDING/SINGH INVESTORS 7 ROGO EXEMPTIONS 5176 SUNCREST ROAD STOCK ISLAND RE 00132680-000000 THIS AGREEMENT SHALL REMAIN IN EFFECT FOR 10 YEARS COMMENCING FROM EFFECTIVE DATE OF 12/11/2013.

Date	Text
9/14/2015	FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IS FILED IN OR2716-2223/2250 ON DECEMBER 2014. INCLUDES THE FORMER HICKORY HOUSE PROPERTY WHICH IS ASSESSED UNDER RE 00126210-000000 AS A RECEIVER SITE. THIS FIRST AMENDMENT ALSO STATES THAT HAWK'S CAY HAS 12 VESTED TRANSIENT RESIDENTIAL DWELLING UNITS TO BE TRANSFERRED TO THE OCEANSIDE PROPERTY. AMENDMENT STATES THAT THE REDEVELOPMENT OF THE OCEANSIDE PROPERTY INCLUDES THE ADDITION OF UP TO 78 NEW MARKET RATE RESIDENTIAL DWELLING UNITS, WHICH MAY BE USED AS VACATION RENTAL, UP TO 17 NEW HOTEL ROOMS, A NEW RESTAURANT AND OTHER IMPROVEMENTS RELATED TO THE EXISTING MARINA AND ACCESSORY DEVELOPMENT. THE RESIDENTIAL DENSITY WOULD NOT EXCEED 100 PERMANENT RESIDENTIAL UNITS AND 17 TRANSIENT UNITS.
9/21/2015	(RECEIVER SITE)OR2760-888 MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER 05-15 - ALLOWING THE TRANSFER OF 45 ROGO EXEMPTIONS FROM SUMMERLAND KEY SITE AKS 9091408, 9091409, 9091410, 9091411, 9091412, 9091413, 9091414, 9091415, 9091416, 9091417, 9091418, 9091419, 9091420, 9091421, 9091422, 9091423, 9091424, 9091425, 9091426, 9091427, 9091428, 9091429, 9091430, CUDOE KEY SITE AK 1227021 AND STOCK ISLAND SITE (SUN KREST) 1167142 RECEIVER SITES - AKS 1160407, 1161624 AND 8884257
2/10/2016	THIS IS A RECEIVER SITE FOR OR2780-292MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 7-15 - ALLOWING THE TRANSFER OF 2 ROGO EXEMPTIONS FROM SENDER SITES AK 1227021 AND 1160971 TO AKS 1160407, 1161624 AND 8884257
2/10/2016	THIS IS A RECEIVER SITE FOR OR2780-306MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 8-15 - ALLOWING THE TRANSFER OF 1TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1220931 TO AKS 1160407, 1161624 AND 8884257
2/10/2016	THIS IS A RECEIVER SITE FOR OR2780-316MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 9-15 - ALLOWING THE TRANSFER OF 0.4 TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1379433 TO AKS 1160407, 1161624 AND 8884257 -OCEANSIDE INVESTORS LLC WILL MAINTAIN OWNERSHIP OF THE REMAINING 0.6 TRANSFERABLE DEVELOPMENT RIGHTS UNTIL A SUBSEQUENT AMENDMENT TO THIS MINOR CONDITIONAL USE PERMIT IS APPROVED TRANSFERRING THE DEVELOPMENT RIGHTS TO ANOTHER SITE

Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08103810	12/03/2008	03/31/2009	\$4,100	Commercial	CHAIN LINK FN
1	97-1325	07/01/1998	08/25/1999	\$55,000	Commercial	STORAGE BLDG.
2	992153	09/03/1999	01/21/2000	\$3,800	Commercial	FENCE & PRIVACY WALLS
3	97/1325	07/01/1998	08/25/1999	\$55,000	Commercial	COMM. STORAGE-C/O.

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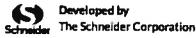
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No data available for the following modules: Condominium Details, Building Summary, Buildings, Exemptions, Improvements, Sketches, Photos.

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

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Summary

Parcel ID 00126210-000000
 Alternate Key 1160407
 Property Address 5948 PENINSULAR AVE
 Key Name SOUTH STOCK ISLAND
 Sec/Twp/Rng 35-67-25
 Legal Description BK 46 LTS 30 AND 31 AND W 1/2 LT 32 AND PT OF ADJ VACATED PENINSULAR AVE MALONEY SUB SUBDIVISION PB1 -55 OR396-430/431 OR849-2215D/C OR909-2011 OR1486-
 (Note: Not to be used on legal documents or any document to be recorded)
 Neighborhood 10060
 Subdivision
 Millage Group 110A
 Affordable Housing No
 Class 2100 - RESTAURANTS & CAFETERIAS

Owner

Primary Owner
 Oceanside Investors LLC
 C/O Allison John
 1010 Kennedy Dr Ste 302
 Key West, FL 33040-4133

Map



Valuation

	2016	2015	2014	2013	2012
+ Building Value	\$236,299	\$236,299	\$236,299	\$236,299	\$236,299
+ Misc Improvement Value	\$35,710	\$30,257	\$25,503	\$25,503	\$25,503
+ Land Value	\$1,354,715	\$1,354,715	\$361,139	\$374,514	\$374,514
= Just (Market) Value	\$1,626,724	\$1,621,271	\$622,941	\$636,316	\$636,316
= Assessed Value	\$1,626,724	\$628,797	\$571,634	\$519,668	\$472,426
- School Exempt Value	\$0	(\$1,621,271)	(\$622,941)	(\$636,316)	(\$636,316)
= School Taxable Value	\$1,626,724	\$0	\$0	\$0	\$0

Land

Land Use Code	Frontage	Depth	Land Area
COMMERCIAL WATERFRON (100W)	0	0	30385 SF

Building Summary

Number of Buildings 1
 Number of Commercial Buildings 1
 Total Living Area 3798
 Year Built 1958

Buildings

Building 1:
Building Type
Effective Age 51
Year Built 1958
Functional Obs 0
Condition F
Perimeter 462
Special Arch 0
Economic Obs 0
Quality Grade 350
Depreciation % 60
Ground Floor Area 3,798 SF
Inclusions
Roof
Foundation
Number of Bedrooms 0
Heat 1: -; 2: -
2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix Bath 10
Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0

Sections:

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
1	FLA	Floor Living Area	1958	3:WD FR STUCCO	1		Y	0	0	2874
2	OPF	Open Porch Finished -Lower Level	1958		1			0	0	250
3	OPF	Open Porch Finished -Lower Level	1958		1			0	0	28
4	OPU	Open Porch Unfinished -Lower Level	1958		1			0	0	988
5	OUF	Open Porch Finished -Upper Level	1958		1			0	0	50
6	SBF	Utility Building Finished	1958	3:WD FR STUCCO	1			0	0	348
7	CPF	Carport Finished	1958		1			0	0	232
8	FLA	Floor Living Area	1958	3:WD FR STUCCO	1		Y	0	0	308
9	OOU	Open Porch Unfinished -Upper Level	1958		1			0	0	80
10	FLA	Floor Living Area	1958	3:WD FR STUCCO	1		N	0	0	121
11	FLA	Floor Living Area	1958	3:WD FR STUCCO	1		N	0	0	495
12	CPF	Carport Finished	1958		1			0	0	240
13	SBF	Utility Building Finished	1958		1			0	0	255

Interior Finish:

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	1	APTS-A	100	N	N
	1	APTS-A	100	N	N
	1	REST/CAFET-A-	100	N	Y
	1	APTS-A	100	N	Y

Exterior Wall:

Num	Type	Area %
3236	AB AVE WOOD SIDING	100

Improvements

No	Type	Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	220 SF	22	10	1957	1958	2	50
2	PT3:PATIO	450 SF	10	45	1964	1965	2	50
3	DK4:WOOD DOCKS	66 SF	6	11	1969	1970	3	40
4	FN2:FENCES	756 SF	126	6	1979	1980	2	30
5	SW2:SEAWALL	498 SF	166	3	1974	1975	2	60
6	DK4:WOOD DOCKS	200 SF	20	10	1974	1975	3	40
7	DK4:WOOD DOCKS	318 SF	106	3	1974	1975	3	40
8	PT3:PATIO	348 SF	87	4	1974	1975	2	50
9	PT3:PATIO	210 SF	70	3	1974	1975	2	50
10	DK4:WOOD DOCKS	64 SF	4	16	1970	2005	3	40
11	DK4:WOOD DOCKS	1155 SF	11	105	1970	2005	3	40
12	DK4:WOOD DOCKS	112 SF	28	4	1970	2005	3	40
13	CL2.CH LINK FENCE	2432 SF	608	4	1998	1999	1	30

Sales

Sale Date	Book/Page	Price	Instrument	Qualification
2/3/2015	2723/119	\$2,000,000	QC	18

Sale Date	Book/Page	Price	Instrument	Qualification
11/28/2006	2255/1923	\$3,125,000	WD	M
1/28/2004	2003/1905	\$557,000	QC	M
11/1/1997	1486/1843	\$800,000	WD	M

Appraiser Notes

Date	Text
9/24/2004	HICKORY HOUSE RESTAURANT, IS VACANT NOT IN USE, REDUCED THE EFF. AGE & THE WALL TYPE, REMOVED AC, BARRY
5/15/2006	14-1
12/11/2014	LAND SIZE INCREASED BY 3,760 SQ FT FOR THE 2015 TAX ROLL DUE TO THE ABANDONMENT OF THAT PORTION OF PENINSULAR AVENUE DESCRIBED IN RESOLUTION NO 116-2014 FILED IN OR2696-895/899.
3/27/2015	LOT 31 (F/K/A RE 00126220-000000 AK 1160415) AND W 1/2 LOT 32 (F/K/A RE 00126230-000000 AK 1160423) ARE NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2015 TAX ROLL.
7/6/2015	OR2745-889 - MONROE COUNTY PLANNING COMMISSION RESOLUTION NO P41-14 - AMENDMENT
9/14/2015	PURSUANT TO DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IN DECEMBER 2013 BETWEEN MONROE COUNTY AND SUMMERLAND PALMS INVESTORS LLC AND COCO PALMS DEVELOPERS LLC AND SUNCREST LANDING LLC AND SINGH INVESTORS LLC AND OCEANSIDE INVESTORS LLC WHICH INVOLVES THE REDEVELOPMENT OF PROPERTY LOCATED AT 5950 AND 5970 PENINSULAR AVE KNOWN AS KEY WEST OCEANSIDE MARINA REFERRED TO AS OCEANSIDE PROPERTY (RE 00127420-000000 AND RE 00127420-000100). AGREEMENT ALSO INVOLVES THE TRANSFERABLE RESIDENTIAL RATE OF GROWTH ORDINANCE FROM SENDER SITES AT: 1. SUMMERLAND PALMS PROPERTY 22 ROGO EXEMPTIONS 24930 OVERSEAS HIGHWAY SUMMERLAND KEY FL RE 00194741-000100 THRU RE 00194741-002200 2. COCO PALMS DEVELOPERS PROPERTY 17 ROGO EXEMPTIONS 21585 OLD STATE RD 4-A CUDJOE KEY FL RE 00174960-000000 3. SUNCREST LANDING/SINGH INVESTORS 7 ROGO EXEMPTIONS 5176 SUNCREST ROAD STOCK ISLAND RE 00132680-000000 THIS AGREEMENT SHALL REMAIN IN EFFECT FOR 10 YEARS COMMENCING FROM EFFECTIVE DATE OF 12/11/2013.
9/14/2015	FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IS FILED IN OR2716-2223/2250 ON DECEMBER 2014. INCLUDES THE FORMER HICKORY HOUSE PROPERTY WHICH IS ASSESSED UNDER RE 00126210-000000 AS A RECEIVER SITE. THIS FIRST AMENDMENT ALSO STATES THAT HAWK'S CAY HAS 12 VESTED TRANSIENT RESIDENTIAL DWELLING UNITS TO BE TRANSFERRED TO THE OCEANSIDE PROPERTY. AMENDMENT STATES THAT THE REDEVELOPMENT OF THE OCEANSIDE PROPERTY INCLUDES THE ADDITION OF UP TO 78 NEW MARKET RATE RESIDENTIAL DWELLING UNITS, WHICH MAY BE USED AS VACATION RENTAL, UP TO 17 NEW HOTEL ROOMS, A NEW RESTAURANT AND OTHER IMPROVEMENTS RELATED TO THE EXISTING MARINA AND ACCESSORY DEVELOPMENT. THE RESIDENTIAL DENSITY WOULD NOT EXCEED 100 PERMANENT RESIDENTIAL UNITS AND 17 TRANSIENT UNITS.
9/21/2015	(RECEIVER SITE)OR2760-888 MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER 05-15 - ALLOWING THE TRANSFER OF 45 ROGO EXEMPTIONS FROM SUMMERLAND KEY SITE AKS 9091408, 9091409, 9091410, 9091411, 9091412, 9091413, 9091414, 9091415, 9091416, 9091417, 9091418, 9091419, 9091420, 9091421, 9091422, 9091423, 9091424, 9091425, 9091426, 9091427, 9091428, 9091429, 9091430, CUDJOE KEY SITE AK 1227021 AND STOCK ISLAND SITE (SUN KREST) 1167142 RECEIVER SITES - AKS 1160407, 1161624 AND 8884257
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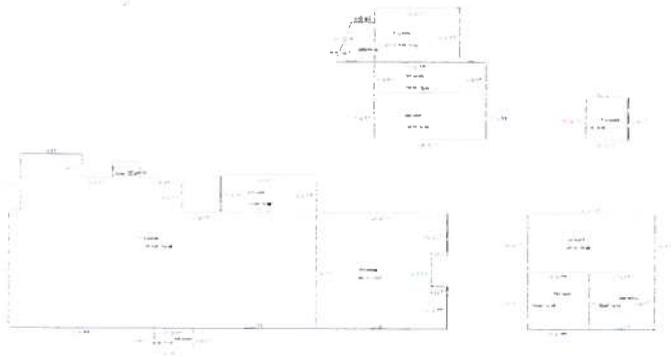
Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	991650	08/12/1999	10/27/1999	\$6,250		AFT FENCE (MOVED THIS PERMIT INFO FROM W 1/2 LOT 32 F/K/A RE 00126230-000000 AK 1160423)
	04-0445	07/06/2004	05/25/2005	\$225	Commercial	AWNINGS
	07100377	01/29/2007	06/19/2007	\$3,500	Commercial	CHAIN LINK FENCE Temporary

