File #: **2016-172**

Owner's Name: Tavernier Hotel Holdings, LLC

Applicant: Tavernier Hotel Holdings, LLC

Agent: Jorge Cepero

Type of Application: Minor Conditional Use Permit

Key: Tavernier

RE: 00555610.000000

Additional Information added to File 2016-172

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: 09.28.2016
Time: _____

Dear Applicant:

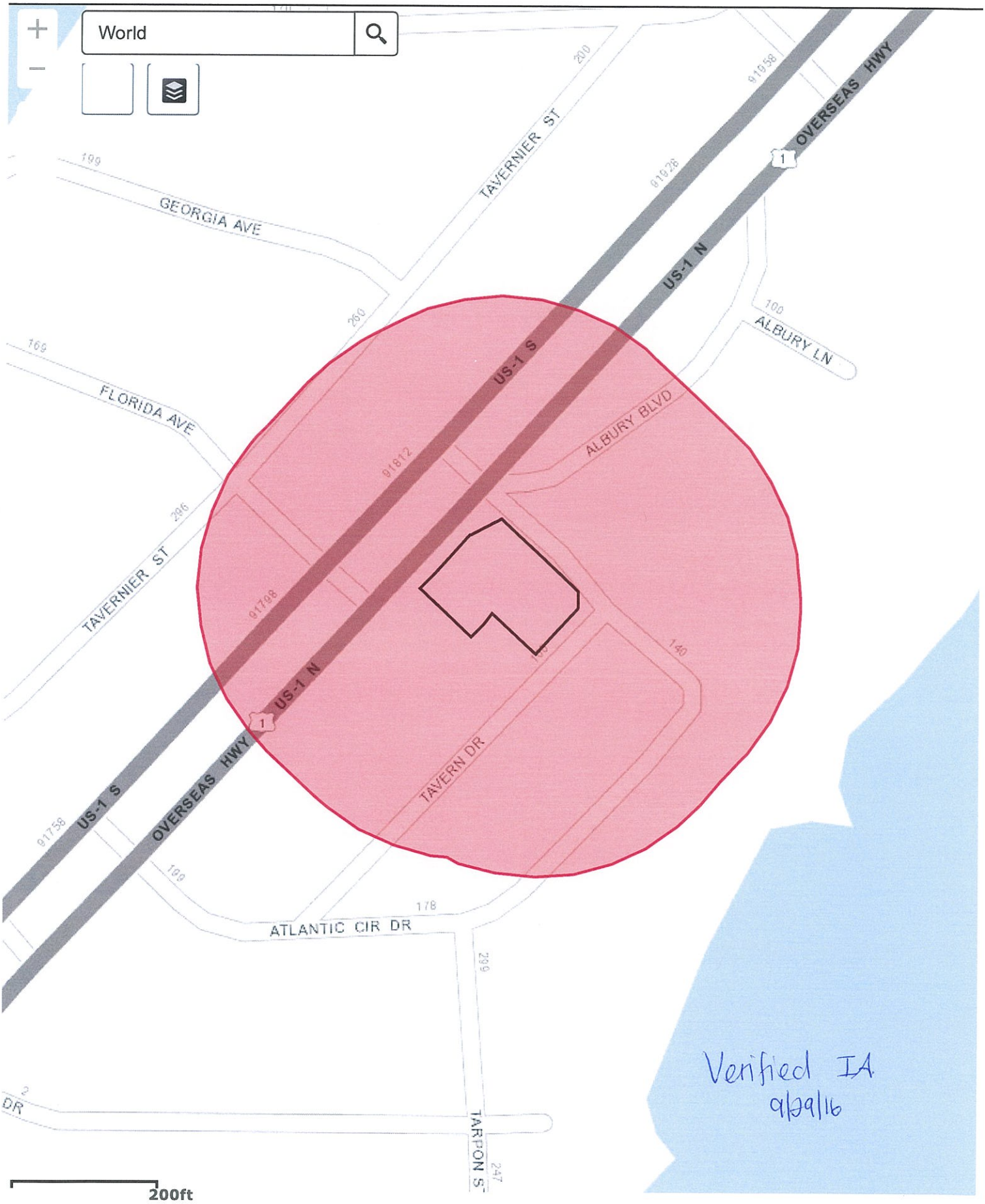
This is to acknowledge submittal of your application for Minor Conditional Use Permit
Type of application

Tavernier Hotel Holdings, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Planning Staff

SPONs - Web App



25.008 -80.515 Degrees

132 TAVERN LLC
PO BOX 539
TAVERNIER, FL 33070-0539

150 ATLANTIC CIRCLE LLC
4490 NAVAJO TRL
JAMESTOWN, OH 45335-1479

ATLANTIC CIRCLE LLC
256 BOUGAINVILLEA ST
TAVERNIER, FL 33070-2206

BIGGER CHARLES H
170 ATLANTIC CIRCLE DR
TAVERNIER, FL 33070-2605

BIGGER ELLEN LENORE
128 TAVERN DR
TAVERNIER, FL 33070-2625

BLACKWOOD ROBERT H AND TAMMY R
1331 N TROPICAL TRL
MERRITT ISLAND, FL 32953-6036

DANGEL BRIDGET
107 TAVERN DR
TAVERNIER, FL 33070-2624

YAYOU LLC
400 S COCONUT PALM BLVD
TAVERNIER, FL 33070-2253

DOT/ST.OF FL
TALLAHASSEE, FL 32399

G AND W 2009 INVESTMENT LLC
8 BOUNTY LN
KEY LARGO, FL 33037

GALLAGHER THOMAS F AND GAE
PO BOX 743
TAVERNIER, FL 33070-0743

GARGANO LYNDA E
PO BOX 1113
TAVERNIER, FL 33070-1113

HEWITT MARK D AND PEGGY A
14818 E FISH HOOK DR
PARK RAPIDS, MN 56470

HOKE TYLER ROBERT
151 OCEAN VIEW DR
TAVERNIER, FL 33070-2635

J & K INC
PO BOX 554
TAVERNIER, FL 33070-0554

KLEIN SHARI
140 ATLANTIC CIRCLE DR
TAVERNIER, FL 33070-2605

KRUSZELNICKI VIOLETTA
PO BOX 370551
KEY LARGO, FL 33037-0551

MITCHELL TONY BOB AND DIANE
PO BOX 370845
KEY LARGO, FL 33037-0845

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

TAVERNIER HOTEL HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

NICHOLLS CHRISTINE
PO BOX 584
TAVERNIER, FL 33070-0584

OHARA JUDY
136 TAVERN DR
TAVERNIER, FL 33070-2625

PEACE GEORGE W TRUST 5/27/1998
*
1002 SNAPPER LN
KEY LARGO, FL 33037-3845

PEACE GEORGE W TRUST AGREEMENT 5/27/2008
10400 SW 53RD ST
COOPER CITY, FL 33328-5608

PRIU NORBERTO A
*
207 RIVER BEND CT
LONGWOOD, FL 32779

REBOREDO JOSE AND ALEJANDRINA
2831 SW 128TH AVE
MIAMI, FL 33175-2005

ROSE GLEN A REV TR AGR 6/16/05
1830 NW 87TH AVE
PEMBROKE PINES, FL 33024-3318

SCOTT GEORGE AND LOUISE
420 S COCONUT PALM BLVD
TAVERNIER, FL 33070-2253

SHORCITOS HOLDINGS LLC
91875 OVERSEAS HWY
TAVERNIER, FL 33070-2652

STEWART FAMILY TRUST 06/29/2007
143 ATLANTIC CIR DR
TAVERNIER, FL 33070

Verified TA

* Add to APP Labels

STEWART TITLE GUARANTY COMPANY
1980 POST OAK BLVD STE 800
HOUSTON, TX 77056-3826

SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87TH AVE
DORAL, FL 33172-2614

End of Additional File 2016-172

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
SEP 29 2016
MONROE CO. PLANNING DEPT

Request for a Minor Conditional Use Permit

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

Minor Conditional Use Permit Application Fee: $8,484.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00

Date of Submittal: 9 / 23 / 2016
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

PMG Asset Services, LLC — Jorge Cepero
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

4651 Sheridan St, Suite 480, Hollywood, FL 33021
Mailing Address (Street, City, State and Zip Code)

954-624-4723 — jorgec@primegroupus.com
Daytime Phone — Email Address

Property Owner:

Tavernier Hotel Holdings, LLC — Jorge Cepero
(Name/Entity) — Contact Person

4651 Sheridan St, Suite 480, Hollywood, FL 33021
Mailing Address (Street, City, State and Zip Code)

954-624-4723 — jorgec@primegroupus.com
Daytime Phone — Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

A — 1,2,3,4,36 and 37 — Tavernier No. 2 — Largo
Block — Lot — Subdivision — Key

00555610.000000 — 00555610
Real Estate (RE) Number — Alternate Key Number

91865 Overseas Hwy, Tavernier, FL 33070 MM 92
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: SC- Suburban Commercial

Present Land Use of Property: Restaurant, Hotel

Proposed Land Use of Property: Restaurant, Affordable Housing, Medium Commercial

Total Area of Property: 0.48 acres

Total Upland Area within Property: 0.48 acres

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

N/A Total number of non-residential buildings

4,395 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

N/A Total number of residential buildings

N/A Total number of permanent, market-rate units

N/A Total number of permanent, affordable units

N/A Total number of transient units (hotel, recreational vehicle and/or campground)

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

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- [x] Completed application form
- [x] Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- [x] Proof of ownership (i.e. Warranty Deed)
- [x] Current property record card(s) from the Monroe County Property Appraiser
- [x] Photograph(s) of site from adjacent roadway
- [x] Written description of project
- [x] Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- [x] Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
  - [x] Date, north point and graphic scale
  - [x] Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
  - [x] All attributes from the boundary survey
  - [x] Future Land Use Map (FLUM) designation(s) of the site
  - [x] Land Use (Zoning) District designation(s) of site
  - [x] Tier designation(s) of the site
  - [x] Flood zones pursuant to the Flood Insurance Rate Map

- ☒ Setback lines as required by the Land Development Code
- ☒ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- ☒ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- ☒ Extent and area of wetlands, open space preservation areas and conservation easements
- ☒ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- ☒ Location of fire hydrants or fire wells
- ☒ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☒ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

☒ Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☐ Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)

☒ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)

☒ Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)

☒ Traffic Study, prepared by a licensed traffic engineer

☐ Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)

☐ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

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

☒ Radius report from Monroe County Property Appraiser supporting the required labels

☒ Proof of Coordination are required from the following:

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

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

☒ Notarized Agent Authorization

☐ Vegetation Survey or Habitat Evaluation Index

☐ Construction Phasing Plan

☐ Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

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

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

* * * * * * *

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

Tavernier Hotel Holdings, LLC, By: PHG at Tavernier, LLC, its Manager
By: Prime Hospitality Group III, LLC, its Manager, By: PMG Asset Services, LLC, its Manager

Signature of Applicant: _____ **Date:** 09-28-2016

Larry M. Abbo, Manager

Sworn before me this 22 day of Sept 2016

PATTI J. CHLVANY
MY COMMISSION # FF 038561
EXPIRES: January 30, 2018
Bonded Thru Notary Public Underwriters

_____
Notary Public
My Commission Expires

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

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is $ 2,400,000.00

This Instrument Prepared by and Return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

Parcel ID Number: 00555610-000000

Warranty Deed

This Indenture, Made this 29th day of May, 2015 A.D., **Between**
Tavernier Properties LLC, a Florida limited liability company

of the County of **MONROE**, State of **Florida**, **grantor,** and
Tavernier Hotel Holdings LLC, a Florida limited liability company

whose address is: **4651 Sheridan Street, Suite 480, Hollywood, FL 33021**

of the County of **Broward**, State of **Florida**, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ——TEN DOLLARS ($10)—— DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **MONROE** State of **Florida** to wit:

Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the center of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Laser Generated by ez Display Systems, Inc., 2015 (800) 760-5555 Form FLWD-2

Warranty Deed - Page 2

Parcel ID Number: 00555610-000000

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tavernier Properties LLC, a Florida limited liability company
By: Conch Harbor Marina LLC, a Florida limited liability company, as Managing Member

Printed Witness 1

Printed Witness 2 Ralph Sanchez

By: _____ (Seal)
Craig H. Hunt, Managing Member
P.O. Address: 951 Caroline Street, KEY WEST, FL 33040

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29th day of May, 2015 by **Craig H. Hunt, as Managing Member of Conch Harbor Marina LLC, a Florida a limited liability company, as Managing Member of Tavernier Properties LLC, a Florida limited liability company**

who is personally known to me or who has produced his _____ as identification.

Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires: 04/15/17

JENNIFER G. SANCHEZ
MY COMMISSION EXPIRES
April 15, 2017
#EE 885406
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

Laser Generated by © Display Systems, Inc., 2015 (863) 763-5555 Form FLWD-2

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

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 1681946 **Parcel ID:** 00555610-000000

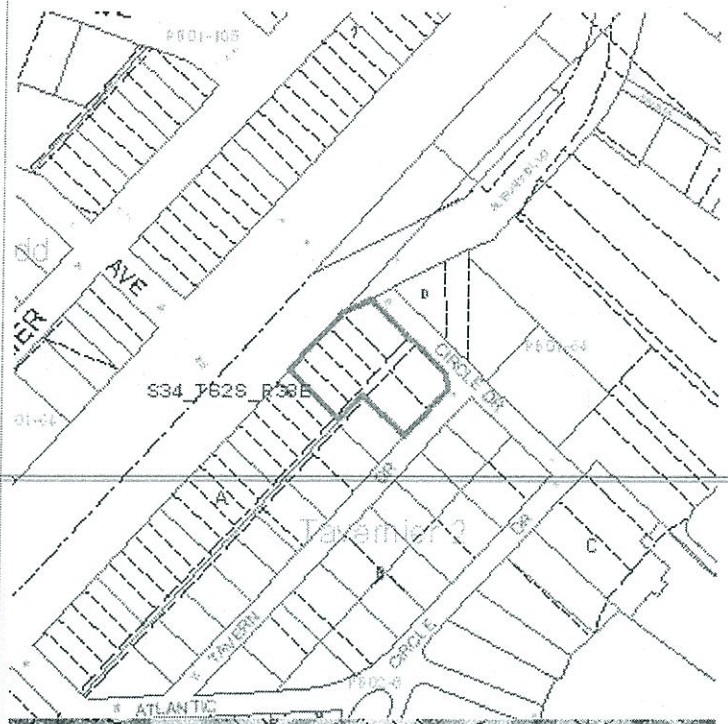
Ownership Details

Mailing Address:
TAVERNIER HOTEL HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 500P
Affordable Housing: No
Section-Township-Range: 34-62-38
Property Location: 91865 OVERSEAS HWY TAVERNIER
Subdivision: TAVERNIER NO 2
Legal Description: BK A LTS 1-5 AND 36-37 TAVERNIER NO 2 PB2-8 KEY LARGO AND PT DISCLAIMED ALLEY (RES NO 11-1968) E6-162 OR405-1100 OR456-15/16 OR679-208 OR760-97 OR777-285 OR833-593 OR841-265 OR841-266 OR841-270D/C OR841-272 OR841-274 OR841-284 OR1044-1828 OR1010-31 OR1010-399/AFF OR1067-2306/07 OR1172-997 OR1197-1015/16 OR1229-148 OR1657-1813 OR2186-2007/2008 OR2347-1038/1043ORD OR2461-82/84 OR2745-570-71

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	25	90	2,375.00 SF
100H - COMMERCIAL HIGHWAY	25	90	10,665.00 SF
100D - COMMERCIAL DRY	0	0	8,100.00 SF

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5
Total Living Area: 10150
Year Built: 1936

Building 1 Details

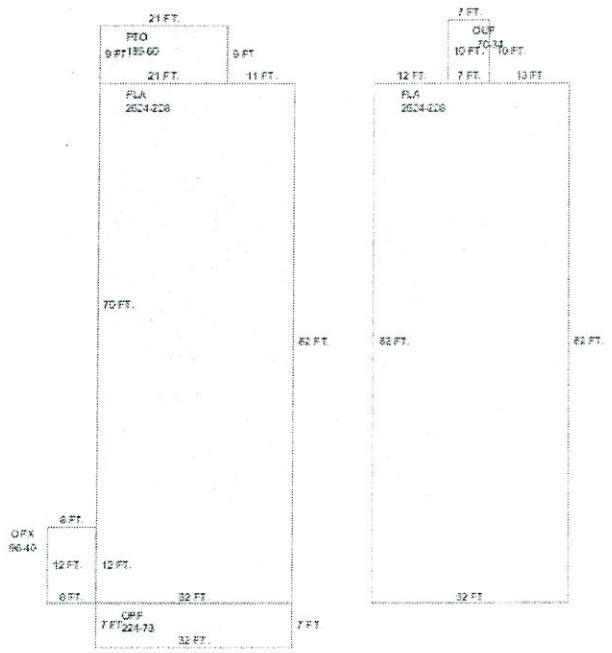
Building Type		Condition	F	Quality Grade	300
Effective Age	25	Perimeter	456	Depreciation %	33
Year Built	1936	Special Arch	0	Grnd Floor Area	5,248
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	CONC PILINGS
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	21	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPX		1	2013					96
1	FLA		1	1981					2,624
2	OPF		1	1981					224

4	PTO	1	1975	189
5	FLA	1	1981	2,624
6	OUF	1	1981	70

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14549	HOTEL/MOTEL C	90	N	N
	14550	OFFICE BLD-1 STORY	10	N	N
	14551	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5043	C.B.S.	100

Building 2 Details

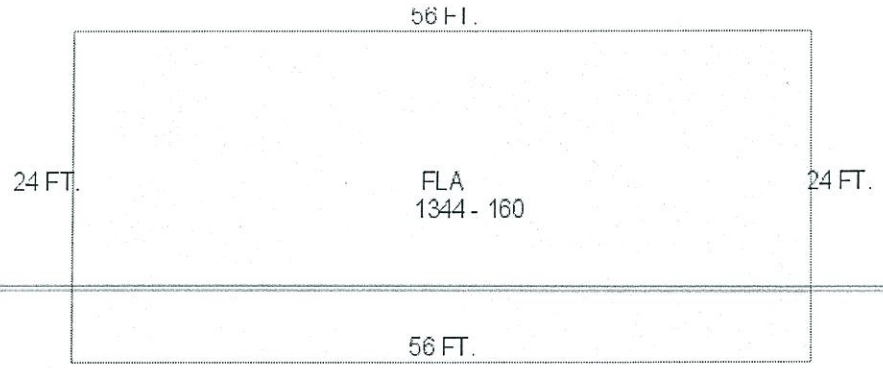
Building Type		Condition	F	Quality Grade	300
Effective Age	25	Perimeter	160	Depreciation %	33
Year Built	1936	Special Arch	0	Grnd Floor Area	1,344
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	9	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1981					1,344

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14552	HOTEL/MOTEL C	20	N	N
	14553	APARTMENTS	55	N	N
	14554	SERV SHOPS ETC	25	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5044	C.B.S.	100

Building 3 Details

Building Type		Condition	F	Quality Grade	250
Effective Age	25	Perimeter	195	Depreciation %	33
Year Built	1936	Special Arch	0	Grnd Floor Area	1,818
Functional Obs	0	Economic Obs	0		

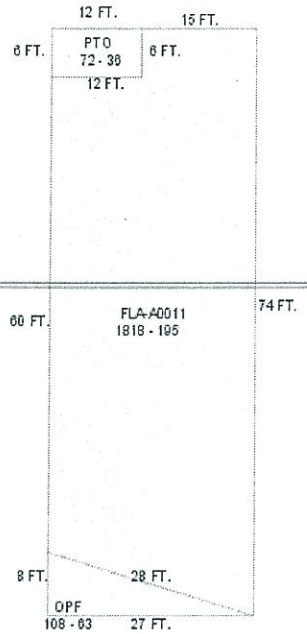
Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0

3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	9	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	PTO		1	1981					72
0	OPF		1	1981					108
1	FLA	1:WD FRAME	1	1981		Y			1,818

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTAURANT & CAFETR	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5045	AVE WOOD SIDING	100

Building 4 Details

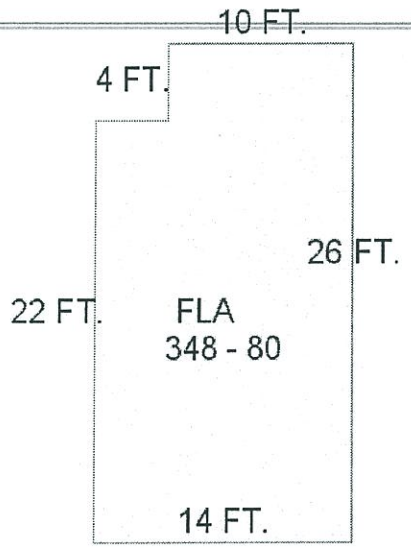
Building Type		Condition	F	Quality Grade	250
Effective Age	25	Perimeter	80	Depreciation %	33
Year Built	1936	Special Arch	0	Grnd Floor Area	348
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1981					348

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14556	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5046	AVE WOOD SIDING	100

Building 5 Details

Building Type	Condition F	Quality Grade 250
Effective Age 25	Perimeter 212	Depreciation % 33

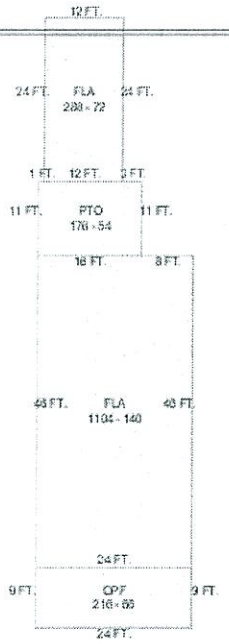
Year Built 1943 | Special Arch 0 | Grnd Floor Area 1,392
Functional Obs 0 | Economic Obs 0

Inclusions:

Roof Type | Roof Cover | Foundation
Heat 1 | Heat 2 | Bedrooms 0
Heat Src 1 | Heat Src 2

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	6	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	PTO		1	1997					176
0	FLA		1	1997					1,104
0	OPF		1	1975					216
0	FLA		1	1975					288

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTEL/MOTEL D	80	N	N
		HOTEL/MOTEL D	100	N	N
		OFFICE BLD-1 STORY	20	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	1,000 SF	0	0	2013	2014	2	50
1	AC2:WALL AIR COND	6 UT	0	0	1975	1976	1	20
2	AC2:WALL AIR COND	16 UT	0	0	1975	1976	2	20
3	FN2:FENCES	1,158 SF	0	0	1994	1995	2	30
4	WD2:WOOD DECK	796 SF	0	0	1997	1998	2	40
5	PT3:PATIO	1,582 SF	0	0	1975	1976	2	50
6	AP2:ASPHALT PAVING	232 SF	29	8	1991	1992	2	25
7	FN2:FENCES	96 SF	16	6	1983	1984	2	30
8	AC2:WALL AIR COND	2 UT	0	0	2013	2014	1	20

Appraiser Notes

BK A LOT 5 (RE00555620-000000 AK1681954) IS NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2011 TAX ROLL 4/7/2011MKD
THE DEVELOPMENT ORDER FILED 2/27/2008 IN OR2347-1038/1043 STATES THAT THERE ARE 18 TRANSIENT UNITS AND 1 MARKET RATE UNIT ELIGIBLE TO BE TRANSFERRED OFF SITE. FOUR OF THE BUILDINGS ON-SITE HAVE BEEN DESIGNATED HISTORICAL AND CULTURAL LANDMARKS. THE PROPERTY OWNERS (TAVERNIER HOTEL LLC) HAS ESTABLISHED LOTS 1-5 BLK A AS THE SENDER SITE AND THE EXISTING TRANSIENT AND PERMANENT USES SHALL CONTINUE UNTIL A RECEIVER SITE HAS BEEN IDENTIFIED. THIS DEVELOPMENT ORDER SHALL REMAIN EFFECTIVE FOR 5 YEARS FROM THE DATE OF THIS ORDER BEING RECORDED (EXPIRES 2/27/2013).
2001/05/09 FIELD INSPECTED, PHOTO ON FILE. NCC HISTORICAL BLDGS WITH EXTERIOR/INTERIOR RENOVATIONS 1982. BLDG. 1 - 2 STORY HOTEL BLDG. 2 - CONNECTS RESTAURANT TO HOTEL 56'X24' (1 ROOM/STORAGE/1 APT) UNDER REPAIRS BLDG. 3 - RESTAURANT -(CLOSED AT PRESENT TIME) BLDG. 4 - COTTAGE (1 ROOM)
RE #S 555580-55560 & 555920 & 555930 COMBINED FOR ASSMT PURPOSES 1-27-98

