

File #: 2016-177

Owner's Name: Standard Marine Supply Corp

Applicant: Trepanier & Associates

Agent: Trepanier & Associates

Type of Application: FLUM

Key: Stock Island

RE: 00124700-000000

Additional Information added to File 2016-177

Legal Description of Property (if in metes and bounds, please attach separate sheet):

Block	Lot	Subdivision	Key Name
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Real Estate (RE) Number	Alternate Key Number
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Street Address	Approximate Mile Marker
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Current Future Land Use Map Designation(s): _____

Proposed Future Land Use Map Designation(s): _____

Current Land Use District Designation(s): _____

Total Land Area Affected by Proposed FLUM (in acres): _____

Tier Designation(s): _____

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

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

The Board of County Commissioners adopted Policy 101.4.20 (Ordinance 028-2012) with an effective date of November 20, 2012. Pursuant to Policy 101.4.20, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density and intensity for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.4.20? (attach additional sheets if necessary):

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

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

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

- 3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

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

Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

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

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

4) New issues:

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

6) Data updates:

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the amendment would not result in an adverse community change (attach additional sheets if necessary):

Has a previous application for a FLUM amendment been submitted for this site within the past 2 years?

- Yes If yes, Date: _____
- No

* * * * *

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

- Completed application form
- NA Applicable fees (check or money order to Monroe County Planning & Environmental Resources)
- Proof of Ownership & Ownership Disclosure Form
- Current Property Record Card
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Copy of current Future Land Use Map
- Copy of current Land Use District Map
- Disclosure of Interest form
- Sealed Boundary Survey, prepared by a Florida registered surveyor, depicting proposed Future Land Use Map changes with acreage – five (5) sets
- 300’ Radius report, prepared by the Monroe County Property Appraiser’s Office
- Typed mailing labels (name and address) of all property owners within 300’ of the boundaries of the affected property

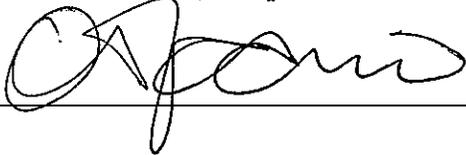
If applicable, the following must be submitted in order to have a complete application submittal:

- Agent Authorization form (*required if application is submitted on behalf of another party*)
- NA Traffic Study, prepared by a licensed traffic engineer
- NA Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon approval)

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

* * * * *

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

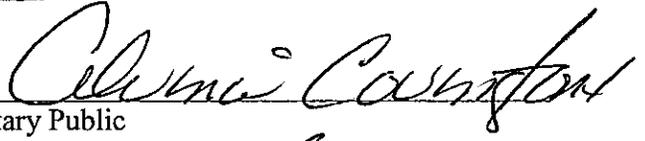
Signature of Applicant: 

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 1st day of November 2016, by DWEN TREPALIER He/she is personally known to me or has produced _____ as identification.



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


Notary Public
My Commission Expires 8-27-19

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

801 JAN 2058

196296

This Indenture,

Made this 3rd day of December, A.D. 1979,

Between, ST. AUGUSTINE TRAWLERS, INC.,
a corporation existing under the laws of the State of Florida, having its principal place of business in the County of St. Johns and State of Florida, party of the first part, and **STANDARD MARINE SUPPLY COMPANY,** a corporation existing under the laws of the State of Florida, whose principal place of business is in the County of Hillsborough and State of Florida, and whose mailing address is: 725 Caroline Street, Key West, of the County of Monroe and State of Florida party of the second part,

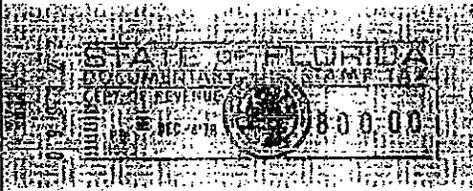
Witnesseth, That the said party of the first part, for and in consideration of the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) ~~to it~~ to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its successors and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

Lots 11, 12, 13, 14 and 15, Block 34, McDONALD'S Plat of Stock Island, according to the Plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

TOGETHER WITH the improvements situate thereupon.

SUBJECT TO Mortgage Deed recorded in Official Record 759, Pages 316-319, inclusive, Monroe County, Florida Public Records, securing promissory note in the original principal sum of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00), the unpaid balance of which said mortgage indebtedness Grantee herein specifically assumes and agrees to pay.

THIS INSTRUMENT PREPARED BY:
HILARY U. ALBURY
OF THE LAW OFFICES OF HARRIS, ALBURY & MORGAN
317 WHITEHEAD STREET, KEY WEST, FLORIDA 33040



79 DEC -4 P 2:00
MONROE CO. FLORIDA

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, ~~the day and year above written.~~

ST. AUGUSTINE TRAWLERS, INC.,
Florida corporation,

By V. J. O'Neal
V. J. O'Neal, President.



Signed, Sealed, and Delivered in Our Presence:

Hilary U. Albury
Oliver S. Schenck
Witnesses.

State of Florida
County of MONROE,

I Hereby Certify That on this 4th day of December A.D. 1979 before me personally appeared V. J. O'NEAL, President ~~and~~ of ST. AUGUSTINE TRAWLERS, INC., a corporation under the laws of the State of Florida, described in and who executed the foregoing conveyance to STANDARD MARINE SUPPLY COMPANY, a Florida corporation, to me known to be the person

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.

Notary Public, State of Florida at Large
My Commission Expires April 8, 1983
Issued by MONROE County Circuit Court

Eric S. Schuch
Notary Public, State of Florida at Large.



RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
PROOF VERIFIED

Warranty Deed
FROM CORPORATION
TO
Date
ABSTRACT OF DESCRIPTION

380848

OFF REC 935 PAGE 73

2/22

State of Florida



Department of State

I certify that the attached is a true and correct copy of Articles of Merger, merging STANDARD HARDWARE COMPANY, STANDARD MARINE SUPPLY COMPANY and STANDARD MARINE SUPPLY CO. OF TAMPA, all Florida corporations, into JAMES B. HARDEE, INC. and changing its corporate name to STANDARD MARINE SUPPLY CORP., the continuing corporation under the laws of the State of Florida filed on February 22, 1985, effective February 28, 1985, as shown by the records of this office.

The charter number of the continuing corporation F30592.

DANNY L. KOLHAR
CLK. CIR. CT.
MONROE COUNTY, FLA

85 MR-4 P2-58

FILED FOR RECORD

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 22nd day of February, 1985.



George Firestone
Secretary of State

CER-101

OFF REC 935 PAGE

74

EFFECTIVE DATE
2-28-85
ARTICLES OF MERGER

FILED

1985 FEB 22 PM 3:17

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the Florida General Corporation Act, JAMES B. HARDEE, INC., a Florida Corporation, STANDARD HARDWARE COMPANY, a Florida Corporation, STANDARD MARINE SUPPLY COMPANY, a Florida Corporation, and STANDARD MARINE SUPPLY CO. OF TAMPA, a Florida Corporation, adopt the following Articles of Merger:

ARTICLE I

Effective as of the close of business on February 28, 1985, STANDARD HARDWARE COMPANY, STANDARD MARINE SUPPLY COMPANY and STANDARD MARINE SUPPLY CO. OF TAMPA, shall merge into JAMES B. HARDEE, INC., with JAMES B. HARDEE, INC., being the surviving corporation.

ARTICLE II

Upon the effective date of the merger the names of JAMES B. HARDEE, INC., shall be changed to STANDARD MARINE SUPPLY CORP.

ARTICLE III

The Plan and Agreement of Merger is attached hereto, said Plan and Agreement having been approved on January 14, 1985, by James B. Hardee and by Mary G. Hardee and James B. Hardee, Jr., as Trustees under the James B. Hardee Irrevocable Trust, as all of the shareholders of James B. Hardee, Inc., and by James B. Hardee, Inc., as the sole shareholder of Standard Hardware Company, Standard Marine Supply Company and Standard Marine Supply Co. of Tampa. The total number of shares of each class of stock of said subsidiaries is as follows, all of which are owned by James B. Hardee, Inc.:

Standard Hardware Company	1,516-2/3	common
Standard Marine Supply Company	1,000	common
Standard Marine Supply Co. of Tampa	5,000	common

ARTICLE IV

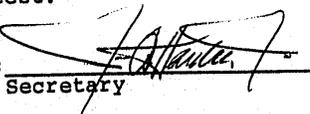
The Plan and Agreement of Merger was not mailed to the shareholders of the subsidiaries since James B. Hardee, Inc., the sole shareholder, hereby waives the same and waives the waiting period prescribed by Section 607.227(4), Florida Statutes.

IN WITNESS WHEREOF, the parties have caused these Articles to be executed this 8th day of February, 1985.

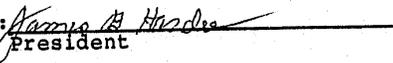
Attest:

JAMES B. HARDEE, INC.

By:


Secretary

By:


President

Attest: STANDARD HARDWARE COMPANY
By: [Signature] Secretary
By: James B Hardee President

Attest: STANDARD MARINE SUPPLY COMPANY
By: [Signature] Secretary
By: James B Hardee President

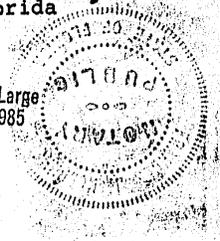
Attest: STANDARE MARINE SUPPLY CO. OF TAMPA
By: [Signature] Secretary
By: James B Hardee President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing Articles was acknowledged before me this 8th day of February, 1985, by JAMES B. HARDEE and JAMES B. HARDEE, JR., as President and Secretary, respectively, of James B. Hardee, Inc., Standard Hardware Company, Standard Marine Supply Company and Standard Marine Supply Co. of Tampa, all Florida corporations, on behalf of the corporations.

