

File #: 2016-176

Owner's Name: Standard Marine Supply Corp

Applicant: Trepanier & Associates

Agent: Trepanier & Associates

Type of Application: LUD

Key: Stock Island

RE: 00124700-000000

Additional Information added to File 2016-176

**APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Land Use District Map (LUD) Amendment Application

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

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

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

Advertising Costs: \$245.00

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

Date of Application: _____/_____/_____
Month Day Year

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

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

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

Work Phone

Home Phone

Cell Phone

Email Address

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

(Name/Entity)

Contact Person

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

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

Block

Lot

Subdivision

Key

Real Estate (RE) Number

Alternate Key Number

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

Approximate Mile Marker

APPLICATION

Current Future Land Use Map Designation(s): _____

Proposed Future Land Use Map Designation(s): _____

Current Land Use District Designation(s): _____

Proposed Land Use District Designation: Mixed Use (MU)

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

Tier Designation(s): _____

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

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

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

- 3. Data errors, including errors in mapping, vegetative types and natural features described in Volume 1 of the plan:

APPLICATION

- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- sixteen (16) sets (at a minimum). Survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat)
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment

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

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

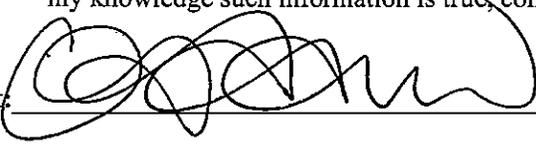
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * *

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

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

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

Signature of Applicant:  Date: 11-2-16

See Page 5 for Notary Acknowledgement

APPLICATION

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 2nd day of November, 2016,

by OWEN TREPANIER, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Alvina Covington
Signature of Notary Public

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



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

Send complete application package to:

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 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.



79 DEC -4 P2:00
FILED
MONROE CO. FLA.

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.



Witnesses:
Ellie K. Pearce
Oliver S. Schrock

This document was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his agent.

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

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 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,

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

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. KOLHAGEN
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
TAMPA, 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

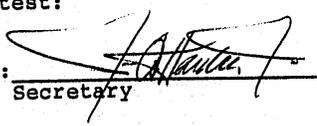
ARTICLE IV

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.

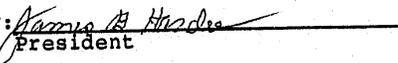
IN WITNESS WHEREOF, the parties have caused these Articles to be executed this 8th day of February, 1985.

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

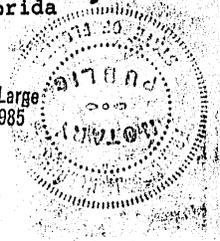
Attest: STANDARE MARINE SUPPLY CO. OF TAMPA
By: [Signature] Secretary
By: James B Hardee President