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	12303532	01/18/2013	05/07/2013	13,500	Commercial	INSTALL PAVERS
	06301814	05/05/2006	01/01/2007	1		INTERIOR DEMOLITION
	06303255	07/07/2006	01/01/2007	1		ROOF (HOTEL #4)
	06303257	07/07/2006	01/01/2007	1		ROOF (HOTEL #3)
	06302331	07/07/2006	01/01/2007	1		ROOF (HOTEL #6)
	06303256	07/07/2006	01/01/2007	1		ROOF (HOTEL #1)
	07303655	09/24/2007	12/10/2007	1		INTERIOR DEMOLITION
	2303978	09/05/2002	01/01/2004	1		REM/REP 5 TON A/H

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	748,149	31,342	293,574	1,717,769	1,717,769	0	1,717,769
2015	781,647	27,803	268,500	1,717,769	1,717,769	0	1,717,769
2014	781,647	25,672	268,500	1,738,891	1,735,882	0	1,738,891
2013	722,867	18,002	159,160	1,568,949	1,568,949	0	1,568,949
2012	763,758	18,331	159,160	1,554,514	1,554,514	0	1,554,514
2011	790,587	18,804	294,435	1,554,514	1,554,514	0	1,554,514
2010	689,084	18,679	330,700	1,038,463	1,038,463	0	1,038,463
2009	726,495	19,110	367,710	1,214,520	1,214,520	0	1,214,520
2008	726,495	19,479	494,500	1,458,518	1,458,518	0	1,458,518
2007	574,683	19,911	568,875	1,927,654	1,927,654	0	1,927,654
2006	539,934	23,237	368,065	931,236	931,236	0	931,236
2005	540,975	24,004	275,540	840,519	840,519	0	840,519
2004	540,964	24,625	201,165	766,754	766,754	0	766,754
2003	578,254	25,350	179,495	783,099	783,099	0	783,099
2002	540,964	26,011	122,010	688,985	688,985	0	688,985
2001	572,788	26,737	76,856	676,381	676,381	0	676,381
2000	520,054	854	62,169	583,077	583,077	0	583,077
1999	520,054	890	62,169	583,113	583,113	0	583,113
1998	427,505	926	62,169	490,600	490,600	0	490,600
1997	320,359	325	8,907	329,591	329,591	0	329,591
1996	291,236	336	8,907	300,479	300,479	0	300,479
1995	291,236	347	8,907	300,490	300,490	0	300,490
1994	291,236	112	7,125	298,473	298,473	0	298,473
1993	291,236	112	7,719	299,067	299,067	0	299,067
1992	291,236	112	7,313	298,661	298,661	0	298,661
1991	223,499	112	7,313	230,924	230,924	0	230,924
1990	223,499	112	7,313	230,924	230,924	0	230,924
1989	223,499	112	6,750	230,361	230,361	0	230,361
1988	174,062	112	6,750	180,924	180,924	0	180,924
1987	171,422	112	6,750	178,284	178,284	0	178,284
1986	171,567	112	6,750	178,429	178,429	0	178,429
1985	168,449	112	6,750	175,311	175,311	0	175,311
1984	166,321	112	6,750	173,183	173,183	0	173,183
1983	166,321	112	6,035	172,468	172,468	0	172,468
1982	80,138	112	6,035	86,285	86,285	0	86,285

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/29/2015	2745 / 570	2,400,000	WD	37
3/25/2010	2461 / 82	2,300,000	WD	01
2/3/2006	2186 / 2007	2,750,000	WD	M
10/4/2000	1657 / 1813	1	WD	M
12/1/1991	1197 / 1015	1	WD	M
9/1/1988	1067 / 2306	1	WD	M
3/1/1988	1044 / 1828	1	WD	M

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

Tavernier Inn

91865 Overseas Hwy, Tavernier

Application for Minor Conditional Use:
Use Change from Restaurant and Affordable Housing Residential to Restaurant, Affordable Housing and Medium Intensity Commercial

Project Description:

The applicant is seeking to change the use of the Tavernier Inn building from residential accessory use, to medium intensity commercial.

The overall property has a historic designation, and consists of several buildings. Other than the restaurant occupied by Moka Café, and the residential unit, the rest of the buildings in the complex have hotel rooms, or uses related to the hotel, such as office, laundry and common areas. The largest building is the 2 story historic Tavernier Inn, where the hotel originated. The hotel use has been recently approved for a change to affordable residential use.

The main building (historic Tavernier Inn) currently houses the majority of the hotel rooms for the Tavernier Hotel, as well as office and hotel associated uses. The other buildings also hold rooms, as well as office and hotel associated uses. Due to the historic status of the buildings, they can not be demolished, nor can their exterior be altered without review from the county to assure the changes are consistent with their historic status.

The historic preservation board has approved restoring the original entry of the movie theater use that preceded the hotel, which consists of 2 entries on the main façade, in order to convert the first floor to commercial use. These entries will be compatible with the original use of the building, and restore the Overseas Highway façade as the main entry. The larger openings provided by the restored entries will allow more sunlight into the space, providing for a more attractive interior area. The commercial use will activate the Overseas' facing façade, encouraging pedestrian use in the neighborhood, and ensuring the long term viability of the building.

Through this application, we seek to change the accessory residential spaces into a medium intensity commercial use. A tenant is not yet engaged.

Tavernier Hotel Holdings, LLC

September 20, 2016

Emily Schemper, AICP
Comprehensive Planning Manager
Planning & Environmental Resources Department
Monroe County, Florida
2798 Overseas Highway, Suite 400, Marathon, FL. 33050

RE: Agent's Authorization- Change from Hotel to Commercial
Folio Number: 00555610.000000

Dear Emily Schemper,

Tavernier Hotel Holdings, LLC consents to Jorge Cepero, acting as it's agent for any public hearing or administrative process related to the use change to affordable housing units and commercial use at the Tavernier Inn located at 91865 Overseas Hwy, Key Largo.

Tavernier Hotel Holdings, LLC
By: PHG at Tavernier, LLC, its Manager
By: Prime Hospitality Group III, LLC, its Manager
By: PMG Asset Services, LLC, its Manager

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by Larry M Abbo of Tavernier Hotel Holdings, LLC on this 27 day of ~~August~~ Sept, 2016 who is Personally Known to me or who produced _____ as identification.

Notary Public, State of Florida

PATTI J. CHLVANY
MY COMMISSION # [illegible]
EXPIRES: January 30, 2018
Bonded Thru Notary Public Underwriters

Print Name: _____

Commission Expires: _____

4651 Sheridan Street, Suite 480, Hollywood, FL 33021
PH: 954-624-4702

FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91630 OVERSEAS HIGHWAY, P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

September 16, 2016

Dustin Jackson
Prime Group
4651 Sheridan Street, Suite 480
Hollywood, FL 33021

Via email: dustinj@primegroupus.com

Dear Mr. Jackson,

Re: Letter of Coordination – 91865 Overseas Hwy, Tavernier, FL 33070
Folio No: 00555610

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the commercial change of use at the referenced site.

If three-phase service is required, this may result in extra costs to be borne by the developer. Easements may be required.

Provide three sets of plans including complete electrical load calculations for the proposed project. We can then execute a meter location.

FKEC policy dictates that the property owner for us to serve must obtain all necessary governmental permits.

Sincerely,

Keith Kropf
Director of Engineering

kk/mfb

Traf Tech
ENGINEERING, INC.

September 16, 2016

Mr. Jorge Cepero
Prime Group
4651 Sheridan Street, Suite 480
Hollywood, Florida 33021

Re: Tavernier – Change of Use (Traffic Statement)

Dear Jorge:

Per your request, Traf Tech Engineering, Inc. conducted a trip generation comparison analysis associated with an existing development located at 91865 Overseas Highway in Tavernier, Monroe County, Florida. This traffic statement addresses the trip difference between the following uses:

EXISTING USE
- 18 hotel rooms
- 1,780 square feet of median intensity commercial

PROPOSED USE
- 6 affordable apartment units
- 4,400 square feet of median intensity commercial

A trip generation comparison analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE, the trip generation equations used for the existing and proposed land uses are:

ITE Land Use 220 – Apartment
Daily Trips
$T = 6.65 (X)$
Where T = number of daily trips and X = number of dwelling units

AM Peak Hour
$T = 0.51 (X)$
Where T = number of AM peak hour trips and X = number of dwelling units

PM Peak Hour
$T = 0.62 (X)$
Where T = number of PM peak hour trips and X = number of dwelling units

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

ITE Land Use 310 – Hotel
Daily Trips
T = 8.17 (X)
Where T = number of daily trips and X = number of rooms

AM Peak Hour
T = 0.53 (X)
Where T = number of AM peak hour trips and X = number of rooms

PM Peak Hour
T = 0.60 (X)
Where T = number of PM peak hour trips and X = number of rooms

ITE Land Use 826 – Specialty Retail
Daily Trips
T = 44.32 (X)
Where T = number of daily trips and X = 1,000 square feet of gross floor area

AM Peak Hour
T = None

PM Peak Hour
T = 2.71 (X)
Where T = number of PM peak hour trips and X = 1,000 square feet of gross floor area

Using the above-listed trip generation equations from the ITE document, a trip generation comparison analysis was undertaken for the existing and proposed uses. The results of this effort are documented in Table 1 below.

TABLE 1
Trip Generation Summary
Tavernier Change in Use

		Number of Trips		
Land Use	**Size**	**Daily**	**AM Peak**	**PM Peak**
EXISTING USE				
Hotel	18 rooms	146	10	11
Commercial	1,780 sf	80	0	5
Total		226	10	16
PROPOSED USES				
Apartments	6 units	40	3	4
Commercial	4,400 sf	195	0	12
Total		235	3	16
Difference		**+9**	**-7**	**0**

Source: ITE Trip Generation Manual (9th Edition)

Traf Tech
ENGINEERING, INC.

As indicated it Table 1, the change in use from 18 hotel rooms to six (6) affordable housing (including medium intensity commercial) results in a reduction in trips on a daily and peak hour basis. Hence, the proposed change in use will have a positive effect to the nearby transportation network.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

Monroe County Property Appraiser - Radius Report

AK: 1102105 Parcel ID: 00090180-000000 Physical Location 91770 OVERSEAS KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 21 AND SWLY 58.15 FT OF NELY 97.97 FT TR-A BURTONS
Owners Name: LOWE HOUSE CORPORATION
Address: 91770 OVERSEAS HWY TAVERNIER FL 33070-2640

AK: 1682411 Parcel ID: 00556080-000000 Physical Location 158 ATLANTIC KEY LARGO
Legal Description: BK B LTS 4, 15 AND 16 TAVERNIER NO 2 PB2-8 KEY LAR GO OR276-482 COUNTY JUDGE'S DOCKET 11-124
Owners Name: PEACE GEORGE W TRUST AGREEMENT 5/27/2008
Address: 10400 SW 53RD ST COOPER CITY FL 33328-5608

AK: 1585815 Parcel ID: 00479290-000000 Physical Location 91700 OVERSEAS TAVERNIER
Legal Description: LT 4 AND 5 BURTONS ADD TO TAVERNIER KEY LARGO 82 OR4-244/45 OR753-1057/59 OR753-1060 OR899-5
Owners Name: YAYOU LLC
Address: 400 S COCONUT PALM BLVD TAVERNIER FL 33070-2253

AK: 1102091 Parcel ID: 00090170-000000 Physical Location 91790 OVERSEAS KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOTS 21-22 AND THE N'LY 39.82 FT OF TRACT A BURTON AI
Owners Name: MITCHELL TONY BOB AND DIANE
Address: PO BOX 370845 KEY LARGO FL 33037-0845

AK: 1101966 Parcel ID: 00090050-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB 1-64 PT LOT 16 G6 -42
Owners Name: DOT/ST.OF FL
Address: (STATE ROAD DEPARTMENT) TALLAHASSEE FL 32399

AK: 1682501 Parcel ID: 00556180-000000 Physical Location 91875 OVERSEAS KEY LARGO
Legal Description: TAVERNIER NO 2 PB2-8 KEY LARGO BLOCK D (A/K/A SQ D LOT 1) AND PART OF UNAMED 30FT RD AND ISI
Owners Name: SHORCITOS HOLDINGS LLC
Address: PO BOX 782 TAVERNIER FL 33070-0782

AK: 1681946 Parcel ID: 00555610-000000 Physical Location 91865 OVERSEAS TAVERNIER
Legal Description: BK A LTS 1-5 AND 36-37 TAVERNIER NO 2 PB2-8 KEY L ARGO AND PT DISCLAIMED ALLEY (RES NO 11-1
Owners Name: TAVERNIER HOTEL HOLDINGS LLC
Address: 4651 SHERIDAN ST STE 480 HOLLYWOOD FL 33021-3430