Frances J. McConnell
Notary Public State of Florida

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Feb. 23, 1985



1985 FEB 22 PM 3:17

PLAN AND AGREEMENT OF MERGER

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

This Plan and Agreement of Merger made this 14th day of January, 1985, by and between JAMES B. HARDEE, INC., a Florida corporation (called Surviving Corporation) and STANDARD HARDWARE COMPANY, a Florida Corporation, STANDARD MARINE SUPPLY COMPANY, a Florida Corporation and STANDARD MARINE SUPPLY CO. OF TAMPA, a Florida Corporation (collectively called Subsidiary Corporations).

WITNESSETH:

WHEREAS, the Surviving Corporation owns all of the outstanding shares of stock of the Subsidiary Corporations; and

WHEREAS, it is desirable to merge the Subsidiary Corporations into the Surviving Corporation;

NOW, THEREFORE, it is agreed as follows:

1. Effective as of the close of business on February 28, 1985, and pursuant to Section 332, Internal Revenue Code, the Subsidiary Corporations shall merge into the Surviving Corporation upon the terms and conditions herein set forth.
2. Upon the effective date of the merger the name of JAMES B. HARDEE, INC., shall be changed to STANDARD MARINE SUPPLY CORP.
3. Upon the effective date of the merger all of the assets, properties and rights of the Subsidiary Corporations of whatever kind or nature shall vest in and become the assets, properties and rights of the Surviving Corporation. The Subsidiary Corporations shall execute and deliver any and all documents necessary to effect such a transfer.
4. Upon the effective date of the merger the Surviving Corporation shall assume all of the debts, obligations and liabilities of the Subsidiary Corporations.
5. This Agreement shall be submitted to the respective Board of Directors and Shareholders of the parties hereto for approval and if approved, the Articles of Merger shall be filed with the Secretary of State.
6. The Surviving Corporation, as the sole shareholder, shall surrender for cancellation the stock certificates representing all of the outstanding shares of stock of the Subsidiary Corporations.
7. Upon the effective date of the merger the separate existence of the Subsidiary Corporations shall cease and the Subsidiary Corporations shall merge into the Surviving Corporation with the Surviving Corporation continuing unaffected

and unimpaired by the merger and possessing all of the rights, privileges, powers and franchises of the Subsidiary Corporations without further act or deed.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed on the day and year first above written.

JAMES B. HARDEE, INC.

STANDARD HARDWARE COMPANY

By: James B. Hardee
President

By: James B. Hardee
President

Attest:
By: J. B. Hardee, Jr.
Secretary

Attest:
By: J. B. Hardee, Jr.
Secretary

STANDARD MARINE SUPPLY COMPANY

STANDARD MARINE SUPPLY CO. OF TAMPA

By: James B. Hardee
President

By: James B. Hardee
President

Attest:
By: J. B. Hardee, Jr.
Secretary

Attest:
By: J. B. Hardee, Jr.
Secretary

I, JAMES B. HARDEE, JR., as Secretary of the Surviving Corporation and the Subsidiary Corporations do hereby certify that the respective Boards of Directors and the Shareholders of each corporation unanimously consented to and approved the foregoing Agreement on January 14, 1985.

J. B. Hardee, Jr.
JAMES B. HARDEE, JR.

Recorded in Official Records Book
in Manroa County, Florida
Records Verified
DANNY L. KOLHAGE
Clerk Circuit Court



View from Maloney Avenue Intersection



5713 First Avenue



View from First Avenue





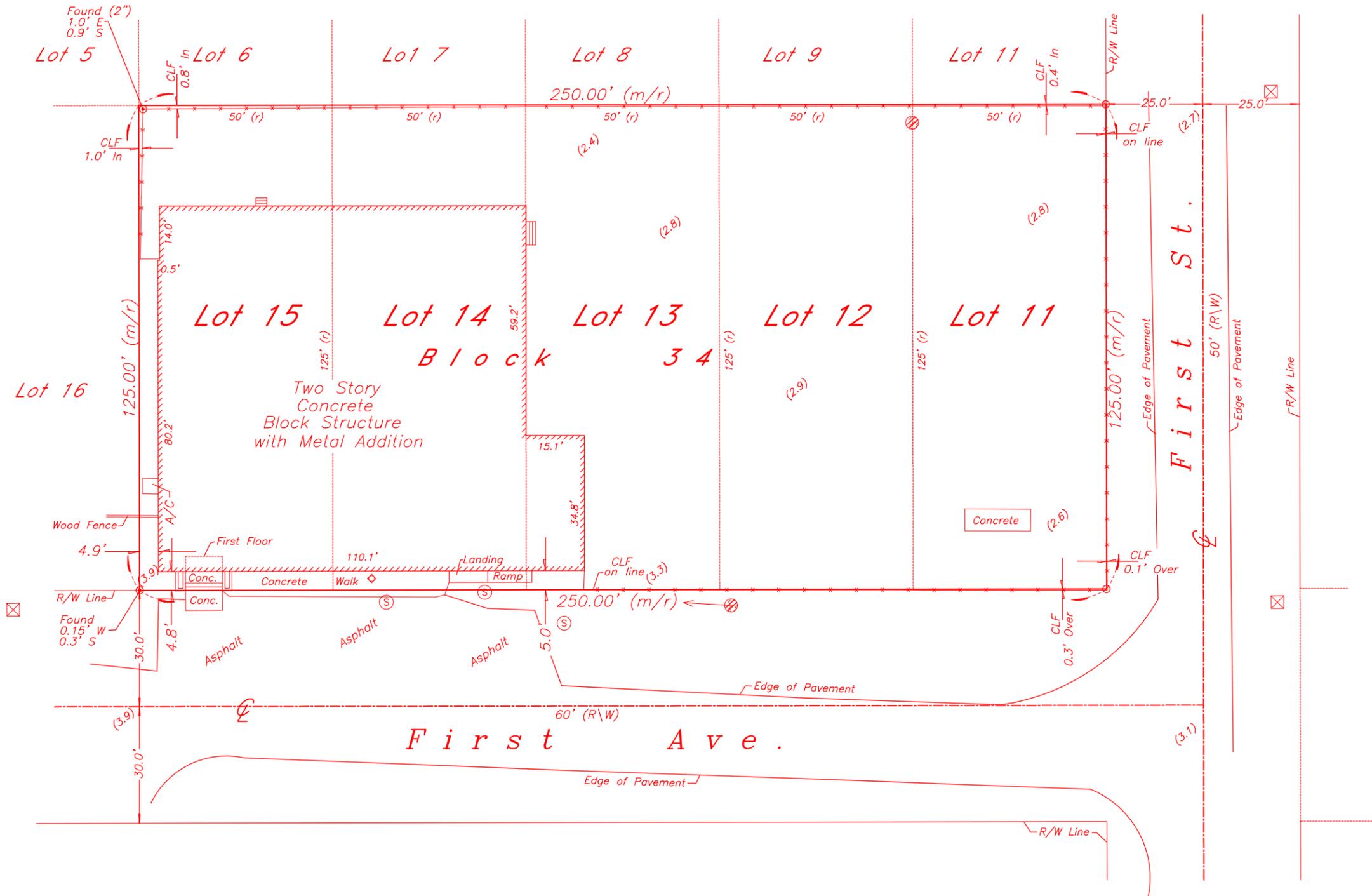
First Avenue/First Street





First Avenue/First Street

Boundary Survey Map of Lots 11-15, Block 34, McDonald's Plat of Stock Island



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊙ Manhole
- ◇ Water Meter
- (3.2) Spot Elevation (Typical)

Site size: 31,250.00' or 0.71 acres
 Land Use District: URM-L
 FLUM: Residential High

NOTE:
 This Survey Map is not
 full and complete without
 the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Lots 11-15, Block 34, McDonald's Plat of Stock Island

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 5713 First Avenue, Stock Island, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 25, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Benchmark utilized: R-397

BOUNDARY SURVEY OF: Lots 11, 12, 13, 14 and 15, Block 34, McDONALD'S Plat of Stock Island, according to the Plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Standard Marine Supply Corp.;

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn, PSM
Florida Reg. #6298*

October 4, 2013

*THIS SURVEY
IS NOT
ASSIGNABLE*

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

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: 10/11/2016
Time: _____

Dear Applicant:

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

Standard Marine Supply Corp to the Monroe County Planning Department.
Project / Name

Thank you.