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Sketches



TRIM Notices

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Overview



Legend

-  Major Roads
-  Centerline
-  Hooks
-  Road Center
-  Rights of Way
-  Condo Building
-  Conservation Easement
-  Key Names
-  Subdivisions
-  Parcels

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 Developed by
 The Schneider Corporation



Summary

Parcel ID 00127420-000000
 Alternate Key 1161624
 Property Address 5950 PENINSULAR AVE
 Key Name SOUTH STOCK ISLAND
 Sec/Twp/Rng 35-67-25
 Legal Description STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 AND ADJ BAY BTM SQR 60 AND PT LTS 1-2-3 AND ADJ BAY BTM 5 QR 61 AND PT MALONEY AVE VACATED BCC 151-1974 AND (Note: Not to be used on legal documents or any document to be recorded)
 Neighborhood 10060
 Subdivision
 Millage Group 110A
 Affordable Housing No
 Class 2000 - AIRPORTS, MARINAS, BUS TERM



Owner

Primary Owner
 Oceanside Investors LLC
 PO Box 144745
 Coral Gables, FL 33114-4745

Map



Valuation

	2016	2015	2014	2013	2012
+ Building Value	\$1,214,532	\$1,235,711	\$2,360,681	\$2,455,786	\$2,488,395
+ Misc Improvement Value	\$1,700,042	\$1,453,251	\$1,344,509	\$1,357,159	\$1,392,190
+ Land Value	\$3,489,297	\$3,457,840	\$3,393,103	\$4,205,730	\$4,205,730
= Just (Market) Value	\$3,941,159	\$3,941,159	\$2,848,000	\$3,452,645	\$3,452,645
= Assessed Value	\$2,266,579	\$2,060,527	\$2,848,000	\$3,452,645	\$3,452,645
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,941,159	\$3,941,159	\$2,848,000	\$3,452,645	\$3,452,645

Land

Land Use Code	Frontage	Depth	Land Area
SUBMERGED (9500)	0	0	6.548 AC
COMMERCIAL WATERFRON (100W)	0	0	339626 SF

Building Summary

Number of Buildings 5
 Number of Commercial Buildings 5
 Total Living Area 15361
 Year Built 1969

Buildings

Building 1:
 Building Type
 Effective Age 24
 Year Built 1969
 Functional Obs 0
 Condition A
 Perimeter 142
 Special Arch 0
 Economic Obs 0
 Quality Grade 250
 Depreciation % 30
 Ground Floor Area 1,240 SF
 Inclusions
 Roof
 Foundation
 Number of Bedrooms 0
 Heat 1-; 2-
 2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix Bath 8
 Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

Sections:

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
1	FLA	Floor Living Area	1982		1		0	0	0	1240
2	OPF	Open Porch Finished -Lower Level	1982		1		0	0	0	310
3	OPF	Open Porch Finished -Lower Level	1982		1		0	0	0	400
4	CAN	Canopy	1982		1		0	0	0	775

Interior Finish:

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	10037	VACANT COMM	100	N	Y
	10038	OPF	100	N	N
	10039	OPF	100	N	N
	10040	CAN	100	N	N

Exterior Wall:

Num	Type	Area %
3284	AVE WOOD SIDING	100

Building 2:
 Building Type
 Effective Age 24
 Year Built 1970
 Functional Obs 0
 Condition A
 Perimeter 468
 Special Arch 0
 Economic Obs 0
 Quality Grade 250
 Depreciation % 30
 Ground Floor Area 9,704 SF
 Inclusions
 Roof
 Foundation
 Number of Bedrooms 0
 Heat 1-;2-
 2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix Bath 8
 Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

Sections:

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
1	FLA	Floor Living Area	1982		1			0	0	8520
2	FLA	Floor Living Area	1982		1			0	0	1184

Interior Finish:

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	10041	MARINA/AUTO/BUS TERM	100	N	N
	10042	SERV SHOPS ETC	100	N	N

Exterior Wall:

Num	Type	Area %
3285	METAL SIDING	100

Building 4:
Building Type
Effective Age 16
Year Built 1983
Functional Obs 0
Condition A
Perimeter 180
Special Arch 0
Economic Obs 0
Quality Grade 250
Depreciation % 20
Ground Floor Area 988 SF
Inclusions
Roof
Foundation
Number of Bedrooms 0
Heat 1-;2-
2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix Bath 18
Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0

Sections:

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
1	FLA	Floor Living Area	1983		1		0	0	0	728
2	OUF	Open Porch Finished -Upper Level	1983		1		0	0	0	156
3	FLA	Floor Living Area	1983		1		0	0	0	260
4	ECF	Elevated Concrete Foundation	1996		1		0	0	0	1144

Interior Finish:

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	10044	CAMP BLDG	100	N	N
	10045	OUF	100	N	N
	10046	CAMP BLDG-A-	100	N	N
	10047	ECF	100	N	N

Exterior Wall:

Num	Type	Area %
3287	METAL SIDING	100

Building 5:
 Building Type
 Effective Age 24
 Year Built 1975
 Functional Obs 0
 Condition A
 Perimeter 60
 Special Arch 0
 Economic Obs 0
 Quality Grade 250
 Depreciation % 30
 Ground Floor Area 225 SF
 Inclusions
 Roof
 Foundation
 Number of Bedrooms 0
 Heat 1-; 2-
 2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix Bath 3
 Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

Sections:

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
1	FLA	Floor Living Area	1993		1			0	0	225

Interior Finish:

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	10048	SERV SHOPS ETC	100	N	N

Exterior Wall:

Num	Type	Area %
3288	AVE WOOD SIDING	100

Building 6:
Building Type
Effective Age 14
Year Built 1995
Functional Obs 0
Condition E
Perimeter 304
Special Arch 0
Economic Obs 0
Quality Grade 400
Depreciation % 18
Ground Floor Area 3,204 SF
Inclusions
Roof
Foundation
Number of Bedrooms 0
Heat 1;-;2:-
2 Fix Bath 2
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix Bath 12
Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0

Sections:

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
0	FLA	Floor Living Area	2003		1		0	0	0	180
0	FLA	Floor Living Area	2003		1		0	0	0	480
1	EUF	Elevated Unfinished Foundation	2003		1		0	0	0	4996
2	FLA	Floor Living Area	2003		1		0	0	0	144
4	FLA	Floor Living Area	1995		1		0	0	0	2400
6	OPX	Open Porch Custom Finished	2003		1		0	0	0	2010
7	OUU	Open Porch Unfinished -Upper Level	2003		1		0	0	0	54
8	OPX	Open Porch Custom Finished	1995		1		0	0	0	100
9	OUU	Open Porch Unfinished -Upper Level	2003		1		0	0	0	50

Interior Finish:

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
		RESTRNT/CAFETR-B-	100	Y	Y
		RESTRNT/CAFETR-B-	100	Y	Y
	10049	EUF	100	N	N
	10050	RESTRNT/CAFETR-B-	100	Y	Y
	10052	REST/CAFET-A-	100	Y	Y
	10054	OPX	100	N	N

Exterior Wall:

Num	Type	Area %
3289	AB AVE WOOD SIDING	100

Improvements

No	Type	Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
2	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
3	PT3:PATIO	5060 SF	0	0	1976	1977	1	50
4	CL2:CH LINK FENCE	2892 SF	482	6	1976	1977	2	30
5	PT3:PATIO	1276 SF	0	0	1976	1977	1	50
6	SW2:SEAWALL	4995 SF	999	5	1999	2000	5	60
7	SW2:SEAWALL	1855 SF	371	5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8418 SF	0	0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70250 SF	0	0	1976	1977	2	25
10	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
11	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
12	PT3:PATIO	5060 SF	0	0	1976	1977	1	50
13	CL2:CH LINK FENCE	2892 SF	482	6	1976	1977	2	30
14	PT3:PATIO	1276 SF	0	0	1976	1977	1	50
15	SW2:SEAWALL	4995 SF	999	5	1999	2000	5	60
16	SW2:SEAWALL	1855 SF	371	5	1999	2000	5	60
17	DK3:CONCRETE DOCK	8418 SF	0	0	1976	1977	5	60
18	AP2:ASPHALT PAVING	70250 SF	0	0	1976	1977	2	25
19	UB2:UTILITY BLDG	96 SF	12	8	1982	1983	3	50

No #	Type #	Units #	Length #	Width #	Year Built #	Roll Year #	Grade #	Life #
20	FN2:FENCES	360 SF	6	60	1993	1994	2	30
21	UB2:UTILITY BLDG	200 SF	10	20	1982	1983	3	50
22	RK2:BOAT RACKS	10 UT	0	0	1989	1990	1	30
23	FN2:FENCES	1330 SF	7	190	1993	1994	5	30
24	CL2:CH LINK FENCE	3120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2008 SF	0	0	1994	1995	1	25
30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60
33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:L.C UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1720 SF	430	4	1998	1999	1	60

Sales

Sale Date #	Book/Page #	Price #	Instrument #	Qualification #
6/13/2013	2634/572	\$4,750,000	WD	12
1/26/2011	2503/2018	\$15,932,400	WD	12
6/23/2004	2019/1476	\$7,250,000	WD	M
10/1/1993	1278/2366	\$2,450,000	WD	Q
2/1/1977	706/537	\$1,366,650	00	Q