AK: 1682381 Parcel ID: 00556050-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: BK B LT 12 AND NE LY 25 FT OF LT 11 TAVERNIER 2 PB 2-8 KEY LARGO G5-74 OR226-395/96 OR817-247 OF
Owners Name: GOTTA LUV IT INVESTMENTS LLC
Address: 3005 SW 2ND AVE STE 101 FORT LAUDERDALE FL 33315-3339

AK: 1682331 Parcel ID: 00556000-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: BK B LT 7 AND NE LY 25 FT OF LT 8 TAVERNIER 2 PB2 -8 KEY LARGO G5-74 OR226-395/96 OR817-247 OR
Owners Name: GOTTA LUV IT INVESTMENTS LLC
Address: 3005 SW 2ND AVE STE 101 FORT LAUDERDALE FL 33315-3339

AK: 1584959 Parcel ID: 00478410-000000 Physical Location 91860 OVERSEAS KEY LARGO
Legal Description: BK 1 LTS 6-14 TAVERNIER PB1-105 KEY LARGO OR365-69 5/96 OR566-458DC OR1079-1441/43WILL OR1221-1
Owners Name: SUNSHINE GASOLINE DISTRIBUTORS INC
Address: 1650 NW 87TH AVE DORAL FL 33172-2614

AK: 1585831 Parcel ID: 00479310-000000 Physical Location 91700 OVERSEAS KEY LARGO
Legal Description: LT 6 BURTONS ADD TO TAVERNIER KEY LARGO PB2-82 -244-245 OR753-1057/59 OR753-1060 OR899-564 OR
Owners Name: YAYOU LLC
Address: 400 S COCONUT PALM BLVD TAVERNIER FL 33070-2253

AK: 1584843 Parcel ID: 00478300-000000 Physical Location 91812 OVERSEAS KEY LARGO
Legal Description: BK 1 LTS 1 THRU 5 TAVERNIER PB1-105 AND LOTS 1, 2 AND 3 BURTONS ADD TO TAVERNIER PB2-82 KE
Owners Name: G AND W 2009 INVESTMENT LLC
Address: 8 BOUNTY LN KEY LARGO FL 33037

AK: 1101923 Parcel ID: 00090020-000000 Physical Location 91895 OVERSEAS KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 16 , SW 'LY 10' LOT 16 (PARCEL F) PT LOT 17 (PARCELS E
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD ST KEY WEST FL 33040-6581

AK: 1102121 Parcel ID: 00090200-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT GOV LOT 2 G11-216-217 OR543-182 OR667-116Q
Owners Name: DOT/ST.OF FL
Address: (STATE ROAD DEPARTMENT) TALLAHASSEE FL 32399

AK: 1101974 Parcel ID: 00090060-000000 Physical Location 143 ATLANTIC CIR KEY LARGO
Legal Description: 34 62 38 ISLAND OF PB 1-64 KEY LARGO PT LOT 17 A2- 167 H3-111 PROBATE NO 8-158A OR872-1065 OR9
Owners Name: STEWART FAMILY TRUST 06/29/2007
Address: 143 ATLANTIC CIR DR TAVERNIER FL 33070

AK: 1102075 Parcel ID: 00090150-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB 1-64 PT LOT 18 OR 338-470-471
Owners Name: DOT/ST.OF FL
Address: (STATE ROAD DEPT) TALLAHASSEE FL 32399

AK: 1682276 Parcel ID: 00555940-000000 Physical Location 140 ATLANTIC KEY LARGO
Legal Description: BK B LT 1 TAVERNIER 2 PB2-8 KEY LARGO OR21-25 OR71 1-9 OR976-770 OR1313-1611/12F/J OR1594-2259L/E
Owners Name: KLEIN SHARI
Address: 140 ATLANTIC CIRCLE DR TAVERNIER FL 33070-2605

AK: 1682322 Parcel ID: 00555990-000000 Physical Location 123 TAVERN DR KEY LARGO
Legal Description: TAVERNIER NO 2 KEY LARGO PB2-8 LT 5 AND 6 LESS SEL Y 1.5 FT BK B OR447-805 OR611-645 OR1093-2247 (
Owners Name: GARGANO LYNDA E
Address: PO BOX 1113 TAVERNIER FL 33070-1113

AK: 1682225 Parcel ID: 00555890-000000 Physical Location 120 TAVERN DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOTS 33 & 34 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 G51-125/
Owners Name: NICHOLLS CHRISTINE
Address: PO BOX 584 TAVERNIER FL 33070-0584

AK: 1682292 Parcel ID: 00555960-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: BK B LT 3 TAVERNIER #2 PB2-8 KEY LARGO OR165-402 O R354-123 OR1007-1873/74P/R OR1009-1306 OR1696-
Owners Name: DANGEL BRIDGET
Address: 107 TAVERN DR TAVERNIER FL 33070-2624

AK: 1681971 Parcel ID: 00555640-000000 Physical Location 91825 OVERSEAS KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOT 6-7-8-9-10 BLK A & ADJ PT DISCLAIMED ALLEY RES NO.11-1968 (
Owners Name: GALLAGHER THOMAS F AND GAE
Address: PO BOX 743 TAVERNIER FL 33070-0743

AK: 1682390 Parcel ID: 00556060-000000 Physical Location 170 ATLANTIC KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO S 1.5' LOT 6 & ALL LO T 13 & SW 1' LOT 14 SQR B OR211-517/518 OR694-
Owners Name: BIGGER CHARLES H
Address: 170 ATLANTIC CIRCLE DR TAVERNIER FL 33070-2605

AK: 1682403 Parcel ID: 00556070-000000 Physical Location 166 ATLANTIC TAVERNIER
Legal Description: BK B LT 14 LESS 1FT TAVERNIER NO 2 KEY LARGO OR443 -955/59 OR1333-1700 OR1420-2132 OR1510-140 OR1
Owners Name: HOKE TYLER ROBERT
Address: 151 OCEAN VIEW DR TAVERNIER FL 33070-2635

AK: 1682179 Parcel ID: 00555840-000000 Physical Location 136 TAVERN DR TAVERNIER
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOT 29 BLK A & PT D ISCLAIMED ALLEY RES NO 11-1968 G59-513/14 O
Owners Name: OHARA JUDY
Address: 136 TAVERN DR TAVERNIER FL 33070-2625

AK: 1682357 Parcel ID: 00556020-000000 Physical Location 178 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: BK B SWLY 25FT LT 8 AND ALL LT 9 TAVERNIER 2 PB2-8 KEY LARGO OR226-395/96 OR817-247 OR821-697D
Owners Name: ATLANTIC CIRCLE LLC
Address: 256 BOUGAINVILLEA ST TAVERNIER FL 33070-2206

AK: 1682284 Parcel ID: 00555950-000000 Physical Location 107 TAVERN DR TAVERNIER
Legal Description: BKB LT 2 TAVERNIER #2 PB2-8 KEY LARGO OR21-25 OR71 1-9 OR811-1202 OR1696-118 OR1981-2079(CTT)
Owners Name: DANGEL BRIDGET
Address: 107 TAVERN DR TAVERNIER FL 33070-2624

AK: 1682047 Parcel ID: 00555710-000000 Physical Location 91831 OVERSEAS KEY LARGO
Legal Description: TAVERIER #2 PB2-8 KEY LARGO LOTS 16-20 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 OR89-446/4
Owners Name: SCOTT GEORGE AND LOUISE
Address: 420 S COCONUT PALM BLVD TAVERNIER FL 33070-2253

AK: 1682241 Parcel ID: 00555910-000000 Physical Location 114 TAVERN DR KEY LARGO
Legal Description: BLK A LOT 35 & PT DISCLAIMED ALLEY RES NO 11-196 8 TAVERNIER #2 PB2-8 KEY LARGO OR299-155/
Owners Name: BLACKWOOD ROBERT H AND TAMMY R
Address: 1331 N TROPICAL TRL MERRITT ISLAND FL 32953-6036

AK: 1682438 Parcel ID: 00556100-000000 Physical Location 150 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: BK B LT 17-18 TAVERNIER 2 PB2-8 KEY LARGO E6-12 CO UNTY JUDGE'S DOCKET 11-124 OR902-2190 OR15
Owners Name: 150 ATLANTIC CIRCLE LLC
Address: 4490 NAVAJO TRL JAMESTOWN OH 45335-1479

AK: 1682373 Parcel ID: 00556040-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: LT 11 LESS NELY 25FT BK B TAVERNIER 2 PB2-8 KEY LA RGO OR226-395/96 OR817-247 OR821-697D/C OR91
Owners Name: GOTTA LUV IT INVESTMENTS LLC
Address: 3005 SW 2ND AVE STE 101 FORT LAUDERDALE FL 33315-3339

AK: 1682187 Parcel ID: 00555850-000000 Physical Location 132 TAVERN DR TAVERNIER
Legal Description: BK A LT 30 TAVERNIER 2 PB2-8 KEY LARGO PT DISCLAIM ED ALLEY RES NO 11-1968 OR288-180/81 OR405-1
Owners Name: 132 TAVERN LLC
Address: PO BOX 539 TAVERNIER FL 33070-0539

AK: 9034631 Parcel ID: 00090041-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PORTION OF OLD ST RD 4-A R-O-W LYING SE & CONTIGUOUS W/SE R-O-
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD STREET KEY WEST FL 33040

AK: 1681997 Parcel ID: 00555660-000000 Physical Location 91795 OVERSEAS KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOTS 11 THRU 15 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 OR36
Owners Name: J & K INC
Address: PO BOX 554 TAVERNIER FL 33070-0554

AK: 1682497 Parcel ID: 00556170-000000 Physical Location 167 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: BKC LT 6 TAVERNIER #2 PB2-8 KEY LARGO G5-74 OR884- 418P/R OR974-947 CASE #87-1039-CIV-T-13 OR111
Owners Name: REBOREDO JOSE AND ALEJANDRINA
Address: 2831 SW 128TH AVE MIAMI FL 33175-2005

AK: 8798822 Parcel ID: 00556140-000100 Physical Location 159 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO A PORTION OF THE SE 'LY 3.5' OF LOT 3 & S'LY 57' LOT 4 BK C OR544-20
Owners Name: HEWITT MARK D AND PEGGY A
Address: 14818 E FISH HOOK DR PARK RAPIDS MN 56470

AK: 1682489 Parcel ID: 00556160-000000 Physical Location 165 ATLANTIC CIRCLE DR TAVERNIER
Legal Description: BK C LT 5 TAVERNIER 2 PB2-8 KEY LARGO G5-74 OR884- 411P/R OR946-1325AFF OR900-1698 OR1011-2388 C
Owners Name: CRAMER STEVEN J AND SHELLI M
Address: 165 ATLANTIC CIRCLE DR TAVERNIER FL 33070-2657

AK: 1682217 Parcel ID: 00555880-000000 Physical Location 124 TAVERN DR KEY LARGO
Legal Description: BK A LT 32 AND NE 10 FT OF LT 31 AND PT VACATED A LLEY TAVERNIER NO 2 PB2-8 KEY LARGO RES I
Owners Name: STEWART TITLE GUARANTY COMPANY
Address: 1980 POST OAK BLVD STE 800 HOUSTON TX 77056-3826

AK: 1682454 Parcel ID: 00556120-000000 Physical Location 149 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: BK C LOTS 1 AND 2 AND PT LOT 17 PB1-64 TAVERNIER N O 2 D2-544 D3-52 OR3-310/311 OR189-296 OR1098-1
Owners Name: ROSE GLEN A REV TR AGR 6/16/05
Address: 1830 NW 87TH AVE PEMBROKE PINES FL 33024-3318

AK: 1682471 Parcel ID: 00556140-000000 Physical Location 155 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOT 3 LESS A PORTION OF THE SE'LY 3.5' & THE N'LY 3' LOT 4 BK C ORE
Owners Name: KRUSZELNICKI VIOLETTA
Address: PO BOX 370551 KEY LARGO FL 33037-0551

AK: 1682195 Parcel ID: 00555860-000000 Physical Location 128 TAVERN DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO SW 40' LOT 31 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 OR39
Owners Name: BIGGER ELLEN LENORE
Address: 128 TAVERN DR TAVERNIER FL 33070-2625

Lowe House Corporation
91770 Overseas Hwy
Tavernier, FL 33070

Peace George W Trust Agreement
5/27/2008
10400 SW 53rd Street
Cooper City, FL 33328