Planning Staff

BOYDS CAMPGROUND LTD
6401 MALONEY AVE ✓
KEY WEST, FL 33040-6095

HENNUM CHRISTINE W
4044 LOCH MEADE DR ✓
LAKELAND, TN 38002-9368

LANDCO LLC
97 W OKEECHOBEE RD
HIALEAH, FL 33010-4721

CALABRO DANIEL J ✓
PO BOX 1857 STE H ✓
BRIDGEHAMPTON, NY 11932-1857

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

STANDARD MARINE SUPPLY CORP ✓
2903 W EUCLID AVE ✓
TAMPA, FL 33629-8903

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

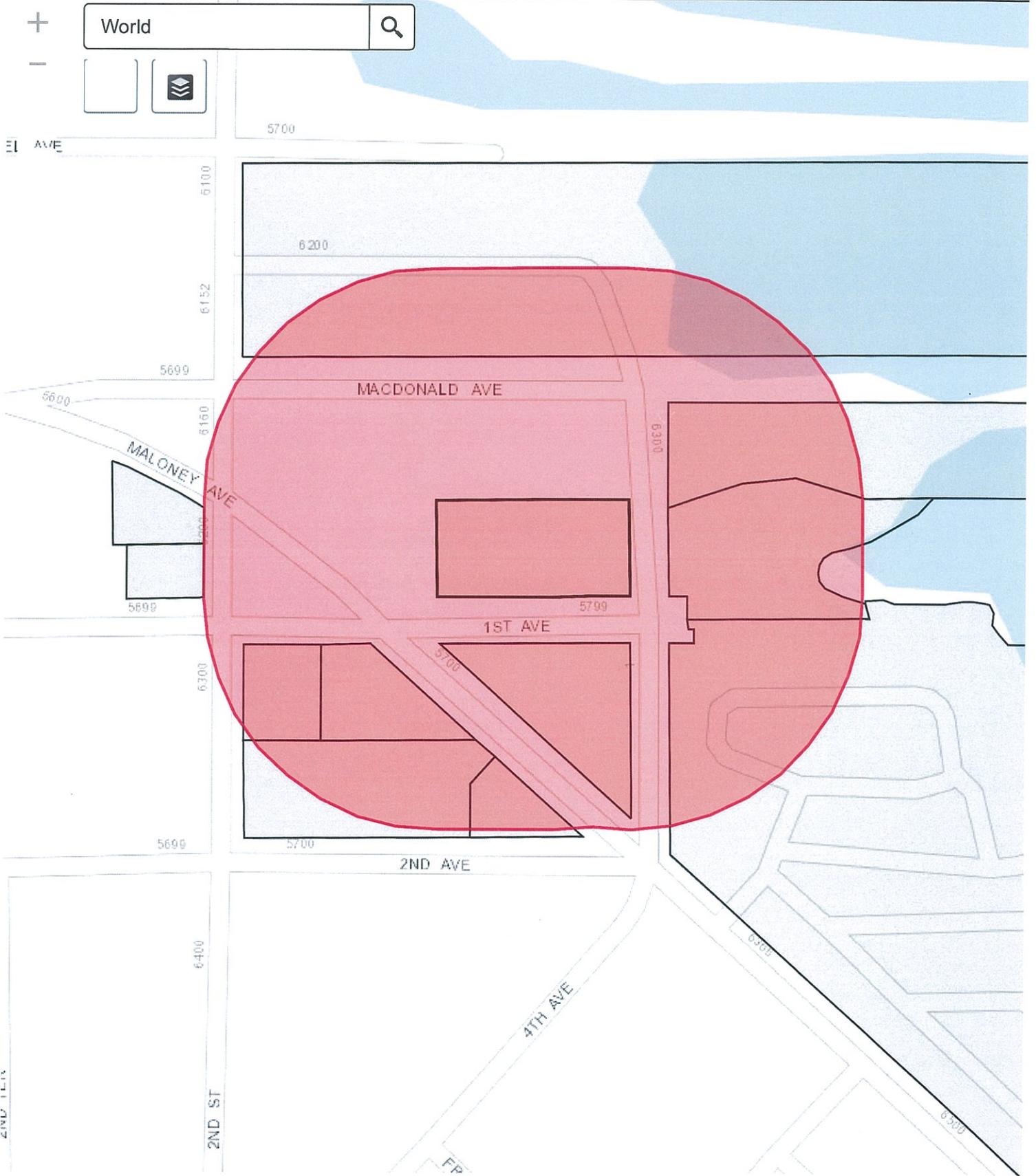
WATERS EDGE COLONY INC ✓
32 SPOONBILL WAY ✓
KEY WEST, FL 33040-7914

TOM THUMB FOOD STORES INC ✓
97 W OKEECHOBEE RD ✓
HIALEAH, FL 33010-4721

Verified
IA



SPONs - Web App



200ft

24.573 -81.736 Degrees

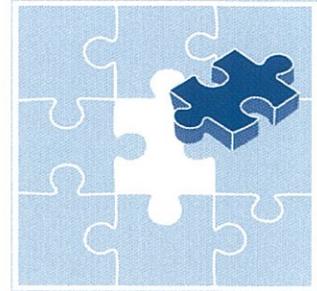
End of Additional File 2016-177

October 6, 2016

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

**RE: Standard Marine Supply Corp
5713 First Avenue, Stock Island
RE # 0012470-000000**

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Ms. Santamaria:

Please find attached an application to amend the Land Use District Map and a second application to amend the Future Land Use Map (FLUM) involving the above referenced property. It is our understanding the associated application fees are waived, therefore, the applicable advertising and noticing fees are included with this packet.

If you have any questions, please do not hesitate to contact us. Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepanier', written in a cursive style.

Owen Trepanier, Principal

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Future Land Use Map (FLUM) Amendment Application

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

Application Fee: \$5,531.00

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

Advertisement Fee: \$245.00

Surrounding Property Owner Notification Fee: \$3.00 per each property owner

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

Submittal Date: October 4, 2016

Applicant/Agent Authorized to Act for Applicant:

Trepanier & Associates, Inc.

Lori Thompson

Applicant (Name of Person, Business or Organization)

Name of Contact Person/Agent

1421 1st Street, Key West, FL 33040

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

305-293-8983

Lori@OwenTrepanier.com

Contact Person/Agent Phone #

Contact Person/Agent Email Address

Property Owner:

Standard Marine Supply Corp.

Lori Thompson

Owner Name (Name of Person, Business or Organization)

Name of Contact Person

2903 W. Euclid Avenue, Tampa, FL 33629-8903

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

NA

lori@ownertrepanier.com

Owner Phone #

Owner Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

34	11-15	Maloney	Stock Island
Block	Lot	Subdivision	Key Name
00124700-000000		1158828	
Real Estate (RE) Number		Alternate Key Number	
5713 First Avenue South, Stock Island, FL 33040		5	
Street Address		Approximate Mile Marker	

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

Proposed Future Land Use Map Designation(s): Mixed Use Commercial (MC)

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

Total Land Area Affected by Proposed FLUM (in acres): 0.717 acres

Tier Designation(s): III

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

The property is currently occupied by Carquest Auto Parts.
The use is commercial retail/wholesale.
No residential units are on the property.

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

See Attachment A for detailed description (06/19/13 letter).
Pre-1986 the property was zoned BU-2. The 1986 zoning maps erroneously designated the property as URM and subsequently URM-L. The drafting error created a nonconformity because the property has always been a commercial property and not residential. The erroneous residential zoning significantly limits commercial use of the site and creates unwarranted hardship to the property.

The Board of County Commissioners adopted Policy 101.4.20 (Ordinance 028-2012) with an effective date of November 20, 2012. Pursuant to Policy 101.4.20, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density and intensity for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.4.20? (attach additional sheets if necessary):

(Note: Policy 101.4.20 is now Policy 101.5.26) There will be a net decrease in allocated density.

Existing URM-L/RH provides for 1 development unit per lot. Requested MU/MC provides for 1 development unit per acre. Thus, the requested MU/MC would have an allocated density of 0.7 and existing URM-L/RH has an allocated density of 1.0. A net decrease of 0.3 allocated density.

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

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

See Attachment B

The proposed amendment is consistent with Part II of Chapter 163, Florida Statute.

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

The requested amendment of the FLUM designation for this property will further the intent of the Mixed Use Commercial (MC) FLUM category, the Stock Island Master Plan, and the existing and future commercial corridor which exists along the main thoroughfare of Stock Island.

- 3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

The proposed amendment meets level of service standards because level of service will not change as a result of the FLUM designation correction/amendment.

See Attachment C

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

The proposed correction/amendment is consistent with the Guiding Principles.

Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

N/A

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

N/A

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

The purpose of this requested FLUM amendment is to correct an error in the zoning maps.

The August 8, 2013, Letter of Understanding found that the existing URM-L zoning and the RH FLUM designation are in error.

See Attachment D

4) New issues:

N/A

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

The FLUM map is currently in error with regard to the subject property. Correcting the error via this requested FLUM amendment will provide additional detail and comprehensiveness.

6) Data updates:

The erroneous FLUM map data requires the data update this FLUM amendment will provide.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the amendment would not result in an adverse community change (attach additional sheets if necessary):

This requested FLUM correction/amendment will not adversely affect community character because the requested change will correct a FLUM error which created a non-conformity for the property.

Further, the immediately surrounding area is predominantly designated as MC and correcting the designation for this property will bring it into conformity with the surrounding properties which would favorably affect community character.

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

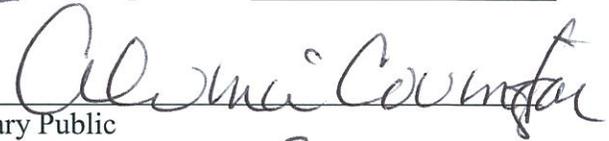
Signature of Applicant: 

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 4 day of October 2016, by Lori Thompson. He/she is personally known to me or has produced _____ as identification.