Appraiser Notes

Date #	Text #
9/24/2004	2004/1/6...BC...BUILDING 7 AND THE LAND UNDER IT WAS SPLIT OUT AND CONVERTED INTO CONDO BOAT STORAGE. (TO BE HANDELED BY DARLENE) THE OVERRIDE VALUE WAS REDUCED BY \$644,924. OCEANSIDE MARINA 96 SF UB2 IS GUARD HSE BLDG. #1 - TACKLESHOP BLDG. #2 -SHIP'S STORE BLDG. #3 - BOAT STORAGE BLDG. #4 - BATH HOUSE INCOME DATA IN FILE CHANGED THE PC CODE FROM 27 TO 60 FOR HE Y2K TAX VALUE AND PICKIED HE 430 FEET OF RIPRAP. 00/039 2000-12-29 REMOVED THE .75 TO 1.00 FOR THE LAND ADJUSTMENT FOR THE BAY BOTTOM FOR THE 2001 TASK ROLL. DUG 2002/5/31 58, TTP ACCOUNTS: ALL SEASON ANGLERS - 899101, BENNETT BRIAN -9028196, BITTNER, DALE -8886241, BRIENZA, JAMES -8999629, CALCUTTA-8824149, CAPT MIKES-8939657, CAPT PAUL HELWIG-8943408, CARL PEACHEY-8999255, CHARTER SEA-8918127, CHEERIO CHARTERS-9000762, CLUB FRED-8977640, COLE. WM-8977024, CURRIE, MIKE -8870418, DEBI LOU-8893761, END OF THE LINE-8977090, FUN SEA KER-8981677, HIGH SEAS-9000135, HUGH MORGAN -9000300, JACE GROUP-8943716, KEY LIMEY CHARTERS-8859708, KW KAYAK FISHING-8943771, KW METAL SCULPTING-8928694, LIGHTHOUSE INN-8882912, LOGAN, RYON-8970468, MANNETTI CHARTERS-8892004, MARKS MARINE DIESEL RPR-8796684, MS MARGARITE-8927931, MURRAY SHATT-8929368, MYSTIC DREAM-8970534, ON THE FLY-8824823, PIERCE, THOMAS-8889780, QUICK RELIEF-8684584, REEL TIME-8943375, RUSTY FLY-8970842, SEAHORSE-9003182, SEA YA-8914890, SECOND CHANCE-8927912, SHADOW-8927996, SIGNAL 20-9000762, SOUTHERNMOST SAILING-8829345, STRUTHERS, GENE -9001114, SUJA PROPERTIES-8892454, SUPER GROUPE-8928455, SUNDAYS ON THE BAY-8977035, THERAPY-8949469, THOMAS, GREG-8939349, THUMMUS-8787081, TOMCAMP-8989784, TROPICAL DREAM-8954694, WILD ABOUT DOLPHINS-8905246, WILLET MARINE-8819676, SOUTHPAW CHARTERS-9022256, MARINATECH INC-9022597, SUPER GROUPE III-9028493 2/14/2003 ADDED BLDG # 7 , BOAT STORAGE. D.M.J.
11/30/2010	RE: 12361 AND 12745 COMBINED FOR ASSESSING PURPOSES 5-8-87
2/24/2014	PER OR2669-824 SPLIT 541 SQ FT ADJACENT TO BOAT SLIP 693 TO RE00127420-000925, AK9102430; DONE FOR THE 2014 TAX ROLL.
12/11/2014	LAND SIZE INCREASED BY 6,290 SQ FT FOR THE 2015 TAX ROLL DUE TO THE ABANDONMENT OF THAT PORTION OF PENINSULAR AVENUE DESCRIBED IN RESOLUTION NO 116-2014 FILED IN OR2696-895/899.
7/6/2015	OR2745-889 - MONROE COUNTY PLANNING COMMISSION RESOLUTION NO P41-14 - AMENDMENT
9/14/2015	PURSUANT TO DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IN DECEMBER 2013 BETWEEN MONROE COUNTY AND SUMMERLAND PALMS INVESTORS LLC AND COCO PALMS DEVELOPERS LLC AND SUNCREST LANDING LLC AND SINGH INVESTORS LLC AND OCEANSIDE INVESTORS LLC WHICH INVOLVES THE REDEVELOPMENT OF PROPERTY LOCATED AT 5950 AND 5970 PENINSULAR AVE KNOWN AS KEY WEST OCEANSIDE MARINA REFERRED TO AS OCEANSIDE PROPERTY (RE 00127420-000000 AND RE 00127420-000100). AGREEMENT ALSO INVOLVES THE TRANSFERABLE RESIDENTIAL RATE OF GROWTH ORDINANCE FROM SENDER SITES AT: 1. SUMMERLAND PALMS PROPERTY 22 ROGO EXEMPTIONS 24930 OVERSEAS HIGHWAY SUMMERLAND KEY FL RE 00194741-000100 THRU RE 00194741-002200 2. COCO PALMS DEVELOPERS PROPERTY 17 ROGO EXEMPTIONS 21585 OLD STATE RD 4-A CUDJOE KEY FL RE 00174960-000000 3. SUNCREST LANDING/SINGH INVESTORS 7 ROGO EXEMPTIONS 5176 SUNCREST ROAD STOCK ISLAND RE 00132680-000000 THIS AGREEMENT SHALL REMAIN IN EFFECT FOR 10 YEARS COMMENCING FROM EFFECTIVE DATE OF 12/11/2013.
9/14/2015	FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IS FILED IN OR2716-2223/2250 ON DECEMBER 2014. INCLUDES THE FORMER HICKORY HOUSE PROPERTY WHICH IS ASSESSED UNDER RE 00126210-000000 AS A RECEIVER SITE. THIS FIRST AMENDMENT ALSO STATES THAT HAWK'S CAY HAS 12 VESTED TRANSIENT RESIDENTIAL DWELLING UNITS TO BE TRANSFERRED TO THE OCEANSIDE PROPERTY. AMENDMENT STATES THAT THE REDEVELOPMENT OF THE OCEANSIDE PROPERTY INCLUDES THE ADDITION OF UP TO 78 NEW MARKET RATE RESIDENTIAL DWELLING UNITS, WHICH MAY BE USED AS VACATION RENTAL, UP TO 17 NEW HOTEL ROOMS, A NEW RESTAURANT AND OTHER IMPROVEMENTS RELATED TO THE EXISTING MARINA AND ACCESSORY DEVELOPMENT. THE RESIDENTIAL DENSITY WOULD NOT EXCEED 100 PERMANENT RESIDENTIAL UNITS AND 17 TRANSIENT UNITS.
9/21/2015	{RECEIVER SITE}OR2760-888 MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER 05-15 - ALLOWING THE TRANSFER OF 45 ROGO EXEMPTIONS FROM SUMMERLAND KEY SITE AKS 9091408, 9091409, 9091410, 9091411, 9091412, 9091413, 9091414, 9091415, 9091416, 9091417, 9091418, 9091419, 9091420, 9091421, 9091422, 9091423, 9091424, 9091425, 9091426, 9091427, 9091428, 9091429, 9091430, CUDJOE KEY SITE AK 1227021 AND STOCK ISLAND SITE (SUN KREST) 1167142 RECEIVER SITES - AKS 1160407, 1161624 AND 8884257
12/15/2015	PER OR2763-137/142 THIS PARCEL HAS DECREASED IN LAND SIZE. THIS PARCEL SOLD TO THE OCEANSIDE MARINA CONDOMINIUM ASSOCIATION INC SMALL PARCELS OF BAY BOTTOM WHICH LIE NORTH AND SOUTH OF THE NORTH PIER, SOUTH OF THE MIDDLE PIER AND NORTH OF THE SOUTH PIER AS WELL AS A PARCEL THAT IS REFERRED TO AS A SHARED FACILITY PARCEL THAT SHALL BE USED EXCLUSIVELY AS A RESTROOM/SHOWER FACILITY FOR MEMBERS. THIS PROPERTY'S LAND SIZE HAS BEEN REDUCED TO REFLECT THIS CHANGE. THE PROPERTY WHICH WAS SOLD IS NOW BEING ASSESSED UNDER RE 00127420-000800 AK 9103695 FOR THE 2016 TAX ROLL.
2/10/2016	THIS IS A RECEIVER SITE FOR OR2780-292MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 7-15 - ALLOWING THE TRANSFER OF 2 ROGO EXEMPTIONS FROM SENDER SITES AK 1227021 AND 1160971 TO AKS 1160407, 1161624 AND 8884257
2/10/2016	THIS IS A RECEIVER SITE FOR OR2780-306MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 8-15 - ALLOWING THE TRANSFER OF 1 TRANSFERABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1220931 TO AKS 1160407, 1161624 AND 8884257
2/10/2016	THIS IS A RECEIVER SITE FOR OR2780-316MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 9-15 - ALLOWING THE TRANSFER OF 0.4 TRANSFERABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1379433 TO AKS 1160407, 1161624 AND 8884257 -OCEANSIDE INVESTORS LLC WILL MAINTAIN OWNERSHIP OF THE REMAINING 0.6 TRANSFERABLE DEVELOPMENT RIGHTS UNTIL A SUBSEQUENT AMENDMENT TO THIS MINOR CONDITIONAL USE PERMIT IS APPROVED TRANSFERRING THE DEVELOPMENT RIGHTS TO ANOTHER SITE
5/18/2016	A PORTION OF PENINSULAR AVENUE WHICH LIES ADJACENT TO THIS PARCEL HAS BEEN ABANDONED BY THE COUNTY OF MONROE SEE OR2742-507/516(RES NO 115-2015)

Permits

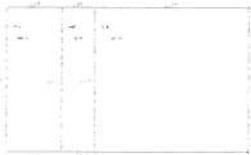
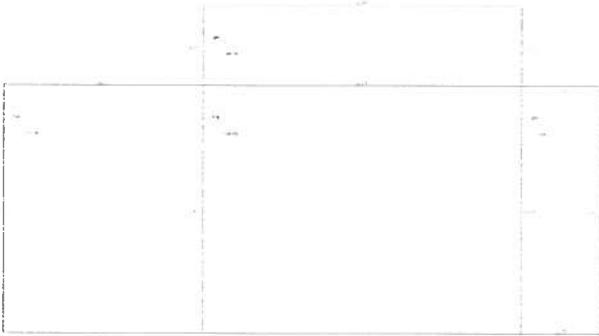
Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	94-1251	10/01/1994	10/01/1995	\$3,025	Commercial	BUILDING MISC.
	07102478	07/26/2007	01/16/2008	\$1,200	Commercial	Propane Tank & Lines
	15103621	10/01/2015		\$316,000	Commercial	NEW BATH HOUSE FOR MARINA
	01102649		12/30/2003	\$0	Commercial	new SFR
	01102656		12/29/2006	\$0	Commercial	new SFR
	95-0276	08/01/1994	03/01/1995	\$500	Commercial	ENCLOSURE
	01102641		12/30/2003	\$0	Commercial	new SFR
	01102658		12/29/2006	\$0	Commercial	new SFR
	15106778	03/17/2016		\$151,337	Commercial	COMM. FITNESS BUILDING - FITNESS, WATERSPORTS, RESTROOM BLDG (956 SF)
	15106133	03/17/2016		\$600,000	Commercial	CONSTRUCT A RECEPTION BLDG, KITCHEN, RESTAURANT WITH BAR, OFFICES HOOD ANSULL SYSTEM, WALKIN COOLER, FREEZER, AND GREASE TRAP
	13100536	02/28/2013	06/28/2013	\$3,800	Commercial	PLACE TEMP OFFICE 8 X 40 FT
	14104551	07/22/2015		\$12,942,000	Commercial	FOUR NEW COMMERCIAL HOTEL BUILDINGS
	16104857	08/30/2016		\$30,000	Commercial	100 SF DOCKMASTER BUILDING WITH WOOD STAIRS AND RAILINGS AND METAL ROOF
	01102651		12/30/2003	\$0	Commercial	new SFR
	01102647		12/30/2003	\$0	Commercial	new SFR
	16102136	04/25/2016		\$54,000	Commercial	CONSTRUCT (6) OPEN AIR PERGOLAS TO BE LOCATED AT EACH POOL
	07102762	08/13/2007	12/12/2007	\$2,400	Commercial	Fire Suppression System
	01102648		12/30/2003	\$0	Commercial	new SFR
	14103337	08/07/2014	07/09/2015	\$366,158	Commercial	partial demo of structures
	01102655		12/29/2006	\$0	Commercial	new SFR
	04-1801	05/28/2004	02/16/2005	\$99,720	Commercial	ELECTRIC MISCELLANEOUS
	13100536	02/28/2013	05/28/2013	\$3,800	Commercial	TEMP OFFICE TRAILER
	15106770	02/23/2016		\$94,425	Commercial	POOL A. CONSTRUCT 534 SF POOL AND PAVER DECK
	06106750	03/15/2007	04/15/2008	\$225,000	Commercial	New Marina entrance
	01102642		12/30/2003	\$0	Commercial	new SFR
	14105243	12/10/2014		\$114,200	Commercial	UNDERGROUND FUEL TANK
	15100466	03/03/2015	11/13/2015	\$4,350	Commercial	TEMP CONSTRUCTION TRAILER
	14105634	02/05/2015	03/12/2015	\$25,000	Commercial	DEMO ALL STRUCTURES AND HARDCAPING AS PER PLANS
	13100535	02/28/2013	06/28/2013	\$10,000	Commercial	DEMO INTERIOR
	15106774	02/23/2016		\$94,425	Commercial	POOL D. CONSTRUCT POOL AND DECK
	01102657		12/30/2003	\$0	Commercial	new SFR
	16106298	08/25/2016		\$23,000	Commercial	RECEPTION BUILDING: INSTALL WIRING AND FIRE/BURGLAR ALARM SYSTEM
	05104135	08/05/2005	12/29/2006	\$5,000	Commercial	DEMO DRYWALL & TILE
	15100776	06/29/2015		\$808,500	Commercial	REMOVE AND REPLACE THE T-DOCK TERMINAL PLATFORMS
	01102659		12/29/2006	\$0	Commercial	new SFF
	16105898	08/25/2016		\$0	Commercial	KITCHEN HOOD AND FIRE SUPPRESSION SYSTEM
	07103478	09/13/2007	03/10/2015	\$57,000	Commercial	Dock Improvements & Repairs
	15103626	10/01/2015		\$205,200	Commercial	CMU HOUSEKEEPING/MAINTENANCE BUILDING
	14105631	06/18/2015		\$3,756,340	Commercial	SITE WORK
	15103624	10/01/2015		\$29,400	Commercial	CMU BUILDING FOR FIRE PUMP FOR MARINA
	16104471	07/05/2016		\$42,000	Commercial	LAWN SPRINKLER SYSTEM
	15105603	11/13/2015		\$3,250	Commercial	DEMO 225 SF DOCKMASTER BUILDING
	13102543	06/27/2013	09/27/2013	\$0	Commercial	DEMO BATH HOUSE.
	01102645		12/30/2003	\$0	Commercial	new SFR
	01102646		12/30/2003	\$0	Commercial	new SFR
	15106772	02/23/2016		\$132,425	Commercial	POOL B. CONSTRUCT 534 SF POOL AND PAVER DECK
	16105150	07/22/2016		\$0	Commercial	FIRE PROTECTION SYSTEM
	15106775	02/23/2016		\$132,425	Commercial	POOL E. CONSTRUCT 1000 SF POOL AND PAVER DECK
	05105320	04/28/2006	12/28/2007	\$500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR, CONCRETE SLAB, & ROOF
	07101628	06/05/2007	12/28/2007	\$16,000	Commercial	Install Kitchen Hoods
	06104082	03/12/2007	12/28/2007	\$10,000	Commercial	Install New Buffer Tank
	15106773	02/23/2016		\$94,425	Commercial	CONSTRUCT 686 SF POOL AND PAVER DECK
	01102640		12/30/2003	\$0	Commercial	new SFR
	01102650		12/30/2003	\$0	Commercial	new SFR
	01102652		12/30/2003	\$0	Commercial	new SFR
	01102639		12/30/2003	\$0	Commercial	new SFR
	10104979	08/19/2010	01/30/2011	\$0	Commercial	POOL, SPA, FENCE.
	01102660		12/29/2006	\$0	Commercial	new SFR
	01102653		12/29/2006	\$0	Commercial	new SFR
	15106776	02/23/2016		\$94,425	Commercial	POOL F. CONSTRUCT 560 SF POOL AND PAVER DECK
	01102643		12/30/2003	\$0	Commercial	new SFR
	14105633	01/16/2015	03/12/2015	\$22,000	Commercial	CONSTRUCTION FENCE
	15104716	09/25/2015		\$130,000	Commercial	CONCRETE WALL AND ALUMINUM PICKET FENCE
	10105254	09/02/2010	12/12/2010	\$0	Commercial	WIRE RANGE HOOD
	01102661		12/30/2003	\$0	Commercial	new SFR