Yayou LLC
400 Coconut Palm Blvd
Tavernier, FL 33070

Mitchell Tony Bob and Diane
PO Box 370845
Key Largo, FL 33037

DOT/ST of FL
State Road Department
Tallahassee, FL 32399

Shorcitos Holdings LLC
PO Box 782
Tavernier, FL 33070

Tavernier Hotel Holdings LLC
4651 Sheridan Street
STE 480
Hollywood, FL 33021

Gotta Luv It Investments LLC
3005 SW 2nd Ave STE 101
Ft. Lauderdale, FL 33315

Sunshine Gasoline Distributors Inc
1650 NW 87th Ave
Doral, FL 33172

G and W 2009 Investment LLC
8 Bounty Ln
Key Largo, FL 33037

Monroe County
500 Whitehead St
Key West, FL 33040

Stewart Family Trust 06/29/2007
143 Atlantic Circle Dr.
Tavernier, FL 33070

Klein Shari
140 Atlantic Circle Dr
Tavernier, FL 33070

Gargano Lynda E
PO Box1113
Tavernier, FL 33070

Nicholls Christine
Po Box 584
Tavernier, FL 33070

Dangel Bridget
107 Tavern Dr
Tavernier, FL 33070

Gallagher Thomas F and Gae
PO Box 743
Tavernier, FL 33070

Bigger Charles H
170 Atlantic Circle Dr
Tavernier, FL 33070

Hoke Tyler Robert
151 Ocean View Dr
Tavernier, FL 33070

Ohara Judy
136 Tavern Dr
Tavernier, FL 33070

Atlantic Circle LLC
256 Bougainvillea Street
Tavernier, FL 33070

Scott George and Louise
420 Coconut Palm Blvd
Tavernier, FL 33070

Blackwood Robert H and Tammy R
1331 N. Tropical Trail
Merritt Island, FL 32953

150 Atlantic Circle LLC
4490 Navajo Trail
Jamestown, OH 45335

132 Tavern LLC
PO Box 539
Tavernier, FL 33070

J & K Inc
PO Box 554
Tavernier, FL 33070

Reboredo Jose and Alejandrina
2831 SW 128th Ave
Miami, FL 33175

Hewitt Mark D and Peggy A
14818 E Fish Hook Dr
Park Rapids, MN 56470

Cramer Steven J and Shelli M
165 Atlantic Circle Dr
Tavernier, FL 33070

Stewart Title Guaranty Company
1980 Post Oak Blvd STE 800
Houston, TX 77056

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Rose Glen A Rev TR AGR 6/16/05
1830 NW 87th Ave
Pembroke Pines, FL 33024

Kruszelnicki Violetta
PO Box 370551
Key Largo, FL 33037

Bigger Ellen Lenore
128 Tavern Dr
Tavernier, FL 33070

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GEORGIAAVE
FLORIDAAVE
TAVERNIERST
OVERSEASHWY
ALBURYBLVD
ALBURYLN
ATLANTIC CIRCLEDR
TAVERNDR
HOODAVE
Old Settlers Park
Conch Plaza
Tavernier Hotel
556375 Park
I.I. Deed No. 22523
A
B
C
D
E
F
1
2

TAVERNIER HOTEL
HOTEL ROOMS
$79
COMPLETE
AUTO PARTS
AUTO REPAIR
ALIGNMENT BRAKES
TUNE UPS A/C

CAFÉ MOKA

CAFÉ MOKA
Coffee & Bakery

TAVERNIER HOTEL
HOTEL ROOMS
$79
COMPLETE
AUTO PARTS
AUTO REPAIR
ALIGNMENT BRAKES
TUNE UPS A/C

Tavernier Inn

91865 Overseas Hwy, Tavernier

Front Elevations of One Story Structure and Moca Cafe

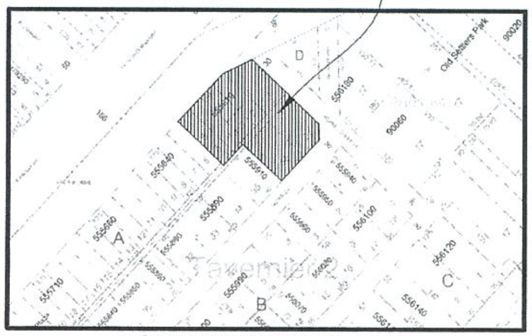
Tavernier Inn

91865 Overseas Hwy, Tavernier

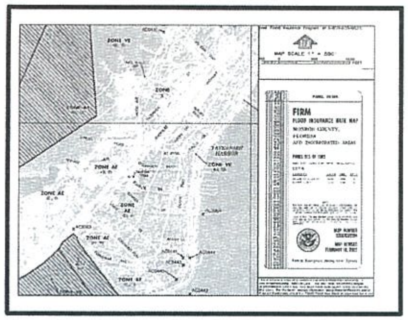
Front Elevations of One Story Structure and Moca Cafe

BOUNDARY SURVEY
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
TAVERNIER HOTEL
91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070

VICINITY MAP
NOT TO SCALE
SEC 34 -TWP 62S - RGE 38E



FLOOD INSURANCE RATE MAP



CERTIFY TO: Tavernier Hotel Holdings, LLC.

LEGAL DESCRIPTION
PARCEL ID: 00555610
KEY:1681946
Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the centerline of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

NOTES:
ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17), IS COMMERCIAL/HIGH RISK,THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

APPARENT PHYSICAL USE:
THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE EASTERLY PROPERTY LINE ALSO KNOWN SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC CIRCLE DRIVE MONROE, COUNTY.

SURVEYOR'S NOTES:

#1 Please See Abbreviations and Legend
#2 Scale of Drawing " As Shown"
#3 Type of survey: BOUNDARY SURVEY.
#4 All Right of Way shown are Public unless otherwise noted.
#5 Legal Description Furnished by client.
#6 No underground Installations on Improvements have been located except as noted.
#7 Ownership of fences Is not determine.
#8 Record and measurement calls are in substantial agreement unless otherwise shown.
#9 Benchmark: Monroe County (NAVD 88)
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark
NAME: 872 3747 F TIDAL
PID AC3363
ELEV. (FT) 7.198) NAVD 88
#10 Bearing base: National Geodetic Survey
The horizontal coordinates were established by GPS observations AC4815, and adjusted by the National Geodetic Survey
GPS CONTROL POINT
DESIGNATION - TAVERNIER RM 3
PID - AC4815
STATE/COUNTY- FL/MONROE
The following values were computed from the NAD 83(1990) position.

CONTROL	North	East	Units	Scale Factor	Converg.
AC4815;SPC FL E	246,055.95	816,292.33	sFT	0.99997058	+0 12 15.9

#11 Easement shown on the recorded subdivision plat are shown hereon.
#12 Parcel Is in Flood Zone,
Map Number: 12087C0919K
Community Name: MONROE COUNTY
Number : 126129
Panel : 0919
Firm Zone: AE
Date of Firm: 02-18-2005
Base Elev.: 10
Suffix: "K"
#13 Total Gross Land Area calculated
0.48 Acres more or less.
Updated date: 06-01-2016

SURVEYOR'S CERTIFICATE:

"The undersigned hereby certifies to: TAVERNIER PROPERTIES LLC, a Florida limited liability company, Borrower: ____________, and the Title Insurer Old Republic National Title Insurance Company, that (a) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof. (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters(with instrument, book and page number indicated); (e) except as shown, there are not visible(1)improvement, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts., (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures, or other improvements,(3) encroachments onto the subject Property by buildings, structures, or the other improvements on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property, (f) the subject property abuts a dedicated public street or road as shown hereon; and (g) meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 5J-17 Florida Administrative Code."

Dated this ; 28 day of MAY 2015

By: WILLIAM HERRYMAN

SCHEDULE B SECTION II
EXCEPTIONS

ISSUED BY: Old Republic National Title Insurance Company
FILE NO.: 14107562 ES
Agent File # S142381
County: Monroe

Effective Date: November 17, 2014 at 8:00 A.M.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.

2. Rights or claims of parties in possession.
3. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

4. Easements or claims of easements not shown by the public records.
5. General or special taxes and assessments required to be paid in the year 2015 and subsequent years, which are not yet due and payable.

Note: Taxes for the year 2015 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2014 are Not Paid. Tax Account Number 1681946.
TAX HYPERLINK: 00555610000000346238

6. Restrictions and provisions set forth in State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, and those instruments pertaining thereto, recorded in Official Records Book 668, Page 43 of the Public Records of Monroe County, Florida, together with the provisions of State Law 380.0552 and any amendments of the foregoing.

7. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed.

8. Dedications and rights of way, including any utility lines in Alley, as shown on Plat of Tavernier No. 2 recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, as affected by Resolution No. 11-1968 by the Board of County Commissioners of Monroe County, renouncing and disclaiming any interest in 10 foot alley in Block A,of Tavernier No 2, Plat Book 2, Page 8 and recorded on February 27, 1968 in Official Records Book 405, Page 1100, in the Public Records of Monroe County, Florida.

10. Terms and conditions of that Owner's Acknowledgement of Water Service Restrictions, between Demkat, Inc, a Florida corp., and Florida Keys Aqueduct Authority, recorded on April 7, 1988 in Official Records Book 1047, Page 2141, in the Public Records of Monroe County, Florida.

11. Terms, conditions, covenants and easement rights set forth in Hotel/Motel Bulk Services Agreement, dated February 12, 2004 and Memorandum of Agreement, between Keysway Investments, Inc. and Comcast of California/Colorado/Florida/Oregon, Inc., recorded on March 22, 2004 in Official Records Book 1985, Page 2257, in the Public Records of Monroe County, Florida.

12. Restrictions, covenants and limitations set forth in Unity of Title (Lots 1 & 2, Tavernier No. 2) recorded on July 24, 1985 in Official Records Book 948, Page 1454, in the Public Records of Monroe County, Florida.
13. Terms, conditions, covenants, obligations and restrictions set forth in Monroe County, Florida Minor Conditional Use Development Order No. 09-07, including Historical and Cultural Landmark designation of four buildings on site, recorded February 27, 2008 in Official Records Book 2347, page 1038 and further recorded March 13, 2013 in Official Records Book 2617, page 2386 and recorded April 4, 2014 in Official Records Book 2678, page 98.

14. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any party claiming by, through or under the Lessee(s).

15. The following matters shown by unsigned and unsealed Draft of Survey by Reece & White Land Surveying, Inc., under invoice no. 14031012, field dated 3/10/2014, and any consequences or obligations associated therewith, to wit:

A. Encroachment of fence and dumpster pad in right of way of Tavern Drive and into right of way of Circle Drive. No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.
B. Encroachment of one story structure into right of way of Circle Drive by 1.6 feet to 2.0 feet. No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.
C. Encroachment of 2nd floor landing, wall and concrete pavement onto Lot 35 and alley appurtenant thereto.

D. Encroachment of planters from Lot 1 into Circle Drive right of way.

2011 ALTA/ACSM CERTIFICATION

To: TAVERNIER PROPERTIES LLC, a Florida limited liability company ,
Title Insurer Old Republic National Title Insurance Company .