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


Notary Public
My Commission Expires 8-27-2019

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

AGENT AUTHORIZATION FORM

Date of Authorization: 9 / 29 / 2016
Month Day Year

I hereby authorize Owen Trepanier be listed as authorized agent
(Name of Agent)
Standard Marine Supply Corp
representing James B Hardee Jr., President for the application submission
(Name of Property Owner(s) the Applicant(s))
of FLUM Amendment
(List the Name and Type of applications for the authorization)

for Property described as: (if in metes and bounds, attach legal description on separate sheet)

34 11-15 Stock Island Maloney Stock Island
Block Lot Subdivision Key (Island)
00124700-000000 1158828
Real Estate (RE) Number Alternate Key Number
5713 First Ave South Stock Island, FL 33040
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

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

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

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]
Printed Name of Property Owner: Owen Trepanier, Agent

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this 29 day of September, 2016
by Owen Trepanier, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

as identification.
(TYPE OF ID PRODUCED)

[Handwritten Signature]
Signature of Notary Public



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

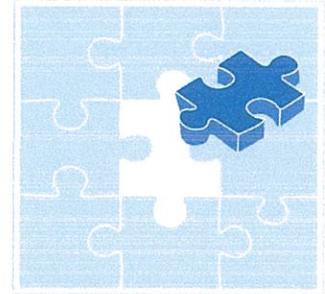
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 8-27-19

06/19/13

Mr. Joe Haberman, AICP,
Planning and Development Review Manager
Monroe County Planning and Environmental Resources
2798 Overseas Highway
Marathon, FL 33050

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

**RE: 5713 First Avenue South, Stock Island
RE # 00124700-000000**

Dear Mr. Haberman:

The above property has been made nonconforming as a result of a FLUM and zoning drafting error. This is a request for the County to identify and correct that error at its earliest convenience, and also confirm that the property may be utilized for wholesale swimming pool supply in the meantime.

Executive Summary – Drafting Error

An error was made in the development of the 1986 zoning map relative to the above parcel (the commercial parcel, with no mobile home use, was changed from BU-2 to URM). The error was preserved and compounded in subsequent land use designation changes. Today, this commercial parcel has zoning and FLUM designations (URM-L & RH) that were created to recognize and protect existing mobile home parks. The property has never been a mobile home park. The correct zoning and FLUM designations, based on surrounding land use and community character, are MU & MC. The property owner requests that Monroe County make the map corrections at your earliest convenience.

Executive Summary – Wholesale Swimming Pool Supply

The existing and historic land has been identified as nonconforming in a 07/24/12 LDRD and a subsequent amendment thereto dated 08/13/12. We seek confirmation that the property may be used for wholesale swimming pool supply including wet and dry chlorine¹.

¹ Five self-contained 1,900 gal indoor tanks are proposed (see attached depiction)

June 19, 2013
Page 2 of 4

Background – Drafting Error

An error has been identified in the land use designation of the above property.

The property was commercially developed in 1958² and used commercially since that time³. Prior to 1986, the property was zoned BU-2 which recognized and permitted the uses⁴ taking place on the property. At no time since 1958 has this property been used as a mobile home park.

In 1986, the property was re-zoned URM, contrary to the intent of URM, which is to recognize and maintain previously existing mobile home parks.ⁱ In 1997, the error was maintained when the FLUM was generated and the property was designated RH, which has the intent of providing for high density single-family, multi-family, and institutional residential developmentⁱⁱ. The FLUM error is understandable, as the assignment was based on the zoning designation of URM. As I'm sure you are aware, the FLUM designations were generated by the Upper Keys planning office and the planners were not familiar with specific parcels on Stock Island.⁵

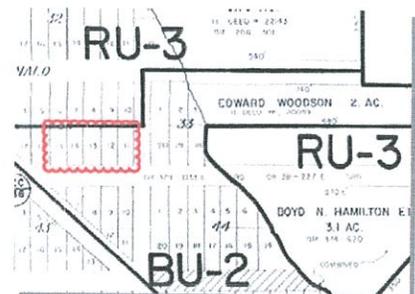
Finally, in 2007, the error further compounded, when the property was zoned UMR-L. As you know, the intent of UMR-L is to recognize existing subdivisions or parks exclusively or almost exclusively consisting of mobile homes.ⁱⁱⁱ

Given the mapping errors that have followed this property through time, since 1986, we respectfully request that Monroe County correct the zoning and the future land use district of this property at your earliest convenience. Based on the existing uses, the adjacent uses, and the character of the surrounding community, the appropriate FLUM designation is MC and the appropriate zoning designation is MU.

Timeline

Pre 1986 Zoning: BU-2 (Medium Business District)

"This district is intended to provide areas suitably situated for centers of commercial activity, area retail sales, and sale of fuels, mechanical services, wholesaling, warehousing, and storage."⁶



² According to the Monroe County Property Appraiser's Records

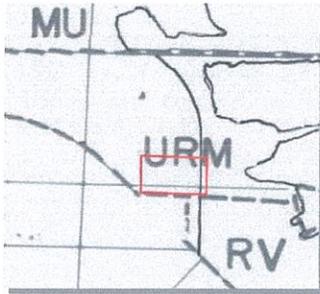
³ On June 18, 2012 a Letter of Development Rights Determination was issued stating that 9,963 sq ft of non-residential floor area is lawfully established at the above property.³ An Addendum was written on August 13, 2012, that determined the existing light industrial use can continue on the property and may be improved in accordance with Policy 101.4.4. (attached)

⁴ Including, but not limited to, the production and sale of commercial fishing supplies, boat repairs and painting, exterior and interior equipment and supply storage, exterior trailered boat storage, sale of pleasure boat equipment and supplies, sale of fishing equipment and supplies for individuals and the charter boat industry.

⁵ According to Ty Symroski, previous Monroe County Growth Management Director

⁶ "Pre '86" Comprehensive Zoning Ordinance of Monroe County; Article XI, 11-3 (Section 4)

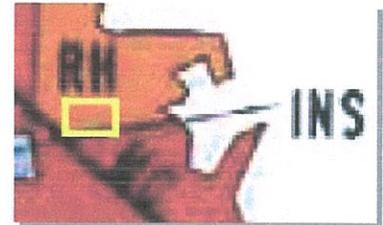
1986 "Pattison" Zoning Map: URM (Urban Residential-Mobile Home District)



*"The purpose of this district is to recognize the existence of established mobile home parks and subdivisions, but not to create new such areas, and to provide for such areas to serve as a reservoir of affordable housing and moderate cost housing in Monroe County."*⁷

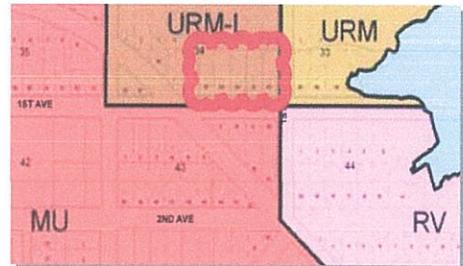
Future Land Use Map, 1997: RH (Residential High)

*"The principal purpose of the Residential High category is to provide for high density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing, located near employment centers."*⁸



Current Zoning, 2007: URM-L (Urban Residential Mobile Home-Limited District)

*"The purpose of the URM-L district is to recognize the existence of parks and subdivisions which consist exclusively, or almost exclusively, of mobile homes, but not to create new such areas, in order to permit property owners in such areas to replace or establish mobile homes below base flood elevation as authorized by certified federal regulations."*⁹



Conclusion

An error was made in the development of the 1986 Zoning Map relative to the above parcel. The error was preserved and compounded in subsequent land use designation changes. Today, this commercial parcel contains inappropriate zoning and FLUM designations (URM-L & RH) that were created to recognize and protect existing mobile home parks. The property has never been a mobile home park. The correct zoning and FLUM designations are MU & MC. The property owner requests the corrections are made at Monroe County's earliest convenience.

Thank you for your consideration.

Best Regards,

Owen Trepanier

⁷ 1986 Florida Keys Comprehensive Plan Volume III ,Sec 9-105

⁸ Monroe County Comprehensive Plan Policy, 2010, 101.4.4

⁹ Monroe County Code of Ordinances, Article II, Sec 130-50

June 19, 2013

Page 4 of 4

ⁱ **Monroe County Code of Ordinances; Sec. 130-50. - Purpose of the urban residential mobile home district (URM).**

"The purpose of the URM District is to recognize the existence of established mobile home parks and subdivisions, but not to create new such areas, and to provide for such areas to serve as a reservoir of affordable housing and moderate-cost housing in the county."

ⁱⁱ **Monroe County 2010 Comprehensive Plan, Policy 101.4.4.**

"The principal purpose of the Residential High category is to provide for high density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing, located near employment centers."

ⁱⁱⁱ **Monroe County Code of Ordinances; Sec. 130-50. - Purpose of the urban residential mobile home—limited district (URM-L).** "The purpose of the URM-L district is to recognize the existence of parks and subdivisions which consist exclusively, or almost exclusively, of mobile homes, but not to create new such areas, in order to permit property owners in such areas to replace or establish mobile homes below base flood elevation as authorized by certified federal regulations."

ATTACHMENT B

1) **The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes.**

The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes (F.S.) and will serve to correct a zoning map error which occurred during development of the 1986 zoning maps.

The proposed FLUM amendment requesting an MC designation (to replace RH) is consistent with Section 163.3177, F.S.¹ The property has always been used for commercial purposes and not for residential. The proposed amendment will simply correct the erroneous FLUM designation and designate the property the same as the numerous other surrounding commercial properties. All required and optional elements are already part of the 2030 Monroe County Comprehensive Plan.