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	14103480	07/30/2014	03/12/2015	\$0	Commercial	INVASIVE EXOTIC REMOVAL
	13102737	07/22/2013	12/22/2013	\$4,635	Commercial	PERMIT APPROVAL TO INSALL VIDEO CAMERA'S FOR SECURITY
	01102654		12/29/2006	\$0	Commercial	new SFR
	07101892	05/24/2007	05/24/2008	\$100,000	Commercial	DEMO METAL BUILD
1	94-0659	08/01/1994	03/01/1995	\$200,000	Commercial	COMM.RESTAURANT
4	981173	08/21/1998	06/11/1999	\$25,000	Commercial	SEAWALL
5	991605	06/23/1999	01/20/2000	\$9,500	Commercial	COMMERCIAL ROOFING
6	00/2271	05/24/2000	01/01/2001	\$25,000	Commercial	SEAWALL REPAIR
7	01-2637	08/24/2001	06/10/2002	\$3,000,000	Commercial	BOAT STORAGE BLDG
8	01-2635	08/24/2001	06/10/2002	\$3,000,000	Commercial	BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	\$3,000,000	Commercial	BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	\$16,025	Commercial	SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	\$6,000	Commercial	COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	\$3,000,000	Commercial	site upgrades
13	02/1355	05/09/2002	12/29/2006	\$150,000	Commercial	EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	\$72,000	Commercial	DOCK
15	02-2525	07/12/2002	03/13/2003	\$150,000	Commercial	ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	\$30,000	Commercial	SLAB 1,466 SF

View Tax Info

[View Taxes for this Parcel](#)

Sketches



Photos



TRIM Notices

TRIM Notice

No data available for the following modules: Condominium Details, Exemptions.

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

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The Schneider Corporation



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: 1161624 Parcel ID: 00127420-000000

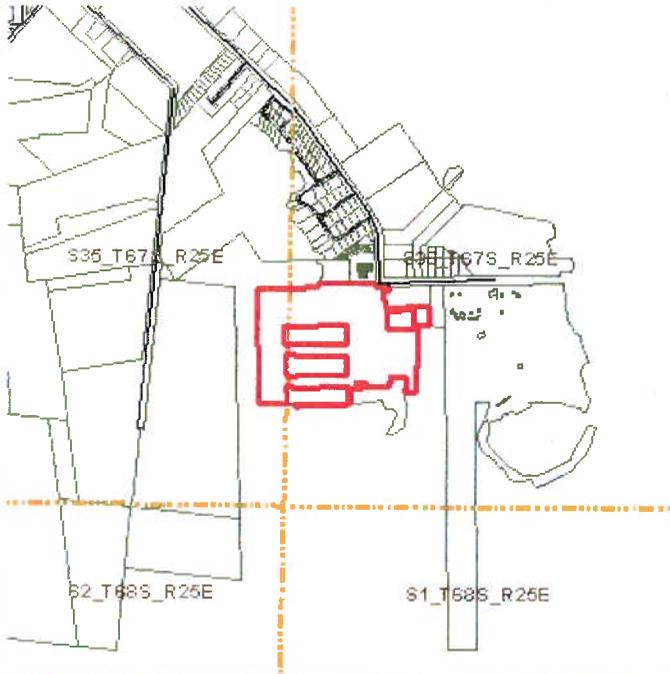
Ownership Details

Mailing Address:
OCEANSIDE INVESTORS LLC
PO BOX 144745
CORAL GABLES, FL 33114-4745

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 5950 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 AND ADJ BAY BTM SQR 60 AND PT LTS 1-2-3 AND ADJ BAY BTM SQR 61 AND PT MALONEY AVE VACATED BCC 151-1974 AND PT OF PENINSULAR AVE VACATED AND FILLED BAY BTM ADJ TO MALONEY AVE AND PT ADJ PARCEL MISC REC BK D-58/59 OR333-58/59 OR509-440 OR514-92OR534-196/198 OR550-695 II 24710 OR690-313E OR739-246 OR930-119/137C/T OR930-148/151 OR959-2354/2355 II 26658 (3608-44) OR1278-2366/69 OR1619-384/386CERT/IIIF OR2503-2018/32 OR2634-572/83 OR2696-895/899(RES NO 116-2014) OR2742-507/516(RES NO 115-2015)

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	339,626.00 SF
9500 - SUBMERGED	0	0	6.55 AC

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5
Total Living Area: 15361
Year Built: 1969

Building 1 Details

Building Type
Effective Age 24
Year Built 1969
Functional Obs 0

Condition A
Perimeter 142
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 30
Grnd Floor Area 1,240

Inclusions:

Roof Type
Heat 1
Heat Src 1

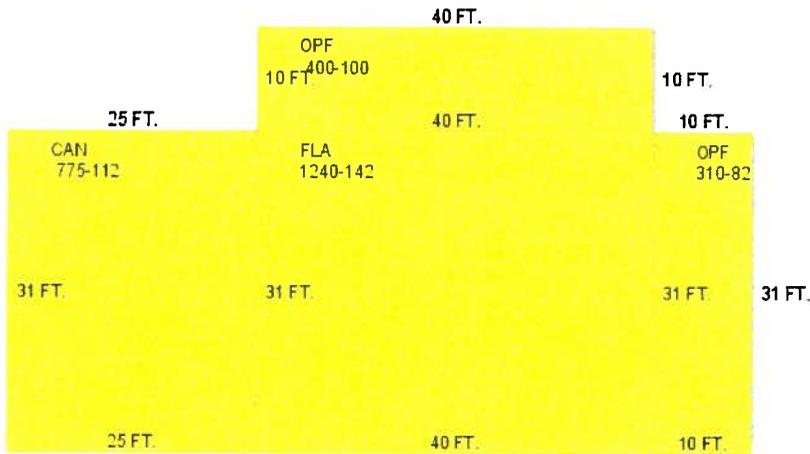
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 8

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982				1,240
2	OPF		1	1982				310
3	OPF		1	1982				400
4	CAN		1	1982				775

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10037	VACANT COMM	100	N	Y
	10038	OPF	100	N	N
	10039	OPF	100	N	N
	10040	CAN	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3284	AVE WOOD SIDING	100

Building 2 Details

Building Type
Effective Age 24
Year Built 1970
Functional Obs 0

Condition A
Perimeter 468
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 30
Grnd Floor Area 9,704

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 8

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					8,520
2	FLA		1	1982					1,184

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10041	MARINA/AUTO/BUS TERM	100	N	N
	10042	SERV SHOPS ETC	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3285	METAL SIDING	100

Building 4 Details

Building Type
Effective Age 16
Year Built 1983
Functional Obs 0

Condition A
Perimeter 180
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 20
Grnd Floor Area 988

Inclusions:

Roof Type
Heat 1
Heat Src 1

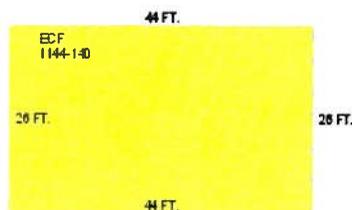
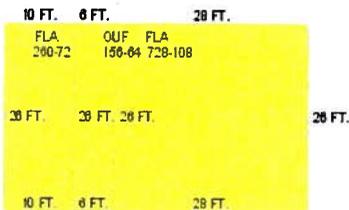
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 18

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983				728
2	OUF		1	1983				156
3	FLA		1	1983				260
4	ECF		1	1996				1,144

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10044	CAMP BLDG	100	N	N
	10045	OUF	100	N	N
	10046	CAMP BLDG-A-	100	N	N
	10047	ECF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3287	METAL SIDING	100

Building 5 Details

Building Type
 Effective Age 24
 Year Built 1975
 Functional Obs 0

Condition A
 Perimeter 60
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 30
 Grnd Floor Area 225

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

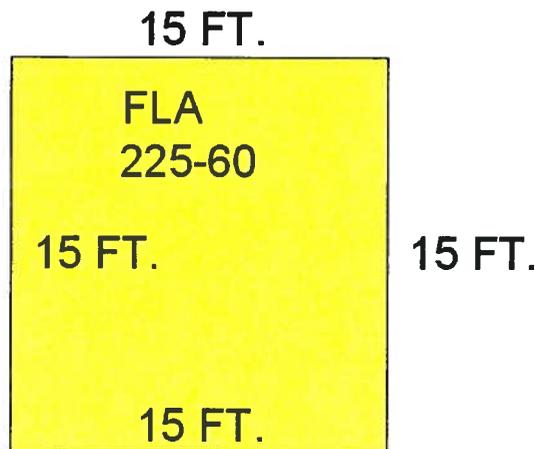
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					225

0	FLA	1	2003	180
1	EUJ	1	2003	4,996
2	FLA	1	2003	144
4	FLA	1	1995	2,400
6	OPX	1	2003	2,010
7	OJU	1	2003	54
8	OPX	1	1995	100
9	OJU	1	2003	50

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTRNT/CAFETR-B-	100	Y	Y
		RESTRNT/CAFETR-B-	100	Y	Y
	10049	EUJ	100	N	N
	10050	RESTRNT/CAFETR-B-	100	Y	Y
	10052	REST/CAFET-A-	100	Y	Y
	10054	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3289	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
2	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
3	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
4	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
5	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
6	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
7	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
10	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
11	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
12	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
13	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
14	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
15	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
16	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
17	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
18	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
19	UB2:UTILITY BLDG	96 SF	12	8	1982	1983	3	50
20	FN2:FENCES	360 SF	6	60	1993	1994	2	30
21	UB2:UTILITY BLDG	200 SF	10	20	1982	1983	3	50
22	RK2:BOAT RACKS	10 UT	0	0	1989	1990	1	30

23	FN2:FENCES	1,330 SF	7	190	1993	1994	5	30
24	CL2:CH LINK FENCE	3,120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1,240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2,008 SF	0	0	1994	1995	1	25
30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60
33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:LC UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1,720 SF	430	4	1998	1999	1	60

Appraiser Notes

LAND SIZE INCREASED BY 6,290 SQ FT FOR THE 2015 TAX ROLL DUE TO THE ABANDONMENT OF THAT PORTION OF PENINSULAR AVENUE DESCRIBED IN RESOLUTION NO 116-2014 FILED IN OR2696-895/899.