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof.
The field work was completed on 05-28-2015.
Date of Map : 05-28-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE SKETCH OF THIS ALTA SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SYMBOL LEGEND
- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEAN OUT
- PALM
- PINE TREE

ABBREVIATIONS
AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORED WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
CAL. = CALCULATED
C.B. = CATCH BASIN
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

RECEIVED
SEP 29 2016
2016-172
MONROE CO. PLANNING DEPT

America Layout Corp
Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No.7464
Tel. 305-606-0031
Fax. 305-412-3545
BY WILLIAM HERRYMAN
Professional Land Surveyor
Certificate No. 2804
STATE OF FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

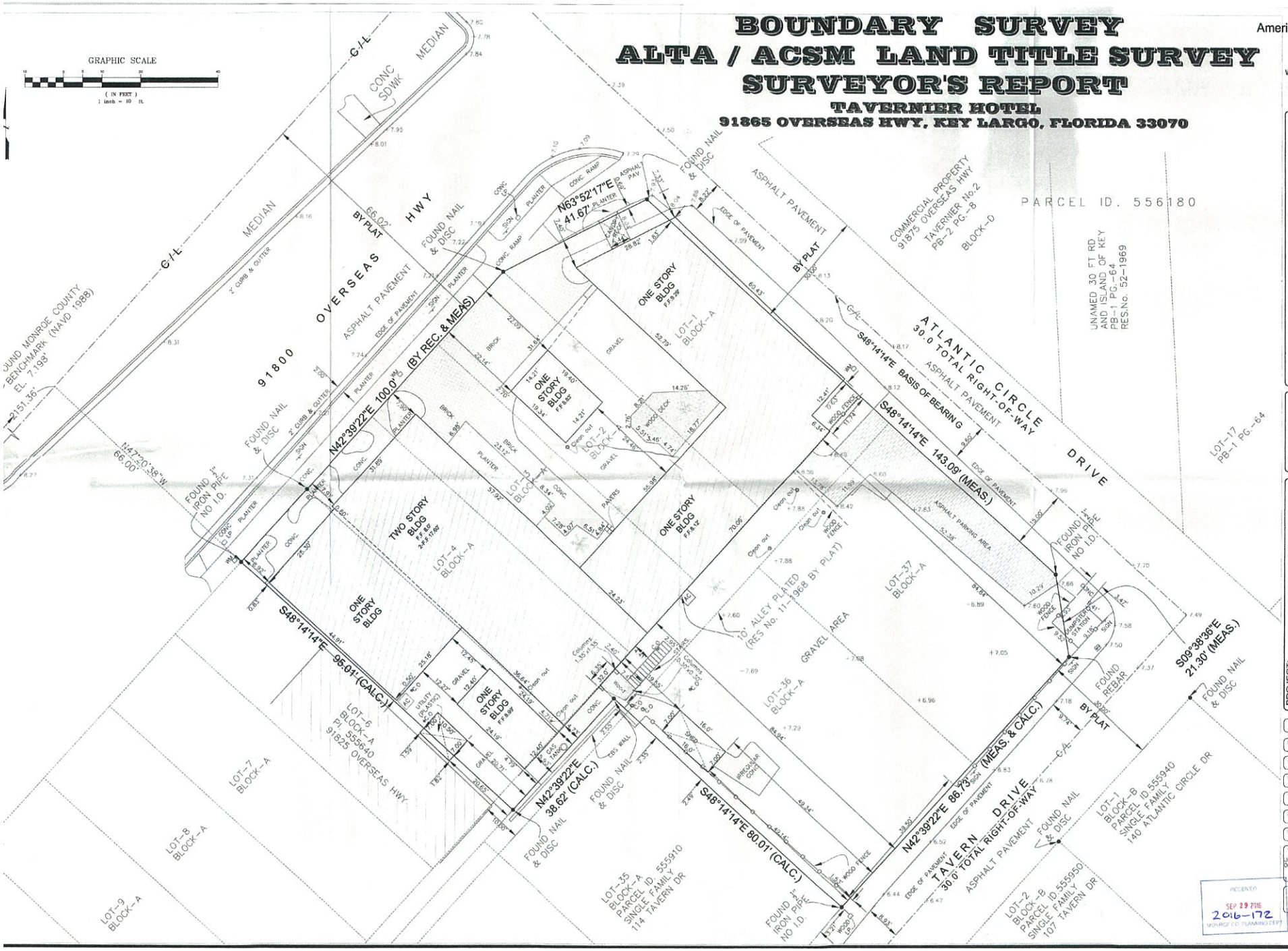
JOB No. 1502725
FIELD BOOK:
CAD FILE: LD-9
DATE: 05-28-2015
SCALE: AS SHOWN
DRAWN: LDO
REV.: W-H
REVISIONS UPDATED: 06-01-2016
SHEET No. 1-OF-2

BOUNDARY SURVEY
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT

TAVERNIER HOTEL

91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070

America Layout Corp



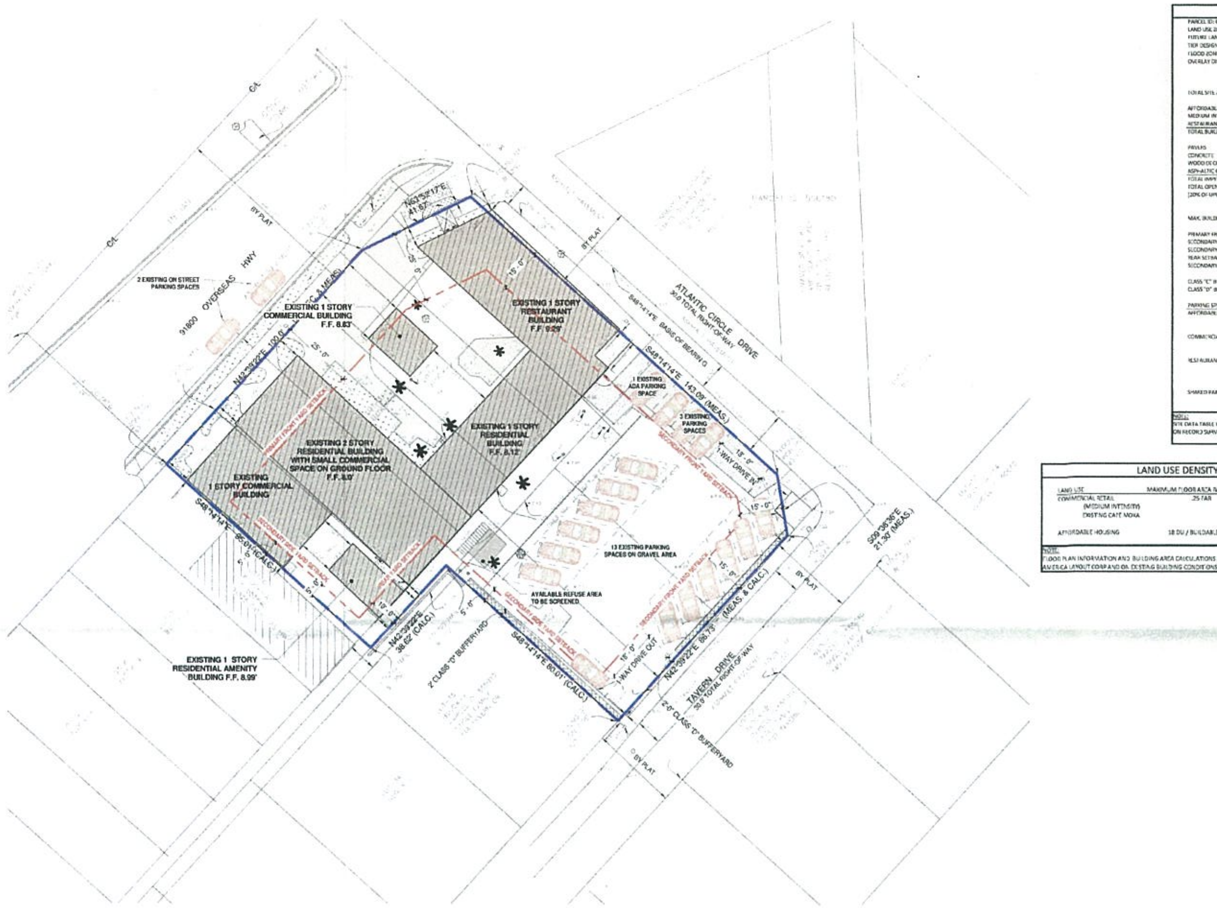
Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No.7464
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Land Surveyor
Registered No. 4185
STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL. 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

JOB	1502725
FIELD BOOK	
FIELD	LD-9
DATE	05-28-2015
SCALE	AS SHOWN
DRAWN	LDD
CHECKED	W-H
REVISED	UPDATED 06-01-2016
SHEET	2-OF-2

RECEIVED
SEP 29 2016
2016-172
MONROE CO. PLANNING DEPT



1 Proposed Reference Site Plan
1" = 20'-0"

TRUE NORTH

NOTE:
AREA CALCULATIONS ARE APPROXIMATE AND BASED ON EXISTING CONDITIONS DOCUMENTED ON EXISTING LAND SURVEY BY AMERICA LAYOUT CORPORATION.

0' 10' 20' 40' 80'

SITE DATA TABLE

PARCEL ID: 00555610.000000
LAND USE ZONING DISTRICT DESIGNATION: SUBURBAN COMMERCIAL (SC)
FUTURE LAND USE MAP (FLUM) DESIGNATION: MIXED USE COMMERCIAL (MC)
TIER DESIGNATION: TIER III
FLOOD ZONE (F.I.R.M.): AE EL 10
OVERLAY DISTRICTS: TAVERNIER CREEK TO MILE MARKER 97 US HIGHWAY 1 CORRIDOR DISTRICT OVERLAY
TAVERNIER HISTORIC DISTRICT OVERLAY

	SQ. FT.	ACRES (% OF UPLAND)
TOTAL SITE AREA	20,908 SF	0.48 (100%)
AFFORDABLE HOUSING	3,027 SF	0.07
MEDIUM INTENSITY COMMERCIAL RETAIL	2,615 SF	0.06
RESTAURANT	1,780 SF	0.04
TOTAL BUILDING AREA	7,422 SF	0.17 (35.42%)
PAVERS	711 SF	0.02
CONCRETE	969 SF	0.02
WOOD DECK	238 SF	0.01
ASPHALTIC CONCRETE	947 SF	0.02
TOTAL IMPERVIOUS AREA	10,439 SF	0.24 (50.00%)
TOTAL OPEN SPACE (PERVIOUS AREA) (20% OF UPLAND REQUIRED)	10,469 SF	0.24 (50.00%)

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	35'	27.6'
PRIMARY FRONT YARD SETBACK (OVERSEAS HIGHWAY)	25'	0.0'
SECONDARY FRONT YARD SETBACK (ATLANTIC CIRCLE)	15'	0.0'
SECONDARY FRONT YARD SETBACK (TAVERN DRIVE)	15'	2.0'
REAR SETBACK	10'	0.0
SECONDARY SIDE SETBACK	5'	0.0
CLASS "C" BUFFERYARD (OVERSEAS HIGHWAY - MAJOR STREET BUFFER)	10'	0'
CLASS "D" BUFFERYARD (DISTRICT BOUNDARY BUFFER)	20'	0.0' - 2.0'

PARKING SPACES	REQUIRED	PROVIDED
AFFORDABLE HOUSING UNITS TOTAL — 1.5 SPACES / DWELLING UNIT	9	SEE SHARED PARKING TOTAL BELOW
COMMERCIAL RETAIL — 3.0 PER 1,000 SF	4	SEE SHARED PARKING TOTAL BELOW
RESTAURANT TOTAL	16	SEE SHARED PARKING TOTAL BELOW
SEATING AREA (41 SEATS): 1 SPACE / 3 SEATS	14	
842 SF OF NON SEATING AREAS: 3 SPACES / 1,000 SF	2	
SHARED PARKING TOTAL (AFFORDABLE TOTAL + COMMERCIAL RETAIL + RESTAURANT) / 1.2	29	19

NOTE:
SITE DATA TABLE INFORMATION AND CALCULATIONS ARE APPROXIMATE AND BASED ON EXISTING CONDITIONS DOCUMENTED ON RECORD SURVEY BY AMERICA LAYOUT CORP AND ON EXISTING BUILDING CONDITIONS SURVEY BY MEASURE MASTERS.

LAND USE DENSITY (SC - SUBURBAN COMMERCIAL DISTRICT)

LAND USE	MAXIMUM FLOOR AREA RATIO/DENSITY	SIZE OF SITE	MAX ALLOWED	PROPOSED	POTENTIAL USED
COMMERCIAL RETAIL (MEDIUM INTENSITY) EXISTING CAFE MOKA	.25 FAR	20,908 SF	5,227 SF	4,395 SF	84.08%
AFFORDABLE HOUSING	18 DU / BUILDABLE ACRE	.38 BUILDABLE ACRES	6.84 DU	6 AFFORDABLE DU	87.72%

NOTE:
FLOOR PLAN INFORMATION AND BUILDING AREA CALCULATIONS ARE APPROXIMATE AND BASED ON EXISTING CONDITIONS DOCUMENTED ON RECORD SURVEY BY AMERICA LAYOUT CORP AND ON EXISTING BUILDING CONDITIONS SURVEY BY MEASURE MASTERS.

SITE PLAN NOTES

1. REFER TO RECORD SURVEY FOR EXACT BUILDING LOCATION, APPLICABLE PLAT INFORMATION AND FLOOD ZONE CRITERIA. THE INFORMATION CONTAINED ON THE SITE PLAN IS BASED ON INFORMATION SUPPLIED BY OWNER, SURVEYOR AND CIVIL ENGINEER OF RECORD.

2. REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS, DRAINAGE AND RETENTION CALCULATIONS. ELEVATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY. CIVIL ENGINEER PLAN IS CONTROLLING SITE PLAN.