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





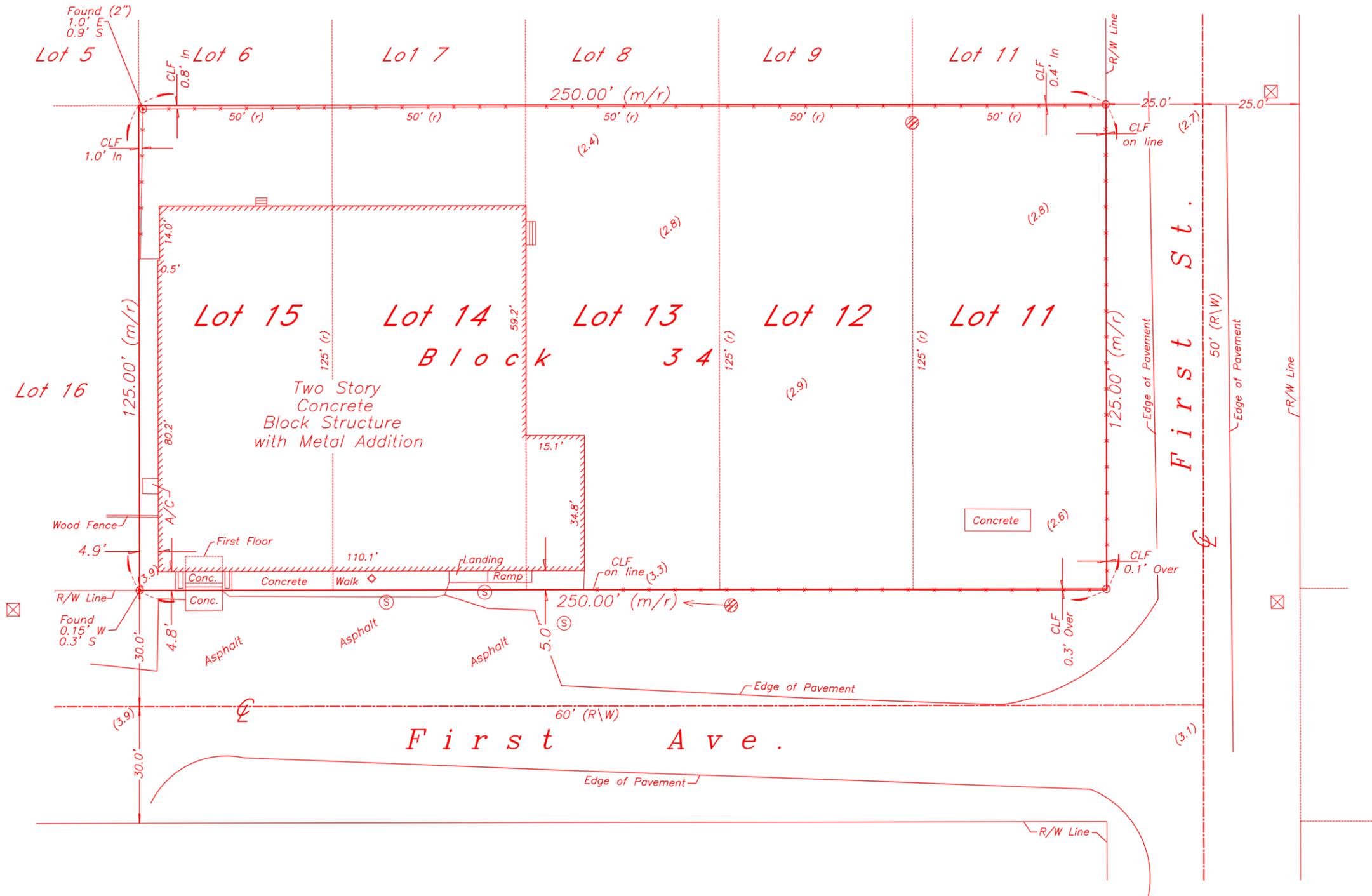
First Avenue/First Street





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 0.717 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: 10/11/16
Time: _____

Dear Applicant:

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

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

Thank you.

[Signature]

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

EADDEH 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

+ World



AVE

5700

6100

6200

6152

5699

MACDONALD AVE

6160

MALONEY AVE

5690

5698

5799

1ST AVE

6300

5699

5700

2ND AVE

6400

4TH AVE

2ND ST

2ND ST

FR

6300



24.573 -81.736 Degrees

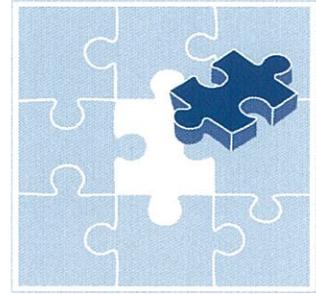
End of Additional File 2016-176

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

**APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Land Use District Map (LUD) Amendment Application

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

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

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

Advertising Costs: \$245.00

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

Date of Application: 10 / 4 / 2016
Month Day Year

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

Trepanier & Associates, Inc.	Lori Thompson		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
1421 1st Street, Key West, FL 33040			
Mailing Address (Street, City, State and Zip Code)			
305-293-8983	NA	NA	Lori@owentrepanier.com
Work Phone	Home Phone	Cell Phone	Email Address

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

Standard Marine Supply Corp	Lori Thompson		
(Name/Entity)	Contact Person		
2903 W. Euclid Avenue, Tampa, FL 33629-8903			
Mailing Address (Street, City, State and Zip Code)			
NA	NA	NA	Lori@owentrepanier.com
Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property:

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

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

APPLICATION

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

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

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

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:
The property has always been a commercial property and has never been used for residential. The designation of URM-L zoning was an error which occurred as part of the development of the 1986 zoning map. (See Attachment A)

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

3. Data errors, including errors in mapping, vegetative types and natural features described in Volume 1 of the plan:
The property was incorrectly zoned URM-L in the 1986 zoning maps. The property has always been commercial and the proper zoning is Mixed Use (MU).
The map error made the property non-conforming. (See Attachment A)

APPLICATION

4. New issues:

The commercial use of the property is a legally non-conforming use. However, the URM-L zoning makes basic commercial activities, such as installing a sign, much more complicated and difficult. MU zoning will alleviate this unnecessary zoning hardship.

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

NA

6. Data updates:

NA

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

The property is immediately adjacent to and located in an area which is predominately zoned MU. The use of the property has always been commercial, so the use of the property will not change as a result of the requested amendment. (See Attachment A)

Has a previous Land Use District Map amendment application submitted for this site within the past two years?

Yes No If yes, date the application was submitted: / / Month Day Year

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete Land Use District Map amendment application (unaltered and unbound)
Correct fee (check or money order to Monroe County Planning & Environmental Resources)
Proof of ownership (i.e., Warranty Deed)
Current Property Record Card(s) from the Monroe County Property Appraiser
Location map from Monroe County Property Appraiser
Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)
300 foot radius map from Monroe County Property Appraiser Office
List of surrounding property owners from 300 foot radius map

APPLICATION

- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- sixteen (16) sets (at a minimum). Survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat)
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included.