PURSUANT TO DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IN DECEMBER 2013 BETWEEN MONROE COUNTY AND SUMMERLAND PALMS INVESTORS LLC AND COCO PALMS DEVELOPERS LLC AND SUNCREST LANDING LLC AND SINGH INVESTORS LLC AND OCEANSIDE INVESTORS LLC WHICH INVOLVES THE REDEVELOPMENT OF PROPERTY LOCATED AT 5950 AND 5970 PENINSULAR AVE KNOWN AS KEY WEST OCEANSIDE MARINA REFERRED TO AS OCEANSIDE PROPERTY (RE 00127420-000000 AND RE 00127420-000100). AGREEMENT ALSO INVOLVES THE TRANSFERRABLE RESIDENTIAL RATE OF GROWTH ORDINANCE FROM SENDER SITES AT: 1. SUMMERLAND PALMS PROPERTY 22 ROGO EXEMPTIONS 24930 OVERSEAS HIGHWAY SUMMERLAND KEY FL RE 00194741-000100 THRU RE 00194741-002200 2. COCO PALMS DEVELOPERS PROPERTY 17 ROGO EXEMPTIONS 21585 OLD STATE RD 4-A CUDJOE KEY FL RE 00174960-000000 3. SUNCREST LANDING/SINGH INVESTORS 7 ROGO EXEMPTIONS 5176 SUNCREST ROAD STOCK ISLAND RE 00132680-000000 THIS AGREEMENT SHALL REMAIN IN EFFECT FOR 10 YEARS COMMENCING FROM EFFECTIVE DATE OF 12/11/2013.

THIS IS A RECEIVER SITE FOR OR2780-316MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 9-15 - ALLOWING THE TRANSFER OF 0.4 TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1379433 TO AKS 1160407, 1161624 AND 8884257 -OCEANSIDE INVESTORS LLC WILL MAINTAIN OWNERSHIP OF THE REMAINING 0.6 TRANSFERABLE DEVELOPMENT RIGHTS UNTIL A SUBSEQUENT AMENDMENT TO THIS MINOR CONDITIONAL USE PERMIT IS APPROVED TRANSFERRING THE DEVELOPMENT RIGHTS TO ANOTHER SITE

A PORTION OF PENINSULAR AVENUE WHICH LIES ADJACENT TO THIS PARCEL HAS BEEN ABANDONED BY THE COUNTY OF MONROE SEE OR2742-507/516(RES NO 115-2015)

THIS IS A RECEIVER SITE FOR OR2780-306MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 8-15 - ALLOWING THE TRANSFER OF 1TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1220931 TO AKS 1160407, 1161624 AND 8884257

2004/1/6...BC...BUILDING 7 AND THE LAND UNDER IT WAS SPLIT OUT AND CONVERTED INTO CONDO BOAT STORAGE. (TO BE HANDELED BY DARLENE) THE OVERRIDE VALUE WAS REDUCED BY \$644,924. OCEANSIDE MARINA 96 SF UB2 IS GUARD HSE BLDG. #1 = TACKLESHOP BLDG. #2 =SHIP'S STORE BLDG. #3 = BOAT STORAGE BLDG. #4 = BATH HOUSE INCOME DATA IN FILE CHANGED THE PC CODE FROM 27 TO 60 FOR HE Y2K TAX VALUE AND PICKLED HE 430 FEET OF RIPRAP. 00/039 2000-12-29 REMOVED THE .75 TO 1.00 FOR THE LAND ADJUSTMENT FOR THE BAY BOTTOM FOR THE 2001 TASX ROLL. DUG 2002/5/31 SB, TPP ACCOUNTS: ALL SEASON ANGLERS - 899101, BENNETT BRIAN-9028196, BITTNER, DALE -8886241, BRIENZA, JAMES-8999629, CALCUTTA-8824149, CAPT MIKES-8939657, CAPT PAUL HELWIG-8943408, CARL PEACHEY-8999255, CHARTER SEA-8918127, CHEERIO CHARTERS-9000762, CLUB FRED-8977640, COLE, WM-8977024, CURRIE, MIKE-8870418, DEBI LOU-8893761, END OF THE LINE-8977090, FUN-SEA-KER-8981677, HIGH SEAS-9000135, HUGH MORGAN-9000300, JACE GROUP-8943716, KEY LIMEY CHARTERS-8859708, KW KAYAK FISHING-8943771, KW METAL SCULPTING-8928694, LIGHTHOUSE INN-8882912, LOGAN, RYON-8970468, MANNETTI CHARTERS-8892004, MARKS MARINE DIESEL RPR-8796684, MS MARGARITE-8927931, MURRAY SHATT-8929368, MYSTIC DREAM-8970534, ON THE FLY-8824823, PIERCE, THOMAS-8889780, QUICK RELIEF-8684584, REEL TIME-8943375, RUSTY FLY-8970842, SEAHORSE-9003182, SEA YA-8914890, SECOND CHANCE-8927912, SHADOW-8927996, SIGNAL 20-9000762, SOUTHERNMOST SAILING-8829345, STRUTHERS, GENE-9001114, SUJA PROPERTIES-8892454, SUPER GROUPEY-8928455, SUNDAYS ON THE BAY-8977035, THERAPY-8949469, THOMAS, GREG-8939349, THUMMUS-8787081, TOMCAMP-8989784, TROPICAL DREAM-8954694, WILD ABOUT DOLPHINS-8905246, WILLET MARINE-8819676, SOUTHPAW CHARTERS-9022256, MARINATECH INC-9022597, SUPER GROUPEY IIII-9028493 2/14/2003 ADDED BLDG # 7 , BOAT STORAGE. D.M.J.

RE: 12361 AND 12745 COMBINED FOR ASSESSING PURPOSES 5-8-87

(RECEIVER SITE)OR2760-888 MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER 05-15 - ALLOWING THE TRANSFER OF 45 ROGO EXEMPTIONS FROM SUMMERLAND KEY SITE AKS 9091408, 9091409, 9091410, 9091411, 9091412, 9091413, 9091414, 9091415, 9091416, 9091417, 9091418, 9091419, 9091420, 9091421, 9091422, 9091423, 9091424, 9091425, 9091426, 9091427, 9091428, 9091429, 9091430, CUDOE KEY SITE AK 1227021 AND STOCK ISLAND SITE (SUN KREST) 1167142 RECEIVER SITES - AKS 1160407, 1161624 AND 8884257

PER OR2669-824 SPLIT 541 SQ FT ADJACENT TO BOAT SLIP 693 TO RE00127420-000925, AK9102430; DONE FOR THE 2014 TAX ROLL.

THIS IS A RECEIVER SITE FOR OR2780-292MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 7-15 - ALLOWING THE TRANSFER OF 2 ROGO EXEMPTIONS FROM SENDER SITES AK 1227021 AND 1160971 TO AKS 1160407, 1161624 AND 8884257

OR2745-889 - MONROE COUNTY PLANNING COMMISSION RESOLUTION NO P41-14 - AMENDMENT

PER OR2763-137/142 THIS PARCEL HAS DECREASED IN LAND SIZE. THIS PARCEL SOLD TO THE OCEANSIDE MARINA CONDOMINIUM ASSOCIATION INC SMALL PARCELS OF BAY BOTTOM WHICH LIE NORTH AND SOUTH OF THE NORTH PIER, SOUTH OF THE MIDDLE PIER AND NORTH OF THE SOUTH PIER AS WELL AS A PARCEL THAT IS REFERRED TO AS A SHARED FACILITY PARCEL THAT SHALL BE USED EXCLUSIVELY AS A RESTROOM/SHOWER FACILITY FOR MEMBERS. THIS PROPERTY'S LAND SIZE HAS BEEN REDUCED TO REFLECT THIS CHANGE. THE PROPERTY WHICH WAS SOLD IS NOW BEING ASSESSED UNDER RE 00127420-000800 AK 9103695 FOR THE 2016 TAX ROLL.

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IS FILED IN OR2716-2223/2250 ON DECEMBER 2014. INCLUDES THE FORMER HICKORY HOUSE PROPERTY WHICH IS ASSESSED UNDER RE 00126210-000000 AS A RECEIVER SITE. THIS FIRST AMENDMENT ALSO STATES THAT HAWK'S CAY HAS 12 VESTED TRANSIENT RESIDENTIAL DWELLING UNITS TO BE TRANSFERRED TO THE OCEANSIDE PROPERTY. AMENDMENT STATES THAT THE REDEVELOPMENT OF THE OCEANSIDE PROPERTY INCLUDES THE ADDITION OF UP TO 78 NEW MARKET RATE RESIDENTIAL DWELLING UNITS, WHICH MAY BE USED AS VACATION RENTAL, UP TO 17 NEW HOTEL ROOMS, A NEW RESTAURANT AND OTHER IMPROVEMENTS RELATED TO THE EXISTING MARINA AND ACCESSORY DEVELOPMENT. THE RESIDENTIAL DENSITY WOULD NOT EXCEED 100 PERMANENT RESIDENTIAL UNITS AND 17 TRANSIENT UNITS.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
06106750	03/15/2007	04/15/2008	225,000	Commercial	New Marina entrance
10105254	09/02/2010	12/12/2010	0	Commercial	WIRE RANGE HOOD
10104979	08/19/2010	01/30/2011	0	Commercial	POOL, SPA, FENCE.
13100536	02/28/2013	05/28/2013	3,800	Commercial	TEMP OFFICE TRAILER
13100535	02/28/2013	06/28/2013	10,000	Commercial	DEMO INTERIOR
13100536	02/28/2013	06/28/2013	3,800	Commercial	PLACE TEMP OFFICE 8 X 40 FT
13102543	06/27/2013	09/27/2013	0	Commercial	DEMO BATH HOUSE.
13102737	07/22/2013	12/22/2013	4,635	Commercial	PERMIT APPROVAL TO INSALL VIDEO CAMERA'S FOR SECURITY
14103480	07/30/2014	03/12/2015	0	Commercial	INVASIVE EXOTIC REMOVAL
14105634	02/05/2015	03/12/2015	25,000	Commercial	DEMO ALL STRUCTURES AND HARDSCAPING AS PER PLANS
14105633	01/16/2015	03/12/2015	22,000	Commercial	CONSTRUCTION FENCE
14103337	08/07/2014	07/09/2015	366,158	Commercial	partial demo of structures
15100466	03/03/2015	11/13/2015	4,350	Commercial	TEMP CONSTRUCTION TRAILER
14105631	06/18/2015		3,756,340	Commercial	SITE WORK
14105243	12/10/2014		114,200	Commercial	UNDERGROUND FUEL TANK
15105603	11/13/2015		3,250	Commercial	DEMO 225 SF DOCKMASTER BUILDING
15104716	09/25/2015		130,000	Commercial	CONCRETE WALL AND ALUMINUM PICKET FENCE
15103621	10/01/2015		316,000	Commercial	NEW BATH HOUSE FOR MARINA
15103624	10/01/2015		29,400	Commercial	CMU BUILDING FOR FIRE PUMP FOR MARINA
15103626	10/01/2015		205,200	Commercial	CMU HOUSEKEEPING/MAINTENANCE BUILDING
15100776	06/29/2015		808,500	Commercial	REMOVE AND REPLACE THE T-DOCK TERMINAL PLATFORMS
15106770	02/23/2016		94,425	Commercial	POOL A. CONSTRUCT 534 SF POOL AND PAVER DECK
15106772	02/23/2016		132,425	Commercial	POOL B. CONSTRUCT 534 SF POOL AND PAVER DECK
15106773	02/23/2016		94,425	Commercial	CONSTRUCT 686 SF POOL AND PAVER DECK
15106774	02/23/2016		94,425	Commercial	POOL D. CONSTRUCT POOL AND DECK
15106775	02/23/2016		132,425	Commercial	POOL E. CONSTRUCT 1000 SF POOL AND PAVER DECK