3. CIVIL ENGINEER SHALL PROVIDE CONCRETE CURB AND GUTTER DETAILS, AS APPLICABLE FOR ALL CURB RADII AND ALL OTHER SITE RELATED DETAILS AS REQUIRED.

4. CONTRACTOR SHALL CONFIRM REQUIRED FIRST FINISH FLOOR ELEVATION OF BUILDING WITH CIVIL ENGINEER AND SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. FIRST FINISH FLOOR ELEVATION SHALL BE AS PER CIVIL ENGINEER OF RECORD PLANS, REQUIRED FEMA FLOOD INSURANCE RATE MAP DESIGNATION (F.I.R.M.) AND FLORIDA BUILDING CODE SECTION 1612. LOWEST TOP OF SLAB IN HABITABLE AREA SHALL BE MIN. 12" ABOVE CROWN OF ROAD AND ABOVE FLOOD CRITERIA, WHICHEVER IS HIGHER.

5. NEW FOUNDATION DESIGN SHALL BE AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING STUDY AND STRUCTURAL ENGINEER OF RECORD PLANS. SOILS AND FOUNDATIONS SHALL BE AS PER FLORIDA BUILDING CODE CHAPTER 18.

6. TERMITE PROTECTION SHALL BE AS PER FLORIDA BUILDING CODE SECTION 1816.

7. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF CONFLICT EXISTS. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT THAT ADDITIONAL COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

8. REFER TO LANDSCAPE ARCHITECT OF RECORD PLANS FOR ALL EXTERIOR PLANTING, IRRIGATION, SOFT SCAPE, LOW VOLTAGE LANDSCAPE LIGHTING, HARDSCAPE FINISHES AND SPECIFICATIONS.

9. PROVIDE DENSE LANDSCAPE SCREENING AT MECHANICAL EQUIPMENT LOCATIONS. ALL EQUIPMENT (INCLUDING DRYER VENTS) SHALL BE SCREENED WITH LANDSCAPING OR OTHER MEANS.

10. MAINTAIN APPROPRIATE SIGHT LINES AT DRIVEWAY ENTRANCE AND EXITS. SEE CIVIL PLANS FOR REQUIRED SITE VISIBILITY TRIANGLES.

11. FIRE PROTECTION MARKINGS: PROVIDE BUILDING ADDRESS SIGN AT EXTERIOR OF FRONT ELEVATION. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL FIRE PROTECTION MARKINGS SHALL COMPLY WITH NFPA SECTION 10.12.

12. NEW EXTERIOR DECKS AND HARDSCAPE SHALL COMPLY WITH FBC ACCESSIBILITY REQUIREMENTS.

13. WALKWAY SLOPES SHALL NOT TO EXCEED 1:48 IN ANY DIRECTION.

14. AT LEAST 1 ACCESSIBLE ROUTE IS REQUIRED TO PUBLIC RIGHT OF WAY WITH A MAX. RUNNING SLOPE OF 1:20 AND A MAX. CROSS SLOPE OF 1:48. ALL PAVED SURFACES, PAVERS, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET FLORIDA BUILDING CODE- ACCESSIBILITY REQUIREMENTS.

15. ALL CURB RAMPS SHALL MEET FLORIDA BUILDING CODE - ACCESSIBILITY REQUIREMENTS AND HAVE TACTILE WARNING SURFACE. SEE CIVIL ENGINEERING PLANS FOR DETAILS.

ADA ACCESSIBLE ROUTE shall meet the following minimum requirements of Florida Building Code - Accessibility (refer to ADA sheets for details):

(1) At least one accessible route complying with Section 402 and Chapter 4 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance.

(2) At least one accessible route complying with Chapter 4 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

(3) All objects that protrude from surfaces or posts into circulation paths shall comply with Section 307.

(4) Walking surfaces along accessible routes and in accessible spaces shall comply with Section 403.

(5) CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH CLEARANCES AND MAXIMUM SLOPES ALONG DESIGNATED ACCESSIBLE ROUTES.

(6) LOOSE EXTERIOR ACCESSORIES MUST BE LOCATED IN A WAY THAT MAINTAINS A 36" WIDE ACCESSIBLE ROUTE MINIMUM.

ADA PARKING:

Accessible spaces complying with Section 502 shall be provided in parking area. Such spaces shall be designed and marked for exclusive use of those individuals. The number of accessible parking spaces shall comply with the minimum required per Table 208.2 Parking Spaces.

ACCESSIBLE PATH OF TRAVEL FROM EACH EMERGENCY EXIT TO PUBLIC WAY SHALL MEET ALL REQUIREMENTS OF NFPA 101 SECTION 7.1.6.

- 1/2" BEVEL MAX VERTICAL DIFFERENCE IN FLOOR SURFACE
- 44" MIN. PATH OF TRAVEL WIDTH
- 1:20 MAX PATH OF TRAVEL SLOPE
- 1:12 MAX COMPLIANT RAMP SLOPE
- 1:50 MAX CROSS SLOPE

PRIME DESIGN ASSOCIATES
ARCHITECTURE · PLANNING · DESIGN
AA 26002234
4651 SHERIDAN ST. SUITE 460
HOLLYWOOD FLORIDA, 33021
VOICE: 954.251.5790
FAX: 954.392.8748

STATE OF FLORIDA — MAYER S. ABBO — AR0016289 — REGISTERED ARCHITECT — SEP 27 2016

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MAYER S. ABBO, ARCHITECT

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Historic Tavernier Hotel

91865 Overseas Hwy,
Key Largo, FL 33070

Revision Schedule		
No.	Description	Date

DESIGN DEVELOPMENT

PRELIMINARY NOT FOR CONSTRUCTION

FOR PERMIT CONSTRUCTION PLANS BY OTHERS UNDER SEPARATE PERMIT

Proposed Reference Site Plan

Client Name	Prime Group, Inc.
Project number	020815
Date	09-22-15
Project Status	Design Development
Checked by	Project Manager

A100

Scale 1" = 20'-0"

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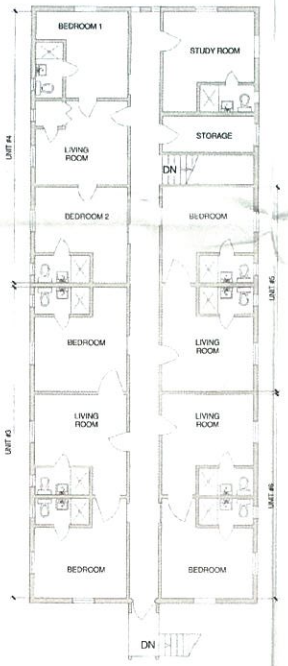

2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

NOTE:
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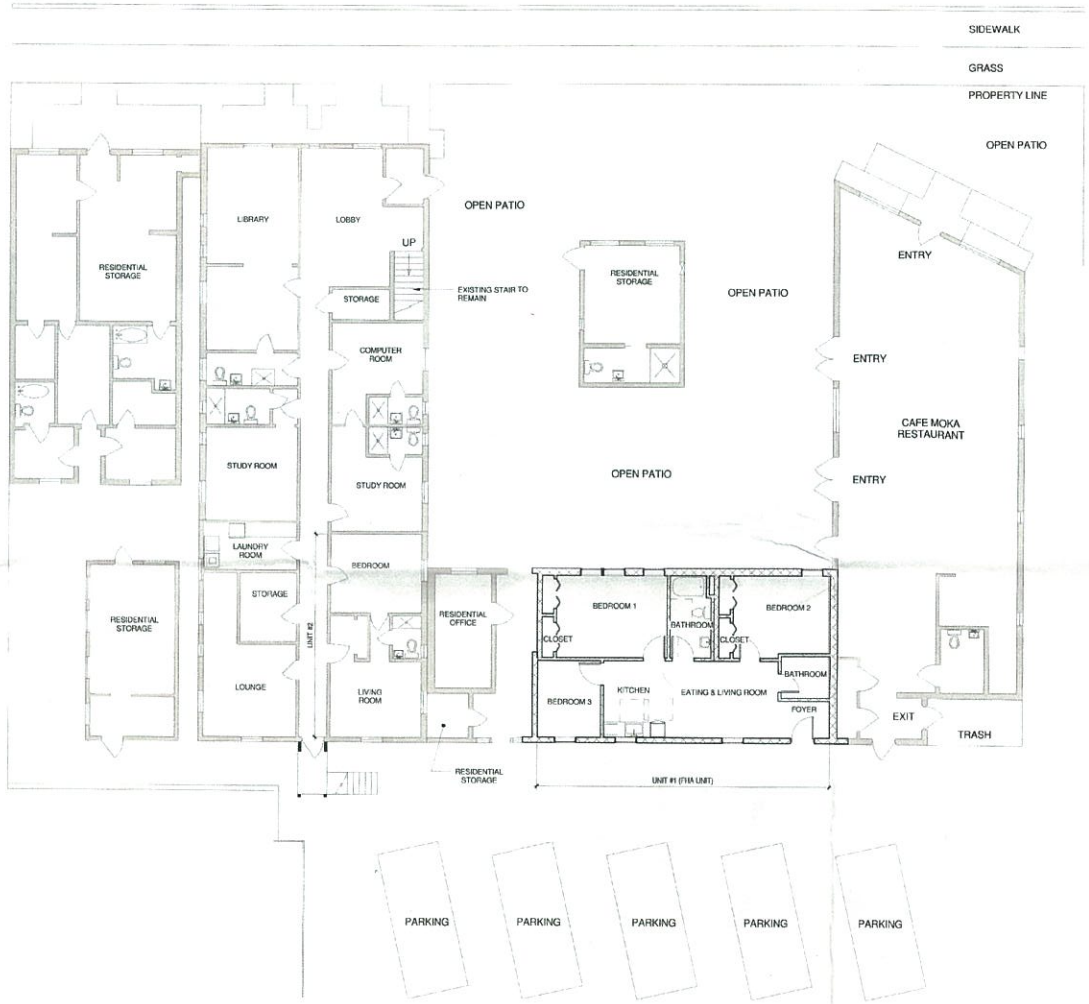

1 EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"

NOTE:
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0' 4' 8' 16' 32'

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HOLLYWOOD FLORIDA, 33021
VOICE: 954.251.5790
FAX: 954.392.8748

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Historic Tavernier Hotel

91865 Overseas Hwy,
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Revision Schedule

No.	Description	Date

DESIGN DEVELOPMENT

PRELIMINARY NOT FOR CONSTRUCTION

FOR PERMIT CONSTRUCTION PLANS BY OTHER UNDER SEPARATE PERMIT

Existing Floor Plans

Client Name	Prime Group, Inc
Project number	C00016
Date	09-22-16
Project Status	Design Development
Checked by	Project Manager

A200

Scale 1/8" = 1'-0"

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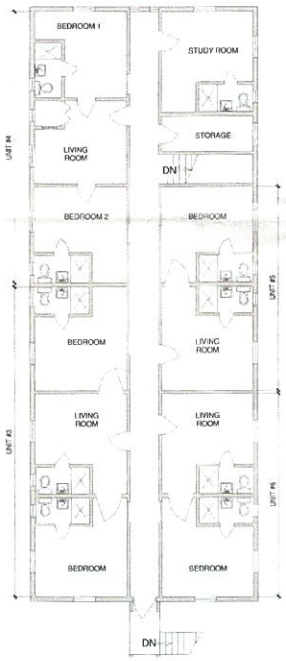