The proposed FLUM amendment is consistent with Section 163.3178, F.S.² The property is an upland property without any waterfront access. The requested FLUM amendment will not affect the existing coastal management provisions of the 2030 Comprehensive Plan.

The proposed FLUM amendment is consistent with Section 163.3180, F.S.³ The proposed amendment will not affect concurrency with sanitary sewer, solid waste, drainage, or potable water. The levels of service to the property will not change as a result of the amendment and, therefore, will be consistent.

The proposed FLUM amendment is consistent with Section 163.3184, F.S.⁴ The proposed amendment to MC from RH will serve to improve consistency with Chapter 163, F.S., and the 2030 Monroe County Comprehensive Plan. The property has always been used for commercial and the proposed amendment will result in the property being properly designated on the FLUM as a commercial property. In fact, the existing FLUM designation of RH is entirely inconsistent because the property is not residential and never has been.

¹ "Required and optional elements of comprehensive plan; studies and surveys"

² "Coastal Management"

³ "Concurrency"

⁴ "Process of adoption of comprehensive plan or plan amendment"

ATTACHMENT C

3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

Traffic Circulation (Comprehensive Plan Policy 301.1.1)

The subject property is located on Stock Island on 1st Avenue which intersects with Maloney Avenue. Policy 301.1.1 requires a minimum peak level of service (LOS) standard of D. The 2015 URS Arterial Travel Time and Delay Study for Monroe County indicates a LOS of B for Stock Island. The proposed correction/amendment is not anticipated to adversely impact the Traffic Circulation LOS.

Potable Water (Comprehensive Plan Policy 701.1.1)

Policy 701.1.1 sets a LOS of 100/gallons/person/day for potable water. The proposed correction/amendment is not anticipated to adversely affect the potable water LOS for the property.

Solid Waste (Comprehensive Plan Policy 801.1.1)

Monroe County has a contract with Waste Management through September 30, 2024, which provides Monroe County with approximately 10 years of guaranteed capacity for the disposal of 95,000 tons per year of solid waste. The proposed correction/amendment will not increase the amount of solid waste, and is not anticipated to adversely impact the solid waste LOS.

Sanitary Sewer (Comprehensive Plan Policy 901.1.1)

The property is connected to the KW Resort Utilities wastewater system which services Stock Island. The proposed correction/amendment will not change the amount of sewage requiring treatment, and is not anticipated to adversely affect the sanitary sewer LOS.

Drainage (Comprehensive Plan Policy 1001.1.1)

The proposed correction/amendment will not alter the existing drainage of the property. The existing drainage discharges meet Florida State Water Quality/Quantity Standards as set forth in Chapters 62-3 and 62-302.530, F.A.C. The proposed correction/amendment is not anticipated to adversely affect the drainage LOS.

Recreation and Open Space (Comprehensive Plan Policy 1201.1.1)

The proposed correction/amendment is for mixed use commercial and will reduce allocated residential density. As such, the proposed correction/amendment is not anticipated to adversely impact the Recreation and Open Space LOS.

County of Monroe Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

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

August 8, 2013

Trepanier & Associates, Inc.
Attn: Owen Trepanier
PO Box 2155
Key West, FL 33045

SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'STANDARD MARINE SUPPLY CORP' PROPERTY, LOCATED AT 5713 FIRST AVENUE, STOCK ISLAND, HAVING REAL ESTATE NUMBER 00124700.000000

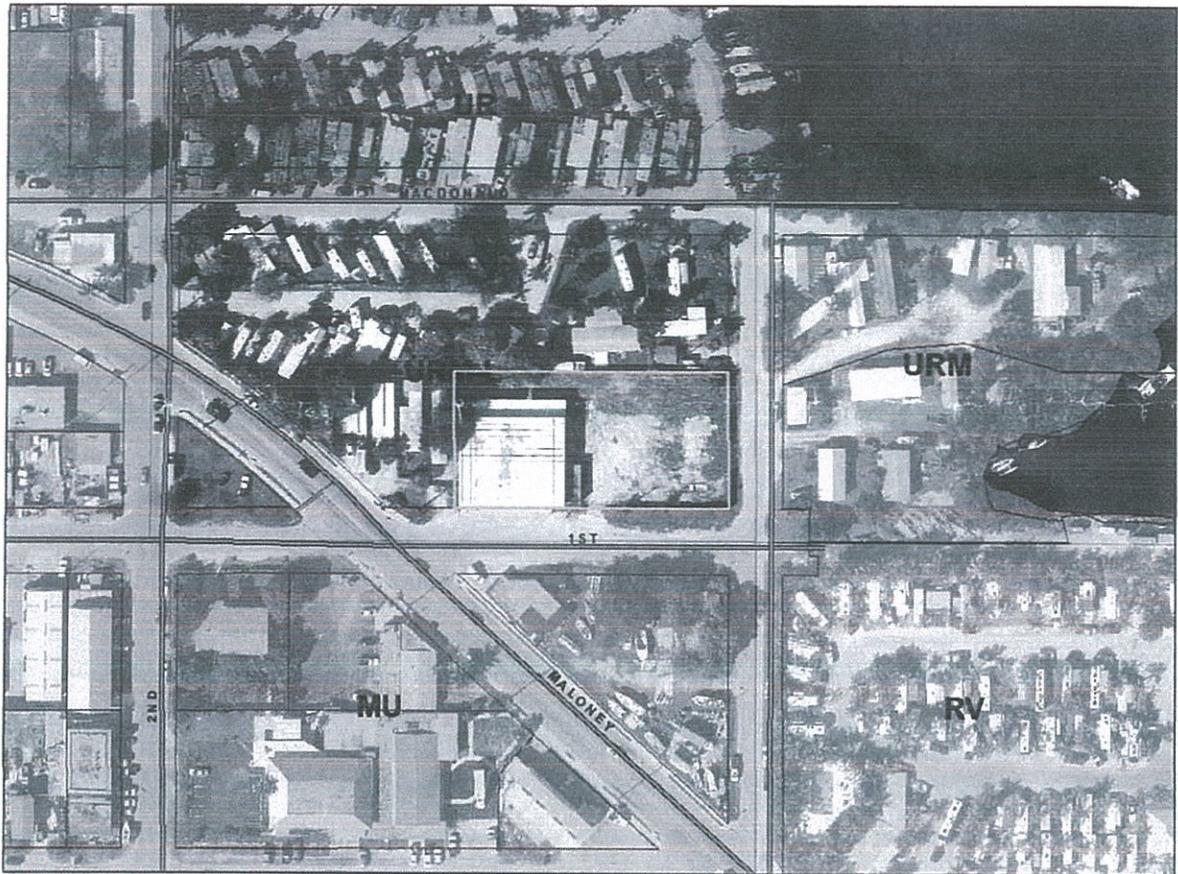
Mr. Trepanier,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On June 27, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included Mary Felger, Owen Trepanier, and Jorge Ramos (hereafter referred to as "the Applicant") and Matt Coyle, Planner, Joseph Haberman, Planning & Development Review Manager, and Michael Roberts, Senior Administrator of Environmental Resources (hereafter referred to as "Staff").

Materials presented for review included:

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card; and
- (c) Monroe County Land Use District Map and Future Land Use Map.

The Applicant requested a special letter of understanding in order to confirm whether the existing light industrial use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process. In addition, the Applicant requested whether a proposed business, described as a 'wholesale swimming pool supply' operation, would be considered a light industrial use and thereby be able to utilize the subject property under its current Land Use District (LUD) and Future Land Use Map (FLUM) designations.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

Status of Existing Nonconforming Use:

The subject property currently has a LUD designation of Urban Residential Mobile Home Limited (URM-L) and a FLUM designation of Residential High (RH). It had a BU-2 district (Medium Business) designation prior to 1986 when it was re-designated as URM (and later modified to URM-L).

Regarding the development and use of the existing building on the property, the Planning & Environmental Resources Department issued a letter of development rights determination on June 18, 2012 (with an addendum issued on August 13, 2012). As stated in the June 18, 2012 letter, Staff previously determined that the **existing building consists of 9,963 square feet**. The oldest part of the building was built in 1958 prior to county building permit requirements, with additions permitted in 1960 (Building Permit #1145) and 1984 (Building Permits #A-11338 and #A-12319). **All building permits on file for improvements to the building and site since 1960 indicate that the building has been continuously utilized for light industrial use**. In addition, **aerial photography supports the continuous existence of outdoor storage adjacent to the building**.

As defined in Monroe County Code (MCC) §101-1, a *light industrial use* is an industrial use that is not a heavy industrial use. *Industrial use* means a use devoted to the manufacture, warehousing, assembly, packaging, processing, fabrication, storage or distribution of goods and materials whether new or used or the substantial refinishing, repair and/or rebuilding of vehicles or boats. *Heavy industrial use* means an industrial use with greater than average potential impacts on the environment and that is characterized by significant impacts on adjacent uses in terms of noise, hazards and odors, such as junkyards, marine railways and dry docks, bulk petroleum storage, and resource extraction where more than 20 percent of the use takes place outside of an enclosed building or where exterior storage equals or exceeds building floor area.

The light industrial use is not consistent with the RH FLUM category, as it does not conform to its purpose, which is set forth in Monroe County Comprehensive Plan (CP) Policy 101.4.4. Further, pursuant to CP Policy 101.4.21, the RH FLUM category has a floor area ratio of “0” for all nonresidential uses. As such it is considered a nonconforming use to the provisions of the CP and as it was lawfully established, the light industrial use may continue to exist per the nonconformity policies provided under CP Objective 101.8.