	15106776	02/23/2016		94,425	Commercial		POOL F. CONSTRUCT 560 SF POOL AND PAVER DECK
	15106133	03/17/2016		600,000	Commercial		CONSTRUCT A RECEPTION BLDG, KITCHEN, RESTAURANT WITH BAR, OFFICES HOOD ANSULL SYSTEM, WALKIN COOLER, FREEZER, AND GREASE TRAP
	15106778	03/17/2016		151,337	Commercial		COMM. FITNESS BUILDING - FITNESS, WATERSPORTS, RESTROOM BLDG (956 SF)
	16102136	04/25/2016		54,000	Commercial		CONSTRUCT (6) OPEN AIR PERGOLAS TO BE LOCATED AT EACH POOL
	16105150	07/22/2016		0	Commercial		FIRE PROTECTION SYSTEM
	16104471	07/05/2016		42,000	Commercial		LAWN SPRINKLER SYSTEM
	14104551	07/22/2015		12,942,000	Commercial		FOUR NEW COMMERCIAL HOTEL BUILDINGS
	16105898	08/25/2016		0	Commercial		KITCHEN HOOD AND FIRE SUPPRESSION SYSTEM
	16106298	08/25/2016		23,000	Commercial		RECEPTION BUILDING: INSTALL WIRING AND FIRE/BURGLAR ALARM SYSTEM
	16104857	08/30/2016		30,000	Commercial		100 SF DOCKMASTER BUILDING WITH WOOD STAIRS AND RAILINGS AND METAL ROOF
1	94-0659	08/01/1994	03/01/1995	200,000	Commercial		COMM.RESTAURANT
	95-0276	08/01/1994	03/01/1995	500	Commercial		ENCLOSURE
	94-1251	10/01/1994	10/01/1995	3,025	Commercial		BUILDING MISC.
4	981173	08/21/1998	06/11/1999	25,000	Commercial		SEAWALL
5	991605	06/23/1999	01/20/2000	9,500	Commercial		COMMERCIAL ROOFING
6	00/2271	05/24/2000	01/01/2001	25,000	Commercial		SEAWALL-REPAIR
7	01-2637	08/24/2001	06/10/2002	3,000,000	Commercial		BOAT STORAGE BLDG
8	01-2635	08/24/2001	06/10/2002	3,000,000	Commercial		BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	3,000,000	Commercial		BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	16,025	Commercial		SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	6,000	Commercial		COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	3,000,000	Commercial		site upgrades
13	02/1355	05/09/2002	12/29/2006	150,000	Commercial		EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	72,000	Commercial		DOCK
15	02-2525	07/12/2002	03/13/2003	150,000	Commercial		ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	30,000	Commercial		SLAB 1,466 SF
	04-1801	05/28/2004	02/16/2005	99,720	Commercial		ELECTRIC MISCELLANEOUS
	01102653		12/29/2006	0	Commercial		new SFR
	01102654		12/29/2006	0	Commercial		new SFR
	01102655		12/29/2006	0	Commercial		new SFR
	01102656		12/29/2006	0	Commercial		new SFR
	01102658		12/29/2006	0	Commercial		new SFR
	01102659		12/29/2006	0	Commercial		new SFF
	01102660		12/29/2006	0	Commercial		new SFR
	01102661		12/30/2003	0	Commercial		new SFR
	01102657		12/30/2003	0	Commercial		new SFR
	01102642		12/30/2003	0	Commercial		new SFR
	01102641		12/30/2003	0	Commercial		new SFR
	01102640		12/30/2003	0	Commercial		new SFR
	01102639		12/30/2003	0	Commercial		new SFR
	01102645		12/30/2003	0	Commercial		new SFR
	01102643		12/30/2003	0	Commercial		new SFR
	01102647		12/30/2003	0	Commercial		new SFRO

01102646	12/30/2003	0	Commercial	new SFR	
01102648	12/30/2003	0	Commercial	new SFR	
01102649	12/30/2003	0	Commercial	new SFR	
01102650	12/30/2003	0	Commercial	new SFR	
01102651	12/30/2003	0	Commercial	new SFR	
01102652	12/30/2003	0	Commercial	new SFR	
05104135	08/05/2005	12/29/2006	5,000	Commercial	DEMO DRYWALL & TILE
05105320	04/28/2006	12/28/2007	500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR , CONCRETE SLAB , & ROOF
06104082	03/12/2007	12/28/2007	10,000	Commercial	Install New Buffer Tank
07101892	05/24/2007	05/24/2008	100,000	Commercial	DEMO METAL BUILD
07101628	06/05/2007	12/28/2007	16,000	Commercial	Install Kitchen Hoods
07102762	08/13/2007	12/12/2007	2,400	Commercial	Fire Suppression System
07102478	07/26/2007	01/16/2008	1,200	Commercial	Propane Tank & Lines
07103478	09/13/2007	03/10/2015	57,000	Commercial	Dock Improvements & Repairs

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
2016	1,214,532	1,700,042	3,489,297	3,941,159	2,266,579	0	3,941,159
2015	1,235,711	1,453,251	3,457,840	3,941,159	2,060,527	0	3,941,159
2014	2,360,681	1,344,509	3,393,103	2,848,000	2,848,000	0	2,848,000
2013	2,455,786	1,357,159	4,205,730	3,452,645	3,452,645	0	3,452,645
2012	2,488,395	1,392,190	4,205,730	3,452,645	3,452,645	0	3,452,645
2011	2,539,196	1,422,245	4,205,730	5,021,177	5,021,177	0	5,021,177
2010	2,539,196	1,447,289	7,743,188	5,579,085	5,579,085	0	5,579,085
2009	2,596,980	1,483,137	16,979,873	5,579,085	5,579,085	0	5,579,085
2008	2,621,437	1,513,593	9,096,673	6,950,384	6,950,384	0	6,950,384
2007	1,883,939	1,266,994	3,411,673	6,950,384	6,950,384	0	6,950,384
2006	1,895,088	1,059,408	3,032,673	1,820,647	1,820,647	0	1,820,647
2005	1,952,361	1,080,304	3,032,673	1,820,647	1,820,647	0	1,820,647
2004	1,952,327	1,099,609	1,349,150	1,820,647	1,820,647	0	1,820,647
2003	2,369,256	1,124,895	1,424,150	2,465,571	2,465,571	0	2,465,571
2002	1,799,332	1,145,824	1,459,650	2,465,571	2,465,571	0	2,465,571
2001	1,799,332	1,165,097	996,970	2,465,571	2,465,571	0	2,465,571
2000	1,799,332	349,157	977,395	2,465,571	2,465,571	0	2,465,571
1999	1,799,332	344,291	977,395	1,789,390	1,789,390	0	1,789,390
1998	1,202,121	352,526	977,395	1,356,546	1,356,546	0	1,356,546
1997	1,202,121	362,578	977,395	1,356,546	1,356,546	0	1,356,546
1996	1,084,467	359,012	977,395	1,356,546	1,356,546	0	1,356,546
1995	838,212	358,125	1,071,680	2,283,321	2,283,321	0	2,283,321
1994	842,465	357,609	1,071,680	2,283,321	2,283,321	0	2,283,321
1993	842,465	364,306	2,571,675	2,784,273	2,784,273	0	2,784,273
1992	842,465	373,619	1,550,161	2,766,245	2,766,245	0	2,766,245

Property Search -- Monroe County Property Appraiser

1991	877,466	389,118	2,004,157	3,270,741	3,270,741	0	3,270,741
1990	877,466	401,995	1,634,815	3,635,223	3,635,223	0	3,635,223
1989	877,466	417,492	1,634,815	3,635,223	3,635,223	0	3,635,223
1988	800,600	334,434	1,634,815	3,548,483	3,548,483	0	3,548,483
1987	779,565	344,152	1,636,765	3,532,620	3,532,620	0	3,532,620
1986	752,031	349,316	1,486,910	3,167,805	3,167,805	0	3,167,805
1985	735,525	360,772	1,038,731	2,980,119	2,980,119	0	2,980,119
1984	732,449	370,406	1,038,731	2,100,000	2,100,000	0	2,100,000
1983	715,242	217,002	1,038,731	2,030,395	2,030,395	0	2,030,395
1982	693,530	195,738	912,721	1,801,989	1,801,989	0	1,801,989

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/13/2013	2634 / 572	4,750,000	WD	12
1/26/2011	2503 / 2018	15,932,400	WD	12
6/23/2004	2019 / 1476	7,250,000	WD	M
10/1/1993	1278 / 2366	2,450,000	WD	Q
2/1/1977	706 / 537	1,366,650	00	Q

This page has been visited 116,369 times.

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



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: 1160407 Parcel ID: 00126210-000000

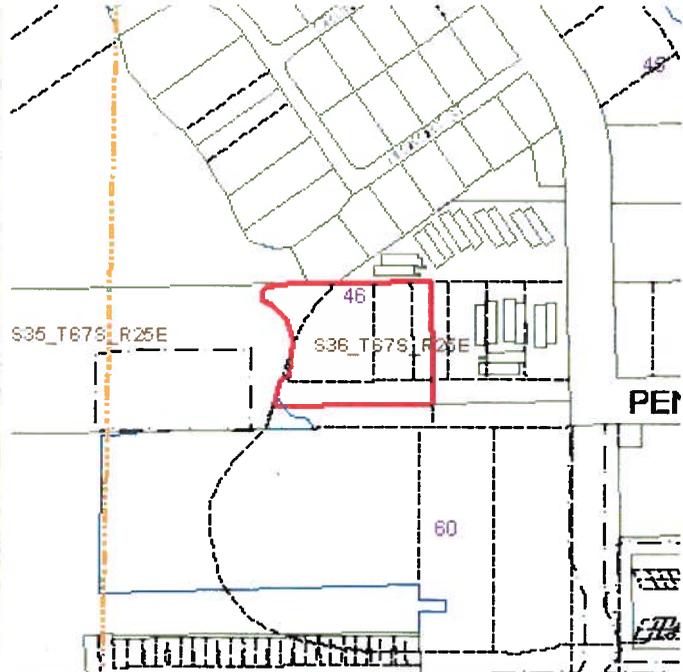
Ownership Details

Mailing Address:
OCEANSIDE INVESTORS LLC
C/O ALLISON JOHN
1010 KENNEDY DR STE 302
KEY WEST, FL 33040-4133

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 5948 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: BK 46 LTS 30 AND 31 AND W 1/2 LT 32 AND PT OF ADJ VACATED PENINSULAR AVE MALONEY SUB SUBDIVISION PB1-55 OR396-430/431 OR849-2215D/C OR909-2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923 OR2696-895/899(RES NO 116-2014) OR2723-119/20

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	30,385.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3798
 Year Built: 1958

Building 1 Details

Building Type

Condition F

Quality Grade 350

Effective Age 51
 Year Built 1958
 Functional Obs 0

Perimeter 462
 Special Arch 0
 Economic Obs 0

Depreciation % 60
 Grnd Floor Area 3,798

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 10

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	3:WD FR STUCCO	1	1958	Y			2,874
2	OPF		1	1958				250
3	OPF		1	1958				28
4	OPU		1	1958				988
5	OUF		1	1958				50
6	SBF	3:WD FR STUCCO	1	1958				348
7	CPF		1	1958				232
8	FLA	3:WD FR STUCCO	1	1958	Y			308
9	OOU		1	1958				80
10	FLA	3:WD FR STUCCO	1	1958	N			121
11	FLA	3:WD FR STUCCO	1	1958	N			495
12	CPF		1	1958				240
13	SBF		1	1958				255

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-A	100	N	N
	1	APTS-A	100	N	N
	1	REST/CAFET-A-	100	N	Y
	1	APTS-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
3236	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	220 SF	22	10	1957	1958	2	50
2	PT3:PATIO	450 SF	10	45	1964	1965	2	50
3	DK4:WOOD DOCKS	66 SF	6	11	1969	1970	3	40
4	FN2:FENCES	756 SF	126	6	1979	1980	2	30
5	SW2:SEAWALL	498 SF	166	3	1974	1975	2	60
6	DK4:WOOD DOCKS	200 SF	20	10	1974	1975	3	40
7	DK4:WOOD DOCKS	318 SF	106	3	1974	1975	3	40
8	PT3:PATIO	348 SF	87	4	1974	1975	2	50
9	PT3:PATIO	210 SF	70	3	1974	1975	2	50
10	DK4:WOOD DOCKS	64 SF	4	16	1970	2005	3	40
11	DK4:WOOD DOCKS	1,155 SF	11	105	1970	2005	3	40
12	DK4:WOOD DOCKS	112 SF	28	4	1970	2005	3	40
13	CL2:CH LINK FENCE	2,432 SF	608	4	1998	1999	1	30

Appraiser Notes

HICKORY HOUSE RESTAURANT, IS VACANT NOT IN USE, REDUCED THE EFF. AGE & THE WALL TYPE, REMOVED AC, BARRY
LAND SIZE INCREASED BY 3,760 SQ FT FOR THE 2015 TAX ROLL DUE TO THE ABANDONMENT OF THAT PORTION OF PENINSULAR AVENUE DESCRIBED IN RESOLUTION NO 116-2014 FILED IN OR2696-895/899.
OR2745-889 - MONROE COUNTY PLANNING COMMISSION RESOLUTION NO P41-14 - AMENDMENT
(RECEIVER SITE)OR2760-888 MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER 05-15 - ALLOWING THE TRANSFER OF 45 ROGO EXEMPTIONS FROM SUMMERLAND KEY SITE AKS 9091408, 9091409, 9091410, 9091411, 9091412, 9091413, 9091414, 9091415, 9091416, 9091417, 9091418, 9091419, 9091420, 9091421, 9091422, 9091423, 9091424, 9091425, 9091426, 9091427, 9091428, 9091429, 9091430, CUDOE KEY SITE AK 1227021 AND STOCK ISLAND SITE (SUN KREST) 1167142 RECEIVER SITES - AKS 1160407, 1161624 AND 8884257
LOT 31 (F/K/A RE 00126220-000000 AK 1160415) AND W 1/2 LOT 32 (F/K/A RE 00126230-000000 AK 1160423) ARE NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2015 TAX ROLL.
THIS IS A RECEIVER SITE FOR OR2780-292MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 7-15 - ALLOWING THE TRANSFER OF 2 ROGO EXEMPTIONS FROM SENDER SITES AK 1227021 AND 1160971 TO AKS 1160407, 1161624 AND 8884257
FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IS FILED IN OR2716-2223/2250 ON DECEMBER 2014. INCLUDES THE FORMER HICKORY HOUSE PROPERTY WHICH IS ASSESSED UNDER RE 00126210-000000 AS A RECEIVER SITE. THIS FIRST AMENDMENT ALSO STATES THAT HAWK'S CAY HAS 12 VESTED TRANSIENT RESIDENTIAL DWELLING UNITS TO BE TRANSFERRED TO THE OCEANSIDE PROPERTY. AMENDMENT STATES THAT THE REDEVELOPMENT OF THE OCEANSIDE PROPERTY INCLUDES THE ADDITION OF UP TO 78 NEW MARKET RATE RESIDENTIAL DWELLING UNITS, WHICH MAY BE USED AS VACATION RENTAL, UP TO 17 NEW HOTEL ROOMS, A NEW RESTAURANT AND OTHER IMPROVEMENTS RELATED TO THE EXISTING MARINA AND ACCESSORY DEVELOPMENT. THE RESIDENTIAL DENSITY WOULD NOT EXCEED 100 PERMANENT RESIDENTIAL UNITS AND 17 TRANSIENT UNITS.