2 EXISTING AND DEMOLITION SECOND FLOOR PLAN
1/8" = 1'-0"

NOTE:
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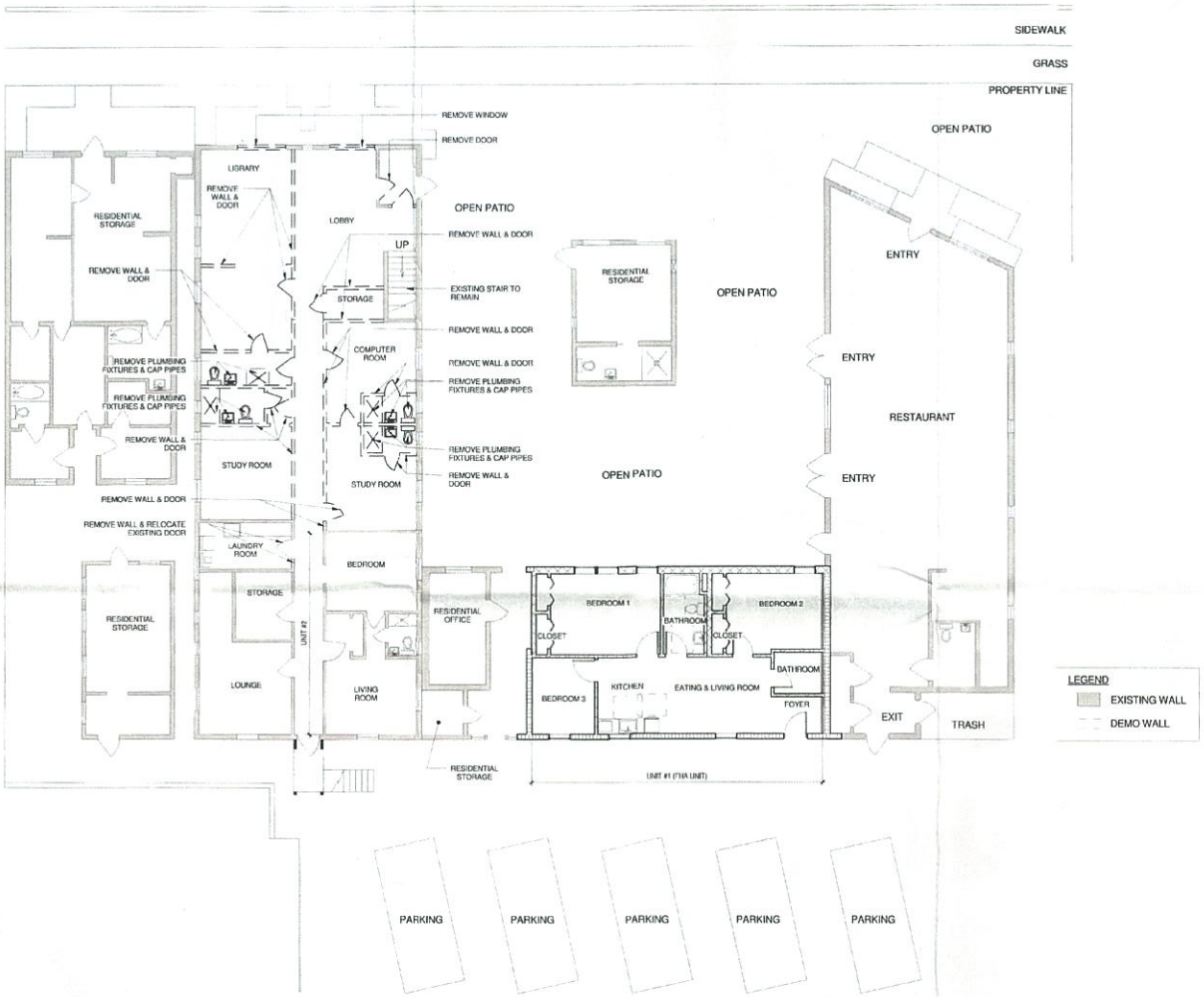

1 EXISTING AND DEMOLITION GROUND FLOOR PLAN
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Historic Tavernier Hotel

91865 Overseas Hwy,
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Revision Schedule

No.	Description	Date

DESIGN DEVELOPMENT

PRELIMINARY NOT FOR CONSTRUCTION

FOR PERMIT CONSTRUCTION PLANS BY OTHER UNDER SEPARATE PERMIT

Existing And Demolition Floor Plans

Client Name	Prime Group, Inc.
Project number	030815
Date	09-22-16
Project Status	Design Development
Checked by	Project Manager

A201

Scale 1/8" = 1'-0"

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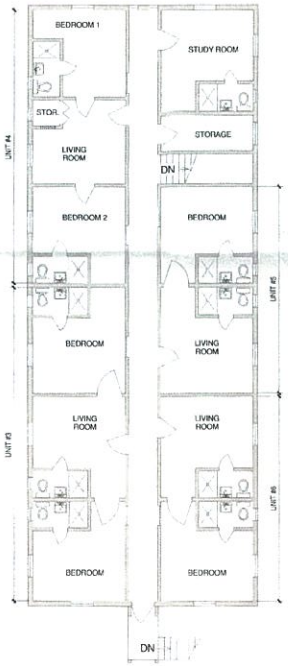

2 EXISTING AND NEW SECOND FLOOR PLAN
1/8" = 1'-0"

NOTE:
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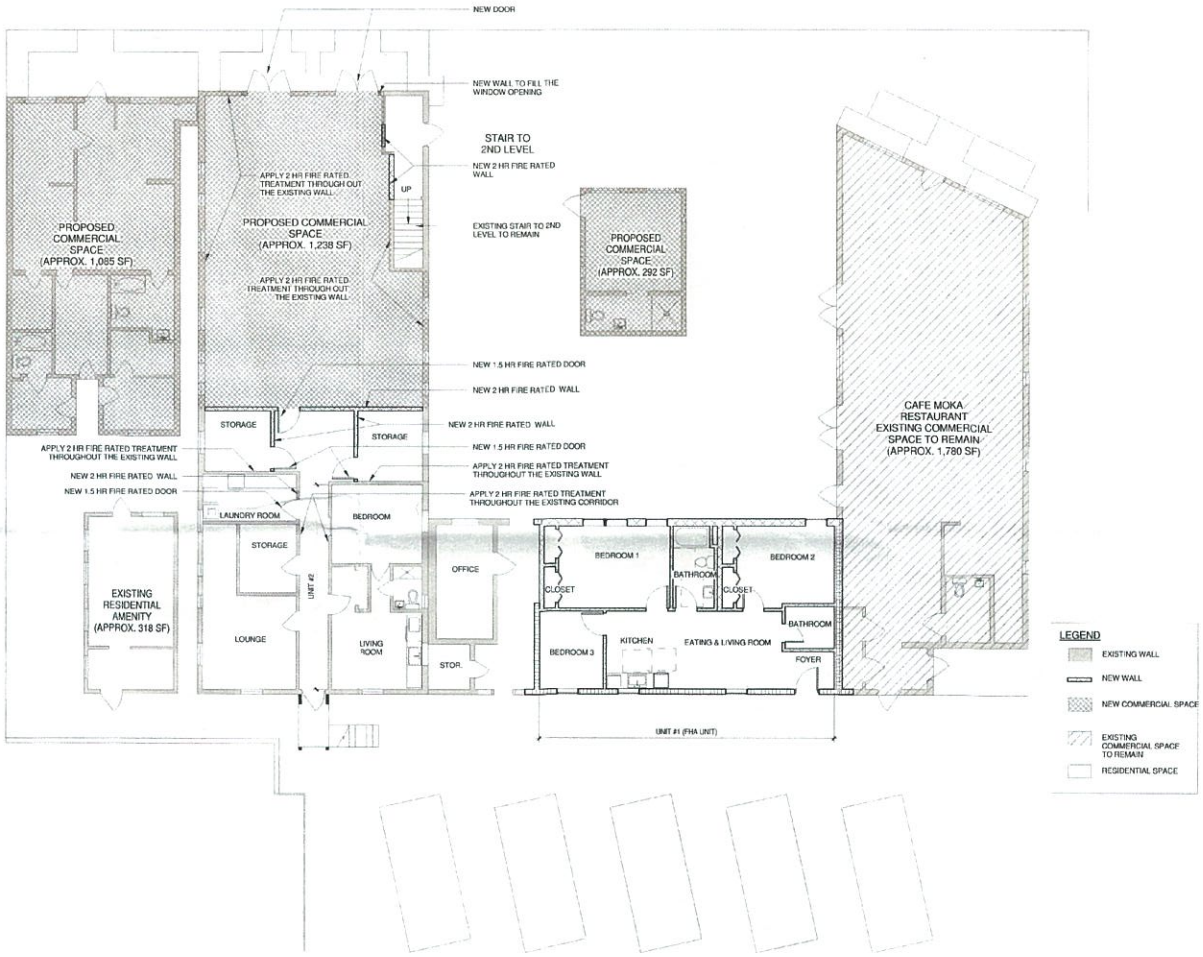

1 EXISTING AND NEW GROUND FLOOR PLAN
1/8" = 1'-0"

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Historic Tavernier Hotel

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Revision Schedule

No.	Description	Date

DESIGN DEVELOPMENT

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Existing And New Floor Plans

Client Name	Prime Group, Inc.
Project number	030815
Date	09-22-16
Project Status	Design Development
Checked by	Project Manager

A202

Scale 1/8" = 1'-0"

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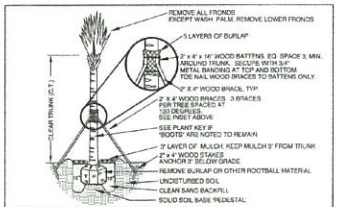
Standard Landscape Notes

1. All landscape and specifications shall meet or exceed the minimum requirements as provided by the Monroe County Land Development Code.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
3. All sizes shown for plant material on the plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for acceptance.
4. Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
5. Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
6. All plant material shall be free of pests, insects, disease, weeds, etc.
7. All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
8. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
9. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
10. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
11. The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
13. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch.
14. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
15. Planting soil shall be a mix of 1/3 native soil , 1/3 clean sand & 1/3 peat. If native soil is unacceptable, contact landscape architect.

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

CALL
811
sunshine811.com

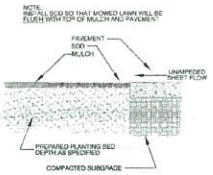
811
Know what's **below.**
Call before you dig.



NOTE: PALMS WITH NAILS DRIVEN INTO TRUNKS ARE NOT ACCEPTABLE.

CABBAGE PALM PLANTING DETAIL

NOT TO SCALE

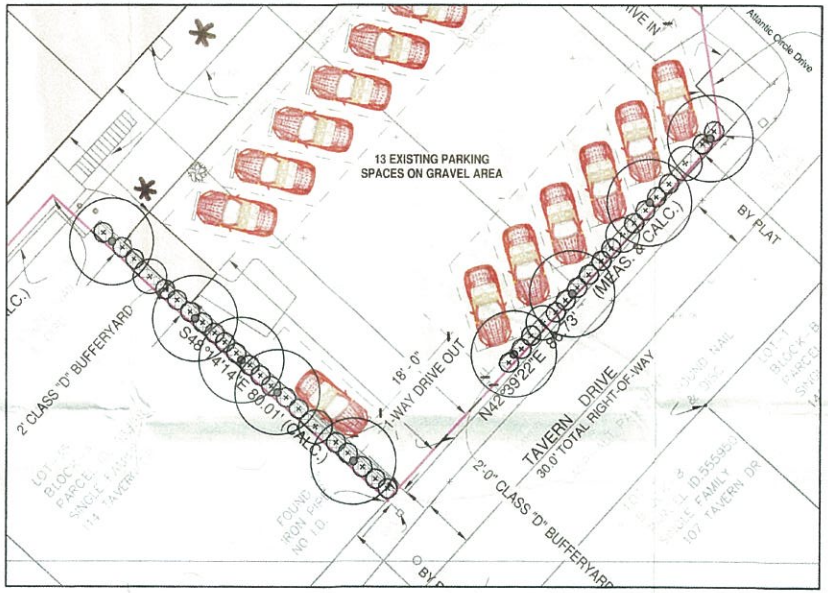


SOD / MULCH INSTALLATION

NOT TO SCALE

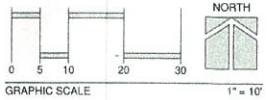
SHRUB PLANTING DETAIL

NOT TO SCALE



Plant Key

Plan Symbol	Quantity - Botanic Name / Common Name Specification
⊙	35 - Coccoloba uvifera / Seagrape 3' ht. x 2.5' spr., full to ground
⊙	5 - Conocarpus erectus sericeus / Silver Buttonwood 4.5' ht. x 3' spr., multi-trunk, full to ground
⊙	9 - Sabal palmetto / Cabbage Palm 12 - 18' c.t., stagged heights of adjacent palms. Smooth trunks.



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Revisions

Covelli Design Associates Inc.
2266 N.W. Corporate Blvd. Suite 213
Boca Raton, Florida 33431
561-910-0330
LC:26000297
info@covellidesign.com
Urban Planning • Landscape Architecture

Landscape Plan

Historic Tavernier Hotel
91865 Overseas Highway
Tavernier
Florida

Date	07-01-2016
Scale	As Noted
PN#	1226

PREPARED BY
Steven E. Tate, RLA
Landscape Architect #667
State of Florida
- for the firm -
DATE 08-16-2016

Drawing No.
LP-1
OF 1