The light industrial use is not consistent with the URM-L LUD designation, as it does not conform to purpose of the URM-L district, which is set forth in MCC §130-50, and it is not listed permitted use in the URM-L district, which are set forth in MCC §130-100. Further, pursuant to MCC §130-164, the URM-L district does not have a floor area ratio assigned for light industrial use. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the light industrial use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

Use Classification of the Proposed 'Wholesale Swimming Pool Supply' Business:

Based on a review of documentation concerning such businesses, the business as described in the letter of understanding application and at the pre-application conference is a light industrial use. It thereby may utilize the subject property under its current URM-L LUD and RH FLUM designations.

In general, lawful nonconforming uses may continue so long as the nonconformity is not expanded. Normal maintenance and repair to permit continuation of nonconforming uses registered in accordance with MCC §102-55 may be performed.

The floor area within the existing building may be used in its entirety for the light industrial use, which includes storage, and administrative activities associated with the light industrial use. In addition, limited outdoor storage may exist. Outdoor storage a) may not be located in a required setback (per MCC §130-186), b) may not include any items that would result in significant

impacts on adjacent uses in terms of noise, hazards and odors (per MCC §101-1, *heavy industrial use*), and may not exceed 9,963 square feet in area (per MCC §101-1, *heavy industrial use*).

Note: This decision is by the Planning & Environmental Resources Department and pertains to use under the CP and MCC only. The Applicant is advised to consult with the Office of the Fire Marshal and Building Department to determine the applicability of regulations, and possible restrictions, outside of the CP and MCC that pertain to the proposed items to be stored as part of the business, such as the chlorine.

Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the light industrial building was permitted prior to the adoption of the Land Development Code, Staff has determined that the existing light industrial use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing light industrial use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing URM-L LUD designation and RH FLUM designation may have been assigned in error as there are no approvals of mobile homes, or unapproved applications related to mobile homes, on the subject property. If you choose new designations that permit the existing light industrial use, Staff has determined that such applications qualify for fee exemptions to the “Comprehensive Plan, Future Land Use Map (FLUM) Amendment” of \$5,531.00 and the “Land Use District Map, Amendment–Nonresidential” fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. However, you are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

In the letter of understanding application, the County is instructed to modify the LUD to Mixed Use (MU) and the FLUM to Mixed Use / Commercial (MC). Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the CP and MCC. If you choose to pursue MU LUD and MC FLUM designations, please be aware that while they would eliminate the nonconformity, such amendments would also result in additional residential density being associated with the subject property. Approval may not be granted due to CP 101.4.20, which concerns amendments which increase allowable density, and CP Policies 108.1.1 and 108.2.5, which concern amendments which, if approved, affect the intensity, density, or use of the land adjacent to or in close proximity to the Naval Air Station Key West (within the Military Installation Area of Impact (MIAI)).

For your information, the following FLUM categories and underlying LUD categories would permit light industrial use:

- Mixed Use / Commercial Fishing (MCF) FLUM:
 - Commercial Fishing Area (CFA) LUD: MCC §130-77(c)(9) [provided that light industrial uses are intended to serve the needs of the commercial fishing industry]
- Industrial (I) FLUM:
 - Industrial (I) LUD: MCC §130-77(a)(7)
 - Maritime Industries (MI) LUD: MCC §130-85(a)(4)
- Mixed Use / Commercial (MC) FLUM:
 - Mixed Use (MU) LUD: MCC §130-77(b)(9) and §130-77(c)(7)
 - Maritime Industries (MI) LUD: MCC §130-85(a)(4)
 - Suburban Commercial (SC): MCC §130-93(c)(7)
- Commercial (C) FLUM:

- o Commercial 1 (C1): MCC §130-102(b)(4)
- o Commercial 2 (C2): MCC §130-103(b)(4)

* * * * *

Pursuant to MCC §110-3, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Comprehensive Plan is amended, the project will be required to be consistent with all regulations and policies at the time of development approval. The Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the meeting, and consequently reserves the right for additional comment.

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely yours,



Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager
Mayte Santamaria, Assistant Director of Planning & Environmental Resources
Michael Roberts, Senior Administrator of Environmental Resources

- Commercial 1 (C1): MCC §130-102(b)(4)
- Commercial 2 (C2): MCC §130-103(b)(4)

* * * * *

Pursuant to MCC §110-3, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Comprehensive Plan is amended, the project will be required to be consistent with all regulations and policies at the time of development approval. The Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the meeting, and consequently reserves the right for additional comment.

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely yours,



Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager
Mayte Santamaria, Assistant Director of Planning & Environmental Resources
Michael Roberts, Senior Administrator of Environmental Resources

This Indenture,

Made this 24th day of February, A. D. 1986,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Between STANDARD MARINE SUPPLY CORP., formerly known as JAMES B. HARDEE, INC., successor to STANDARD MARINE SUPPLY COMPANY, a corporation existing under the laws of the State of Florida having its principal place of business in the County of Hillsborough and State of Florida party of the first part, and JOHN GALLETTA, SR., MARGARET GALLETTA and RALPH GALLETTA, as joint tenants with the right of survivorship and not as tenants in common, whose mailing address is P.O. Box 4084

of the County of Monroe Key West and State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of \$10.00 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West and being known as a part of Lot 1, of Square 11, according to William A. Whitehead's map of the Island, but more particularly described as follows: Beginning at the corner of William and Caroline Streets; thence in a Southwesterly direction and along the Northwesterly side of Caroline Street a distance of 156.5 feet; thence at right angles and in a Northwesterly direction a distance of 120 feet; thence at right angles and in a Northeasterly direction a distance of 156.5 feet out to a point on the Southwesterly side of William Street; thence at right angles and in a southeasterly direction and along the Southwesterly side of William Street a distance of 120 feet back to the point of beginning.

SUBJECT TO taxes for the year 1986 and subsequent years.
SUBJECT TO easements, restrictions and reservations of record.
SUBJECT TO a first purchase money mortgage filed of even date herewith.

CONTINUED ON THE REVERSE SIDE HEREOF**
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its the day and year above written.

STANDARD MARINE SUPPLY CORP.

By James B. Hardee, President.

Signed, Sealed and Delivered in Our Presence:

Witnesses
State of Florida

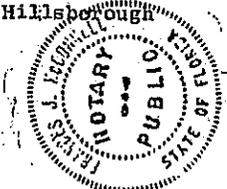
County of Hillsborough

I Hereby Certify, That on this 24th day of February A. D. 1986 before me personally appeared James B. Hardee President xxxx and

representative of Standard Marine Supply Corp., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to JOHN GALLETTA, SR., MARGARET GALLETTA and RALPH GALLETTA

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Tampa, Florida in the County of Hillsborough and State of Florida, the day and year last aforesaid.



James J. McConnell
Notary Public - State of Florida
My Commission Expires Hillsborough
Notary Public, State of Florida at Large
My Commission Expires FEB. 23, 1989

OFF 0966 REC 453

4 26030

THIS INSTRUMENT PREPARED BY:
DIERNE BARLOW
GREAT AMERICAN TITLE & MORTGAGE CO.
1217 WHITE STREET
KEY WEST, FL 33040

FILED FOR RECORD
FEB 27 P 3:37
MONROE

DS Paid 1,150.00 Date 2-28-86
MONROE COUNTY
DANNY L. KOUHAGE, CLERK CIR. CT.
By [Signature] D.C.