PURSUANT TO DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IN DECEMBER 2013 BETWEEN MONROE COUNTY AND SUMMERLAND PALMS INVESTORS LLC AND COCO PALMS DEVELOPERS LLC AND SUNCREST LANDING LLC AND SINGH INVESTORS LLC AND OCEANSIDE INVESTORS LLC WHICH INVOLVES THE REDEVELOPMENT OF PROPERTY LOCATED AT 5950 AND 5970 PENINSULAR AVE KNOWN AS KEY WEST OCEANSIDE MARINA REFERRED TO AS OCEANSIDE PROPERTY (RE 00127420-000000 AND RE 00127420-000100). AGREEMENT ALSO INVOLVES THE TRANSFERRABLE RESIDENTIAL RATE OF GROWTH ORDINANCE FROM SENDER SITES AT: 1. SUMMERLAND PALMS PROPERTY 22 ROGO EXEMPTIONS 24930 OVERSEAS HIGHWAY SUMMERLAND KEY FL RE 00194741-000100 THRU RE 00194741-002200 2. COCO PALMS DEVELOPERS PROPERTY 17 ROGO EXEMPTIONS 21585 OLD STATE RD 4-A CUDJOE KEY FL RE 00174960-000000 3. SUNCREST LANDING/SINGH INVESTORS 7 ROGO EXEMPTIONS 5176 SUNCREST ROAD STOCK ISLAND RE 00132680-000000 THIS AGREEMENT SHALL REMAIN IN EFFECT FOR 10 YEARS COMMENCING FROM EFFECTIVE DATE OF 12/11/2013.

THIS IS A RECEIVER SITE FOR OR2780-316MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 9-15 - ALLOWING THE TRANSFER OF 0.4 TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1379433 TO AKS 1160407, 1161624 AND 8884257 -OCEANSIDE INVESTORS LLC WILL MAINTAIN OWNERSHIP OF THE REMAINING 0.6 TRANSFERABLE DEVELOPMENT RIGHTS UNTIL A SUBSEQUENT AMENDMENT TO THIS MINOR CONDITIONAL USE PERMIT IS APPROVED TRANSFERRING THE DEVELOPMENT RIGHTS TO ANOTHER SITE

THIS IS A RECEIVER SITE FOR OR2780-306MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 8-15 - ALLOWING THE TRANSFER OF 1TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1220931 TO AKS 1160407, 1161624 AND 8884257

14-1

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
991650	08/12/1999	10/27/1999	6,250		AFT FENCE (MOVED THIS PERMIT INFO FROM W 1/2 LOT 32 F/K/A RE 00126230-000000 AK 1160423)
04-0445	07/06/2004	05/25/2005	225	Commercial	AWNINGS
07100377	01/29/2007	06/19/2007	3,500	Commercial	CHAIN LINK FENCE Temporary

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
2016	236,299	35,710	1,354,715	1,626,724	1,626,724	0	1,626,724
2015	236,299	30,257	1,354,715	1,621,271	628,797	1,621,271	0
2014	236,299	25,503	361,139	622,941	571,634	622,941	0
2013	236,299	25,503	374,514	636,316	519,668	636,316	0
2012	236,299	25,503	374,514	636,316	472,426	636,316	0
2011	236,299	25,503	374,514	636,316	429,479	636,316	0
2010	254,021	25,781	318,696	598,498	390,436	598,498	0
2009	254,021	25,921	75,000	354,942	354,942	354,942	0
2008	277,651	26,200	75,000	378,851	378,851	378,851	0
2007	196,147	23,576	390,000	609,723	609,723	609,723	0
2006	333,867	19,346	390,000	525,365	525,365	0	525,365
2005	247,085	19,466	225,000	491,551	491,551	0	491,551
2004	122,774	47,689	150,000	320,463	320,463	0	320,463
2003	122,774	48,526	120,000	291,300	291,300	0	291,300
2002	122,774	49,390	120,000	292,164	292,164	0	292,164
2001	122,774	49,971	105,000	277,745	277,745	0	277,745
2000	122,774	29,739	105,000	257,513	257,513	0	257,513
1999	122,774	30,240	105,000	258,014	258,014	0	258,014
1998	81,849	30,989	105,000	217,838	217,838	0	217,838

Property Search -- Monroe County Property Appraiser

1997	81,849	31,807	105,000	218,656	218,656	0	218,656
1996	31,245	32,802	105,000	169,047	169,047	0	169,047
1995	31,245	33,439	105,000	169,684	169,684	0	169,684
1994	31,245	34,406	105,000	170,651	170,651	0	170,651
1993	77,215	23,720	108,000	208,935	208,935	0	208,935
1992	77,215	3,855	108,000	189,070	189,070	0	189,070
1991	77,215	3,945	108,000	189,160	189,160	0	189,160
1990	136,757	4,035	90,720	231,512	231,512	0	231,512
1989	136,712	4,080	90,720	231,512	231,512	0	231,512
1988	105,194	3,554	90,720	199,468	199,468	0	199,468
1987	72,176	3,713	90,720	166,609	166,609	0	166,609
1986	72,350	3,833	90,720	166,903	166,903	0	166,903
1985	71,161	3,993	52,000	127,154	127,154	0	127,154
1984	70,481	4,152	52,000	126,633	126,633	0	126,633
1983	70,481	4,272	52,000	126,753	126,753	0	126,753
1982	67,896	4,341	45,000	117,237	117,237	0	117,237

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
2/3/2015	2723 / 119	2,000,000	<u>QC</u>	<u>18</u>
11/28/2006	2255 / 1923	3,125,000	<u>WD</u>	<u>M</u>
1/28/2004	2003 / 1905	557,000	<u>QC</u>	<u>M</u>
11/1/1997	1486 / 1843	800,000	WD	M

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



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: 9053881 Parcel ID: 00127440-000700

Ownership Details

Mailing Address:

OCEANSIDE INVESTORS LLC
PO BOX 144745
CORAL GABLES, FL 33114-4745

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM

Millage Group: 110A

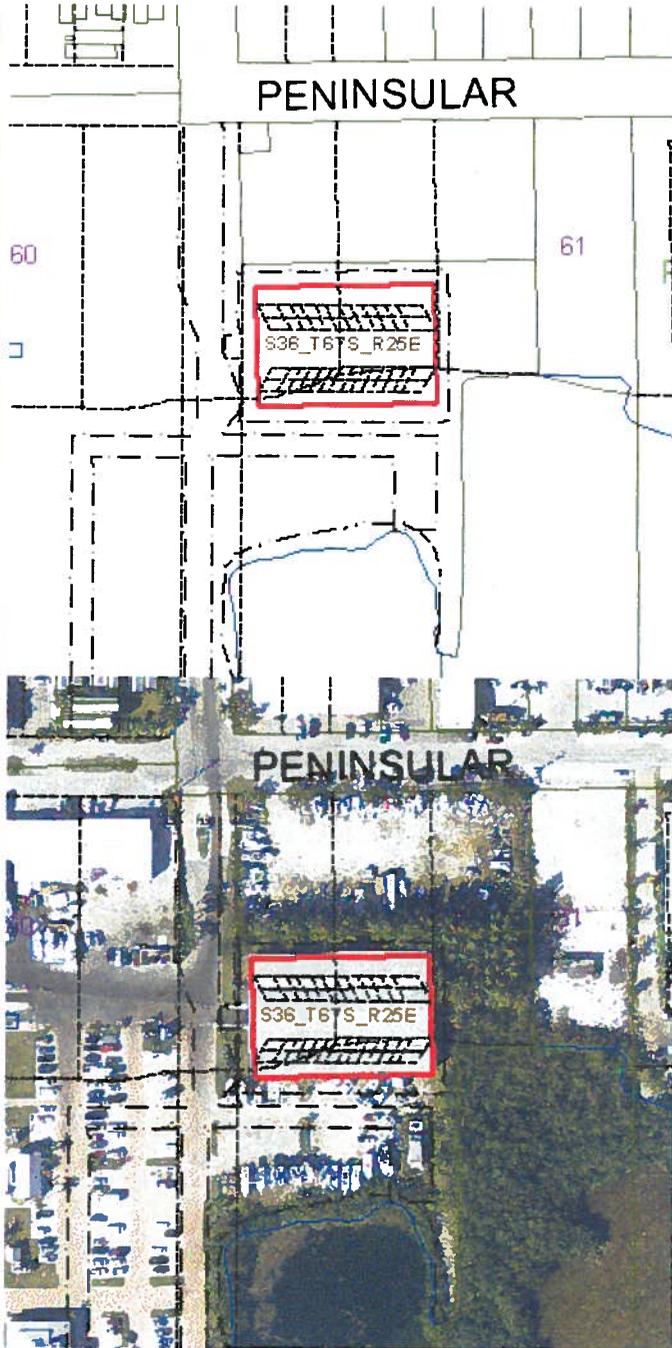
Affordable Housing: No

Section-Township-Range: 35-67-25

Property Location: 5950 PENINSULAR AVE SLIP: G-7 SOUTH STOCK ISLAND

Legal Description: UNIT G-7 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1926-824 OR2738-1764 OR2755-1070 OR2758-357

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



Condominium Details

Condo Name: OCEANSIDE EAST DRY STORAGE CONDO
 Footage: 33 Year Built: 2003

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
2016	29,750	0	0	20,048	20,048	0	20,048
2015	22,275	0	0	22,275	22,275	0	22,275

Property Search -- Monroe County Property Appraiser

2014	27,258	0	0	27,258	25,514	0	27,258
2013	23,793	0	0	23,793	23,195	0	23,793
2012	21,087	0	0	21,087	21,087	0	21,087
2011	32,550	0	0	32,550	32,550	0	32,550
2010	34,875	0	0	34,875	34,875	0	34,875
2009	42,496	0	0	42,496	42,496	0	42,496
2008	102,532	0	0	102,532	102,532	0	102,532
2007	106,480	0	0	106,480	106,480	0	106,480
2006	115,500	0	0	115,500	115,500	0	115,500
2005	53,856	0	544	54,400	54,400	0	54,400
2004	0	54,399	1	54,400	54,400	0	54,400

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
8/17/2015	2758 / 357	0	WD	11
8/10/2015	2755 / 1070	734,200	<u>WD</u>	<u>30</u>
4/27/2015	2738 / 1764	35,000	<u>WD</u>	<u>30</u>
8/12/2003	1926 / 0824	66,500	<u>WD</u>	<u>Q</u>

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



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: 8884257 Parcel ID: 00127420-000100

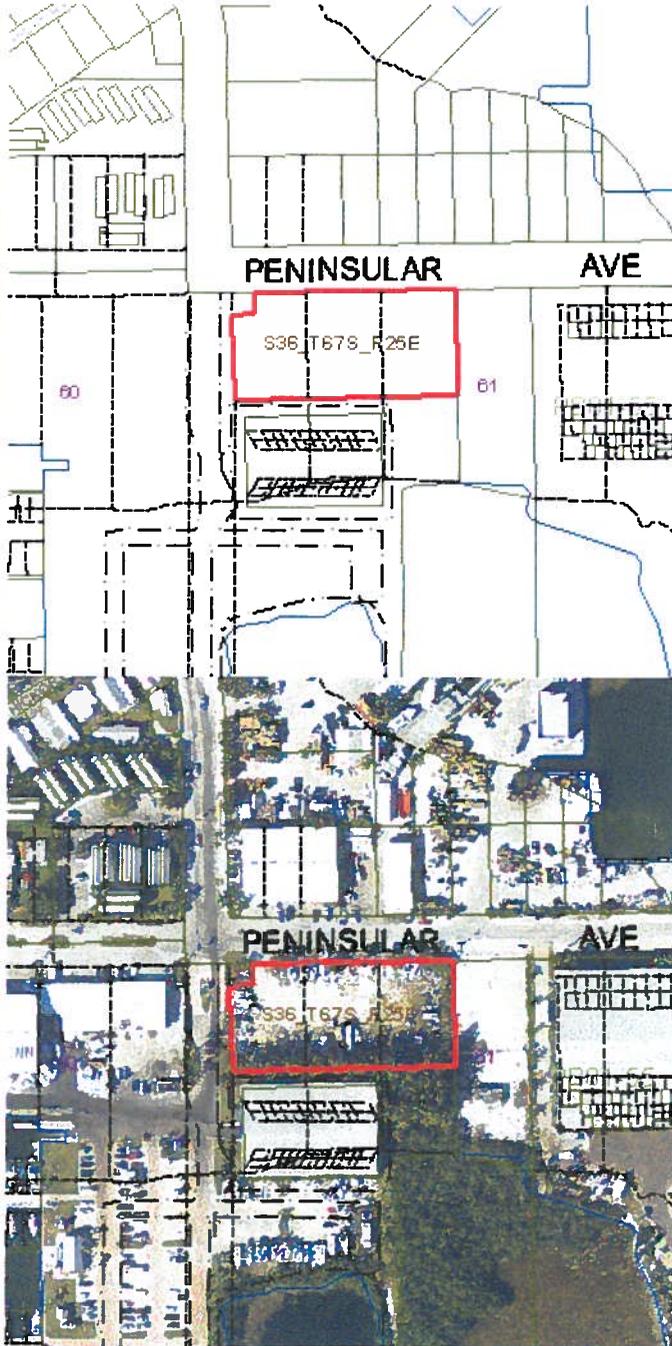
Ownership Details

Mailing Address:
OCEANSIDE INVESTORS LLC
PO BOX 144745
CORAL GABLES, FL 33114-4745