Warranty Deed

FROM CORPORATION

426030

REC 0966 PM 2454

TO

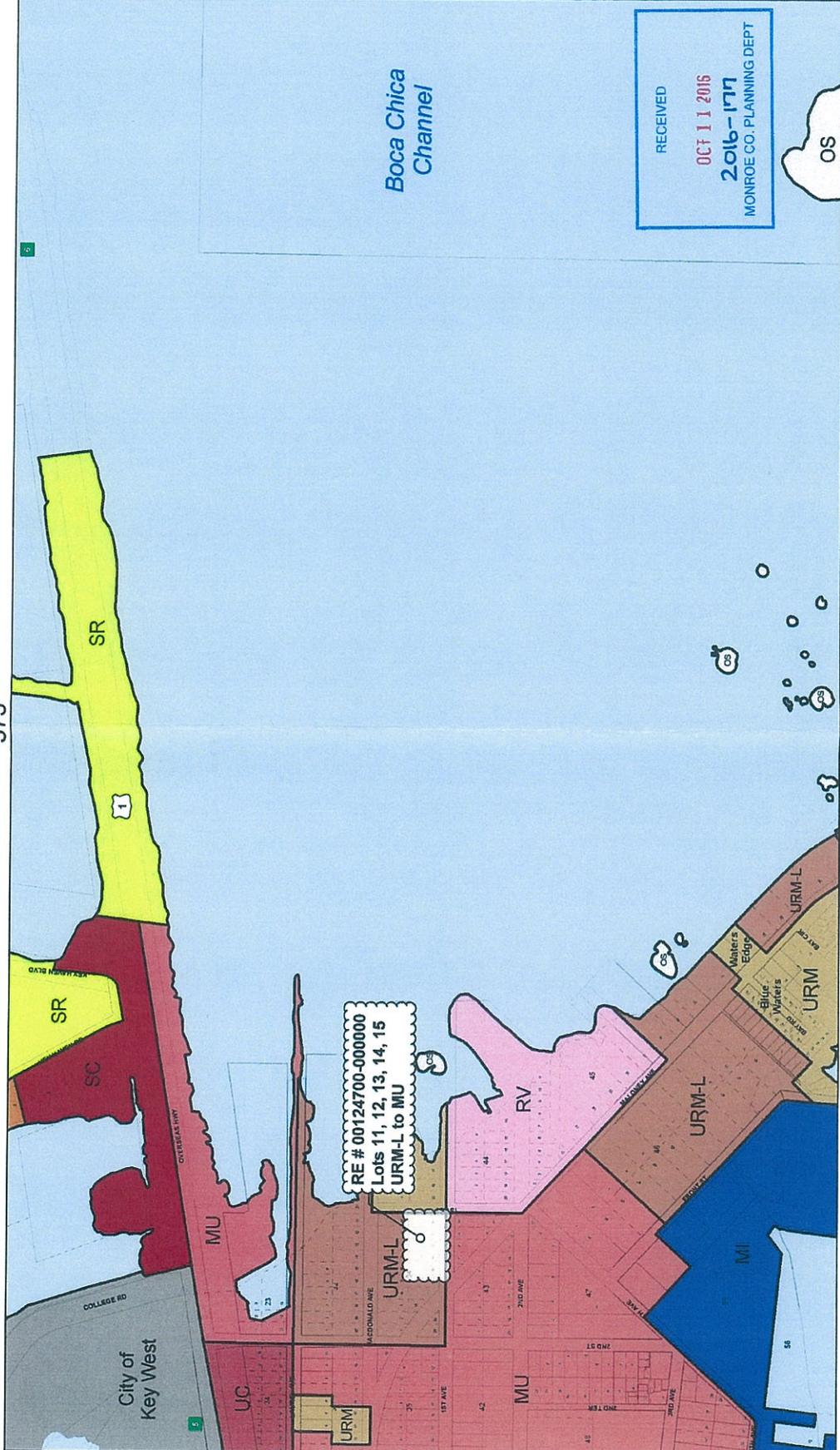
Date

ABSTRACT OF DESCRIPTION

SUBJECT TO the following encroachments:

1. Building and wood fence extending over the Northeasterly boundary line approximately 1.4 feet.
2. Building and wood fence extending over the Southeasterly boundary line approximately 0.5 feet at the Northeasterly extremity of said boundary line and approximately 1.25 feet at the Southwesterly extremity of said boundary line.

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court



RECEIVED
 OCT 11 2016
 2016-1717
 MONROE CO. PLANNING DEPT

Monroe County, Florida Land Use District Map

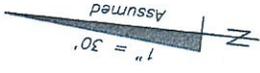
Supplement: 000 Date: January 17, 2007
 Certified by the County Commission Resolution No. _____

Aref Joulani, Director of Planning & Environmental Resources
 Ty Symroski, Director of Growth Management

ACCC	Area of County Critical Concern	SS	Sparsely Settled
AD	Airport	UC	Urban Commercial
CD	Conservation District	UR	Urban Residential
CFA	Conservation Area	URM	Urban Residential Limited
CFSD	Commercial Fishing Special Dist.	URM-L	Urban Residential Mobile Home
CFV	Commercial Fishing Village		
DR	Destination Resort		
I	Industrial		
IS	Improved Subdivision		
IS-D	Improved Subdivision (Duplex)		
IS-DW	Improved Subdivision (Duplex Masonry)		
MF	Military Facilities		
MI	Maritime Industries		
MN	Mainland Native Area		
MU	Mixed Use		
MA	Native Area		
OS	Offshore Island Area		
PR	Park and Refuge Area		
RV	Research Park		
SC	Suburban Commercial		
SR	Suburban Residential		
SR-L	Suburban Residential Limited		

The base maps are not survey accurate, and the location of land use districts and areas were vegetation, prairie, or other features should be verified by the user. The map is intended to represent the general location of features with respect to other features on the same map. The engineer of record and County will not be responsible for any source document errors or omissions in the information compiled by others which have been incorporated into these maps.

Boundary Survey Map of Lots 11-15, Block 34, McDonald's Plat of Stock Island



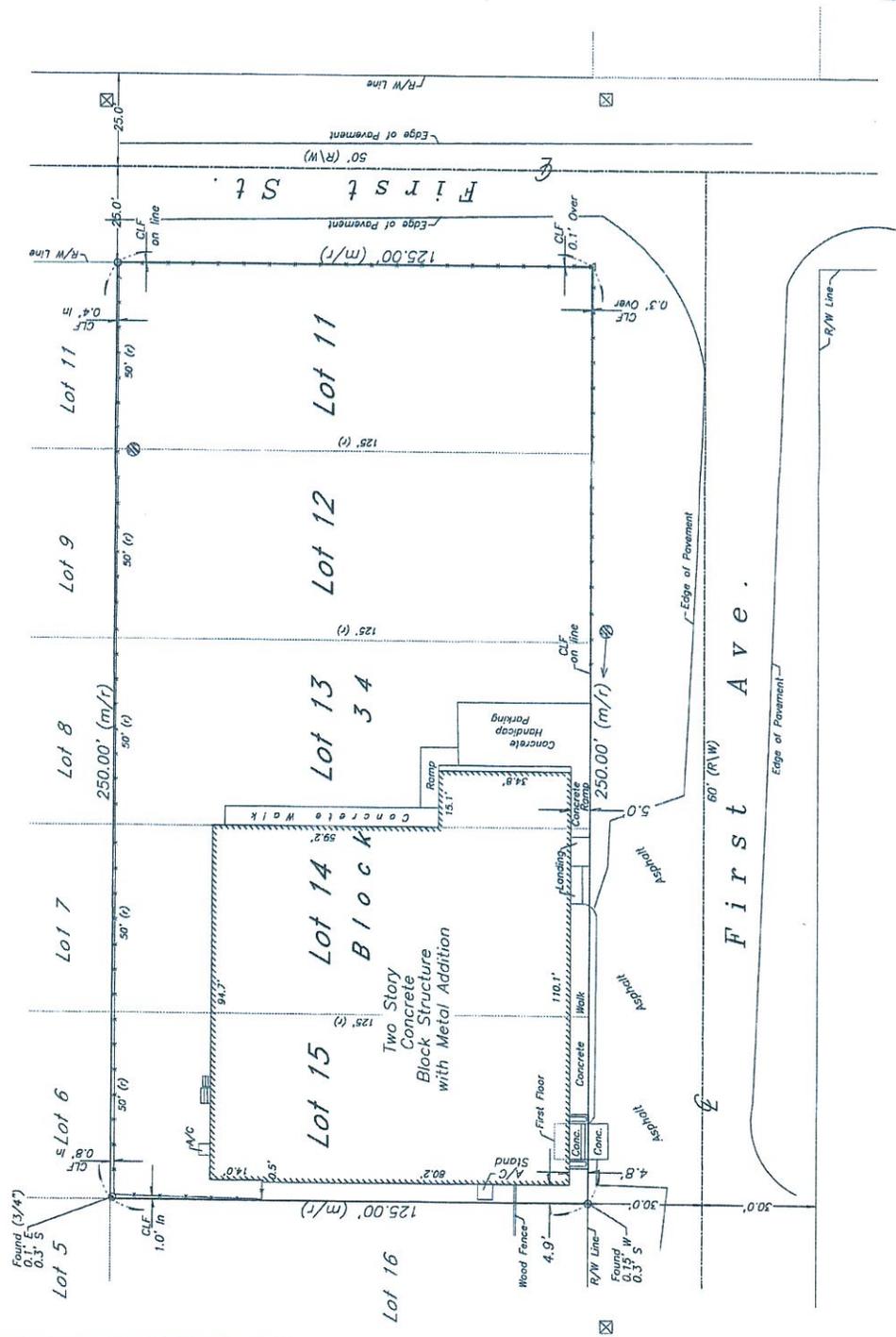
LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Set Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant

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2016-177
 MONROE CO. PLANNING DEPT

Sheet One of Two Sheets
J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 Fax (305) 296-3244

NOTE:
 This Survey Map is not
 full and complete without
 the attached Survey Report.



Sheet One of Two Sheets

Boundary Survey Report of Lots 11-15, Block 34,
McDonald's Plat of Stock Island

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 5713 First Avenue, Stock Island, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 31, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.
11. All concrete, bricking and asphalt is not shown.

BOUNDARY SURVEY OF: Lots 11, 12, 13, 14 and 15, Block 34, McDONALD'S Plat of Stock Island, according to the Plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Standard Marine Supply Corp.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

August 31, 2015

RECEIVED

OCT 11 2016

2016-177

MONROE CO. PLANNING DEPT

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
FSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Ownership Disclosure

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

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

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

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
James Hardee 2903 W. Euclid Ave. Tampa, FL 33629-8903	100
Sarah Jackson Hardee 2903 W. Euclid Ave. Tampa, FL 33629-8903	0

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

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

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

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

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

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

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

* Please provide date of contract _____

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

<i>Name and Address</i>

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

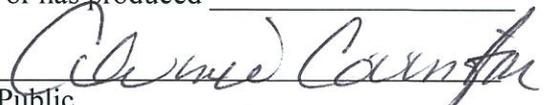
Printed Name / Signature of Person Completing Form: Lori Thompson / 

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 4 day of October 2016, by Lori Thompson. He/she is personally known to me or has produced _____ as identification.