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 5970 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: SQR 61 PT LOT 1 - 2 AND 3 STOCK ISLAND MALONEY SUB PB1-55 OR1380-841/842 OR1402-1644/45 OR2146-1633/34 OR2503-2018/32 OR2634-572/83

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	41,904.00 SF

Appraiser Notes

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IS FILED IN OR2716-2223/2250 ON DECEMBER 2014. INCLUDES THE FORMER HICKORY HOUSE PROPERTY WHICH IS ASSESSED UNDER RE 00126210-000000 AS A RECEIVER SITE. THIS FIRST AMENDMENT ALSO STATES THAT HAWK'S CAY HAS 12 VESTED TRANSIENT RESIDENTIAL DWELLING UNITS TO BE TRANSFERRED TO THE OCEANSIDE PROPERTY. AMENDMENT STATES THAT THE REDEVELOPMENT OF THE OCEANSIDE PROPERTY INCLUDES THE ADDITION OF UP TO 78 NEW MARKET RATE RESIDENTIAL DWELLING UNITS, WHICH MAY BE USED AS VACATION RENTAL, UP TO 17 NEW HOTEL ROOMS, A NEW RESTAURANT AND OTHER IMPROVEMENTS RELATED TO THE EXISTING MARINA AND ACCESSORY DEVELOPMENT. THE RESIDENTIAL DENSITY WOULD NOT EXCEED 100 PERMANENT RESIDENTIAL UNITS AND 17 TRANSIENT UNITS.

THIS IS A RECEIVER SITE FOR OR2780-316MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 9-15-

ALLOWING THE TRANSFER OF 0.4 TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1379433 TO AKS 1160407, 1161624 AND 8884257 -OCEANSIDE INVESTORS LLC WILL MAINTAIN OWNERSHIP OF THE REMAINING 0.6 TRANSFERABLE DEVELOPMENT RIGHTS UNTIL A SUBSEQUENT AMENDMENT TO THIS MINOR CONDITIONAL USE PERMIT IS APPROVED TRANSFERRING THE DEVELOPMENT RIGHTS TO ANOTHER SITE

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION.THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-05 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 &10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

THIS IS A RECEIVER SITE FOR OR2780-306MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 8-15 - ALLOWING THE TRANSFER OF 1TRANSFERRABLE DEVELOPMENT RIGHT FROM SENDER SITE AK 1220931 TO AKS 1160407, 1161624 AND 8884257

PARCEL REMOVED FROM STUDY DUE TO THE FACT PARCEL DOES NOT MEET MARKET STANDARDS.

(RECEIVER SITE)OR2760-888 MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVEOPMENT ORDER 05-15 - ALLOWING THE TRANSFER OF 45 ROGO EXEMPTIONS FROM SUMMERLAND KEY SITE AKS 9091408, 9091409, 9091410, 9091411, 9091412, 9091413, 9091414, 9091415, 9091416, 9091417, 9091418, 9091419, 9091420, 9091421, 9091422, 9091423, 9091424, 9091425, 9091426, 9091427, 9091428, 9091429, 9091430, CUDOE KEY SITE AK 1227021 AND STOCK ISLAND SITE (SUN KREST) 1167142 RECEIVER SITES - AKS 1160407, 1161624 AND 8884257

PURSUANT TO DEVELOPMENT AGREEMENT RECORDED IN OR2663-1918/2052 IN DECEMBER 2013 BETWEEN MONROE COUNTY AND SUMMERLAND PALMS INVESTORS LLC AND COCO PALMS DEVELOPERS LLC AND SUNCREST LANDING LLC AND SINGH INVESTORS LLC AND OCEANSIDE INVESTORS LLC WHICH INVOLVES THE REDEVELOPMENT OF PROPERTY LOCATED AT 5950 AND 5970 PENINSULAR AVE KNOWN AS KEY WEST OCEANSIDE MARINA REFERRED TO AS OCEANSIDE PROPERTY (RE 00127420-000000 AND RE 00127420-000100). AGREEMENT ALSO INVOLVES THE TRANSFERRABLE RESIDENTIAL RATE OF GROWTH ORDINANCE FROM SENDER SITES AT: 1. SUMMERLAND PALMS PROPERTY 22 ROGO EXEMPTIONS 24930 OVERSEAS HIGHWAY SUMMERLAND KEY FL RE 00194741-000100 THRU RE 00194741-002200 2. COCO PALMS DEVELOPERS PROPERTY 17 ROGO EXEMPTIONS 21585 OLD STATE RD 4-A CUDJOE KEY FL RE 00174960-000000 3. SUNCREST LANDING/SINGH INVESTORS 7 ROGO EXEMPTIONS 5176 SUNCREST ROAD STOCK ISLAND RE 00132680-000000 THIS AGREEMENT SHALL REMAIN IN EFFECT FOR 10 YEARS COMMENCING FROM EFFECTIVE DATE OF 12/11/2013.

THIS IS A RECEIVER SITE FOR OR2780-292MONROE COUNTY MINOR CONDITIONAL USE PERMIT DEVELOPMENT ORDER NO 7-15 - ALLOWING THE TRANSFER OF 2 ROGO EXEMPTIONS FROM SENDER SITES AK 1227021 AND 1160971 TO AKS 1160407, 1161624 AND 8884257

OR2745-889 - MONROE COUNTY PLANNING COMMISSION RESOLUTION NO P41-14 - AMENDMENT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08103810	12/03/2008	03/31/2009	4,100	Commercial	CHAIN LINK FN
1	97-1325	07/01/1998	08/25/1999	55,000	Commercial	STORAGE BLDG.
2	992153	09/03/1999	01/21/2000	3,800	Commercial	FENCE & PRIVACY WALLS
3	97/1325	07/01/1998	08/25/1999	55,000	Commercial	COMM. STOAGE-C/O.

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
2016	0	0	351,993	351,993	351,993	0	351,993
2015	0	0	351,993	351,993	351,993	0	351,993
2014	0	0	351,993	351,993	351,993	0	351,993
2013	0	0	638,164	638,164	638,164	0	638,164
2012	0	0	638,164	638,164	638,164	0	638,164
2011	0	0	638,164	638,164	638,164	0	638,164
2010	717,853	34,077	272,333	1,024,263	1,024,263	0	1,024,263
2009	733,806	35,433	384,000	1,152,885	1,152,885	0	1,152,885
2008	733,806	37,223	1,257,120	2,028,149	2,028,149	0	2,028,149
2007	524,548	38,642	1,676,160	2,239,350	2,239,350	0	2,239,350
2006	524,548	40,354	1,539,972	2,104,874	2,104,874	0	2,104,874

2005	382,465	42,122	502,848	927,435	927,435	0	927,435
2004	390,426	43,941	377,136	811,503	811,503	0	811,503
2003	390,426	45,653	377,136	813,215	813,215	0	813,215
2002	390,426	47,421	419,040	856,887	856,887	0	856,887
2001	390,426	49,241	171,597	611,264	611,264	0	611,264
2000	354,120	30,126	171,597	555,843	555,843	0	555,843
1999	0	7,642	144,359	152,001	152,001	0	152,001
1998	0	7,907	144,359	152,266	152,266	0	152,266
1997	0	8,142	144,359	152,501	152,501	0	152,501
1996	0	0	144,359	144,359	144,359	0	144,359

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/13/2013	2634 / 572	4,750,000	<u>WD</u>	<u>12</u>
1/26/2011	2503 / 2018	15,932,400	<u>WD</u>	<u>12</u>
8/23/2005	2146 / 1633	2,800,000	<u>WD</u>	<u>O</u>
1/1/1996	1402 / 1644	58,400	<u>WD</u>	<u>P</u>
12/1/1995	1380 / 0841	175,000	<u>WD</u>	<u>Q</u>

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

Google Maps 6651 Maloney Ave

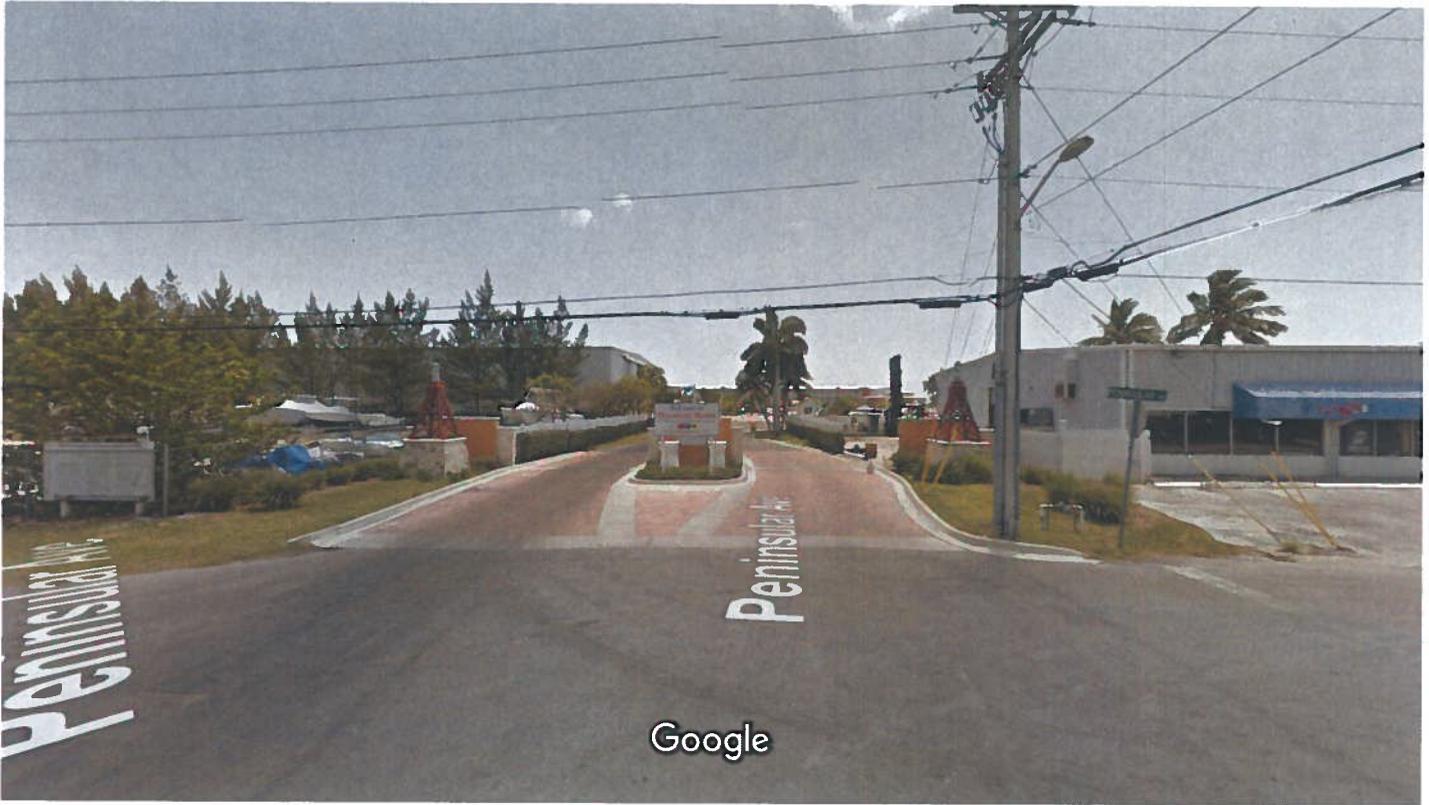


Image capture: Apr 2011 © 2016 Google

Stock Island, Florida

Street View - Apr 2011