Alvina Covington
Notary Public
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM


Commission Expires 8-27-2019



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: 1158828 Parcel ID: 00124700-000000

Ownership Details

Mailing Address:
STANDARD MARINE SUPPLY CORP
2903 W EUCLID AVE
TAMPA, FL 33629-8903

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 5713 FIRST AVE SOUTH STOCK ISLAND
Subdivision: MALONEY SUBD
Legal Description: BK 34 LTS 11 THRU 15 STOCK ISLAND MALONEY SUB PB1-55 OR206-528/529 OR333-201/202 OR411-1075/1076 OR485-280/281 OR485-285 OR545-15 OR545-195 OR743-966 OR759-314/315 OR801-2058 OR935-73/77

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY			12,500.00 SF
100D - COMMERCIAL DRY	150	125	18,750.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 9362
 Year Built: 1958

Building 1 Details

Building Type
Effective Age 24
Year Built 1958
Functional Obs 0

Condition A
Perimeter 772
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 30
Grnd Floor Area 9,362

Inclusions:

Roof Type
Heat 1
Heat Src 1

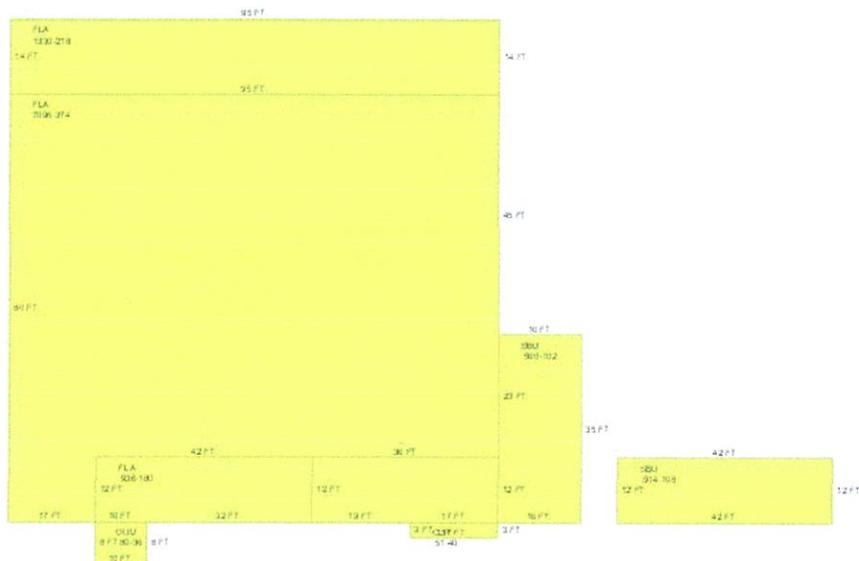
Roof Cover
Heat 2
Heat Src 2

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 6

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					1,330
2	FLA		1	1992					7,096
3	FLA		1	1992					936
4	OUU		1	1992					80
5	GBU		1	1992					560
6	CLP		1	1992					51
7	SBU		1	2000					504

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9711	WHLSE MFG OUTLETS-B	100	N	N
	9712	WHLSE MFG OUTLETS-B	100	N	N
	9713	OFFICE BLD-1 STORY	100	N	Y
	9714	OJU	100	N	N
	9716	CLP	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3148	C.B.S.	85
3149	METAL SIDING	15

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	CL2:CH LINK FENCE	3,354 SF	559	6	1981	1982	2	30
0	CC2:COM CANOPY	120 SF	15	8	1981	1982	1	40
2	PT3:PATIO	348 SF	58	6	1959	1960	2	50
3	AP2:ASPHALT PAVING	950 SF	95	10	1984	1985	1	25

Appraiser Notes

COMMERCIAL & PLEASURE, MARINE HARDWARE & SUPPLYS 2000-12-28 THE NEW SBU SETS OVER THE OFFICE. AND UPDATED THE FLA CALLS FOR THE 2001 TAX ROLL. DUG.

LOT 12 F/K/A RE 00124670-000000 AK 1158798 AND LOT 11 F/K/A RE 00124660-000000 AK 1158780 ARE COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST DONE FOR THE 2012 TAX ROLL (2/21/2012 SCJ)

LOT 13 F/K/A RE 00124680-000000 AK 1158801 AND LOT 14 F/K/A RE 00124690-000000 AK 1158810 HAVE BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 1995 TAX ROLL JMH

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	14100887	05/14/2014	10/14/2014	4,000	Commercial	INSTALL SIGN AND CONNECT TO ELECTRIC.
	13105097	02/14/2014	06/14/2014	265,000	Commercial	SPALLING REPAIRS AND INTERIOR RENOVATIONS.
	14105818	02/03/2015	03/12/2015	7,500		INSTALL NEW ELECTRIC LETTER SIGN AS PER PLANS
1	00/3015	06/30/2000	01/01/2001	2,000	Commercial	REROOF
1	01/4487	12/06/2001	12/29/2006	1,500	Commercial	REPAIR METER CAN

Parcel Value History

Certified Roll Values.

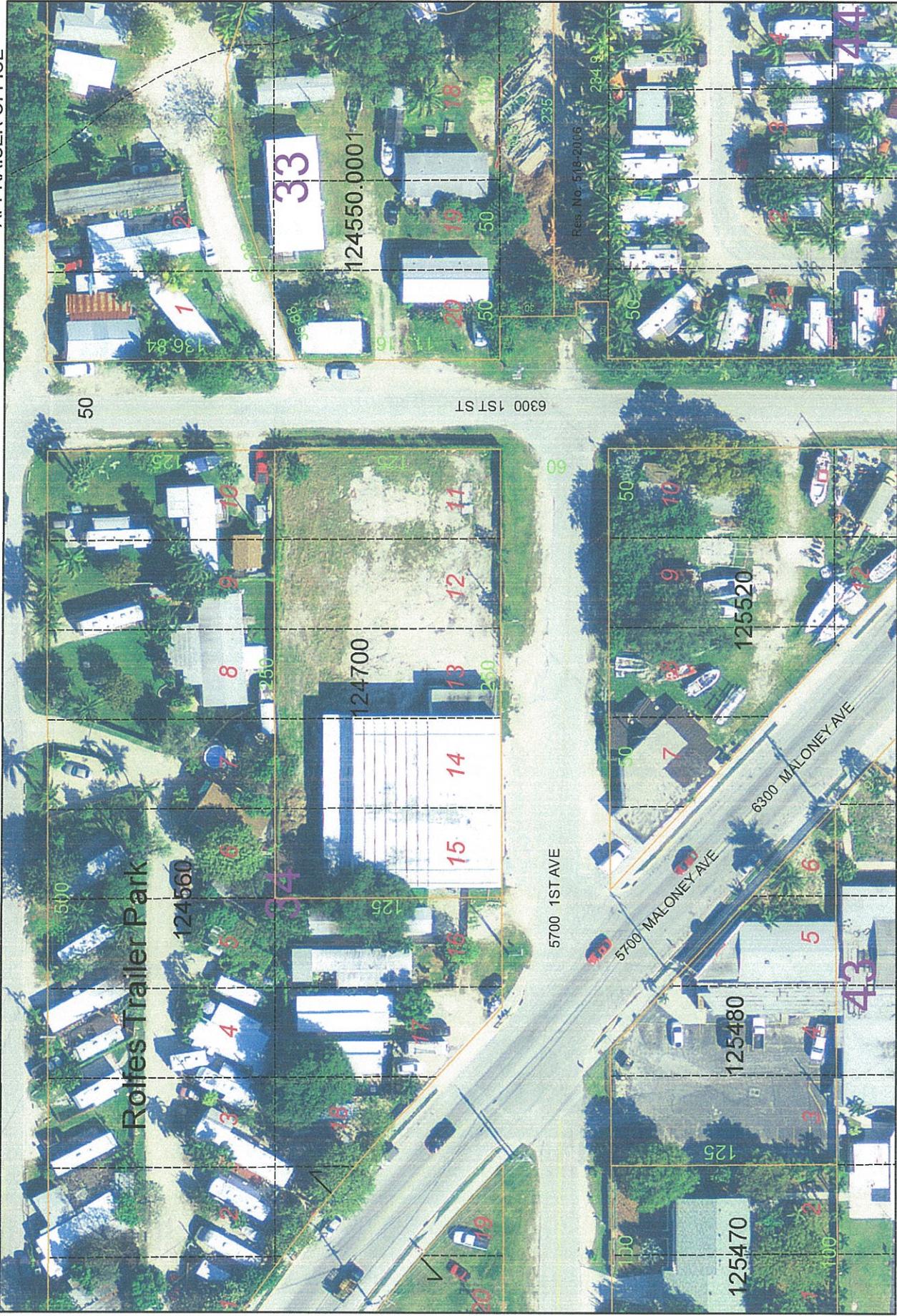
[View Taxes for this Parcel.](#)

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

Standard Marine

Location Map

MONROE COUNTY PROPERTY APPRAISER OFFICE



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

1:978

Date: 9/26/2016



Standard Marine Supply

Address is approximate

5713 First Street Stock Island



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



Disclosure of Interest

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

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<i>Name and Address</i>	<i>% of Ownership</i>
James Hardee	100%
Sarah Jackson Hardee	0%

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

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<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: Lori Thompson / Lori Thompson
 State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 4 day of October 2016 by Lori Thompson. He/she is personally known to me or has produced _____ as identification.



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

Alvina Covington
 Notary Public
 My Commission Expires 8-27-2019