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment

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

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

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

* * * * *

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

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

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

Signature of Applicant:  Date: 10/4/16

See Page 5 for Notary Acknowledgement

APPLICATION

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 4 day of October, 20 16,

by Lori Thompson, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Alvina Covington
Signature of Notary Public

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



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

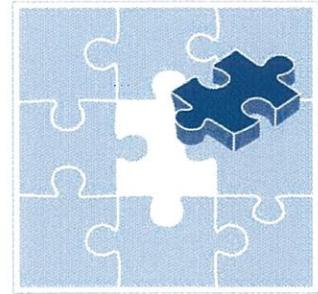
Send complete application package to:

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

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

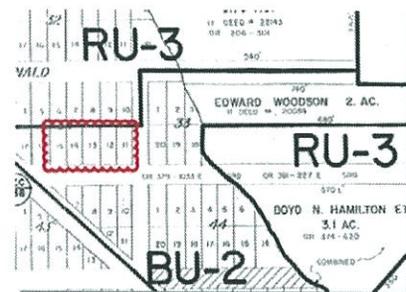
Finally, in 2007, the error further compounded, when the property was zoned UMR-L. As you know, the intent of UMR-L is to recognize existing subdivisions or parks exclusively or almost exclusively consisting of mobile homes.ⁱⁱⁱ

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)

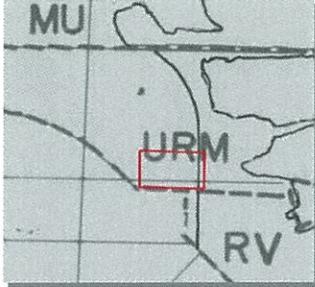
⁴ Including, but not limited to, the production and sale of commercial fishing supplies, boat repairs and painting, exterior and interior equipment and supply storage, exterior trailered boat storage, sale of pleasure boat equipment and supplies, sale of fishing equipment and supplies for individuals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

June 19, 2013
Page 3 of 4

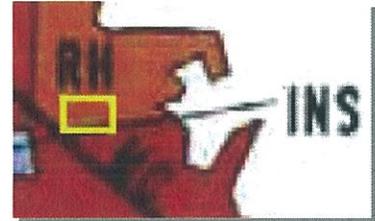
1986 "Pattison" Zoning Map: URM (Urban Residential-Mobile Home District)



*"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

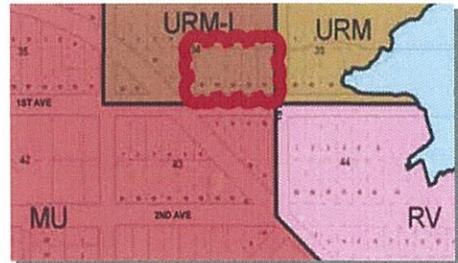
Future Land Use Map, 1997: RH (Residential High)

*"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."

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/or assigns of the respective parties herein; 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 408-1 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
James B. Hardee, President.

Signed, Sealed and Delivered in Our Presence:

Ralph Galletta
Margaret Galletta

Witnesses
State of Florida

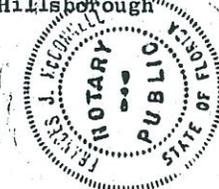
County of Hillsborough

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

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.



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

REC 0966 PAGE 2453
42030

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

FILED FOR RECORD

Att 86 DANR CL MDNR
27 P337

DS Paid 4,750.00 Date 2-27-86
MONROE COUNTY
DANNY L. KOUHAGE CLERK CIR. CT.
By [Signature] D.C.

Monroe

FROM CORPORATION

426030

REC 0966 MAR 24 54

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
Clark Circuit Court



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

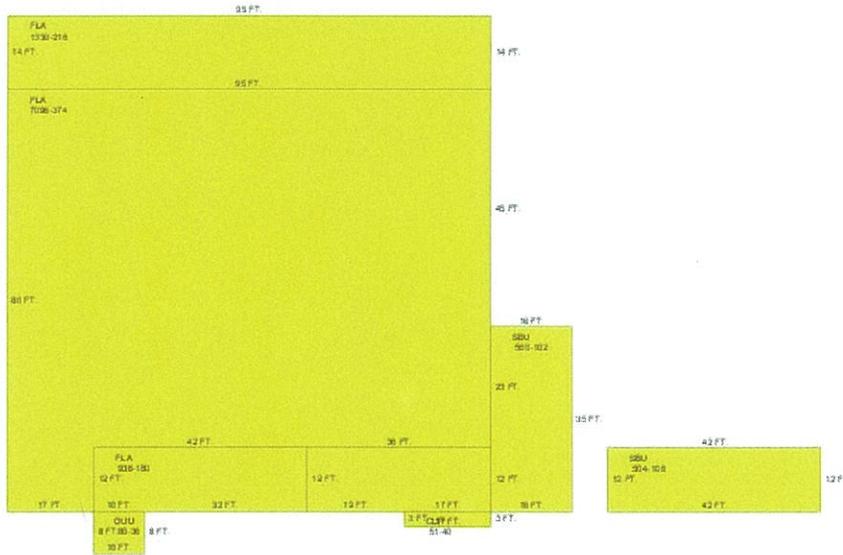
Roof Cover
Heat 2
Heat Src 2

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	O UU		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	OOU	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
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568

569

570

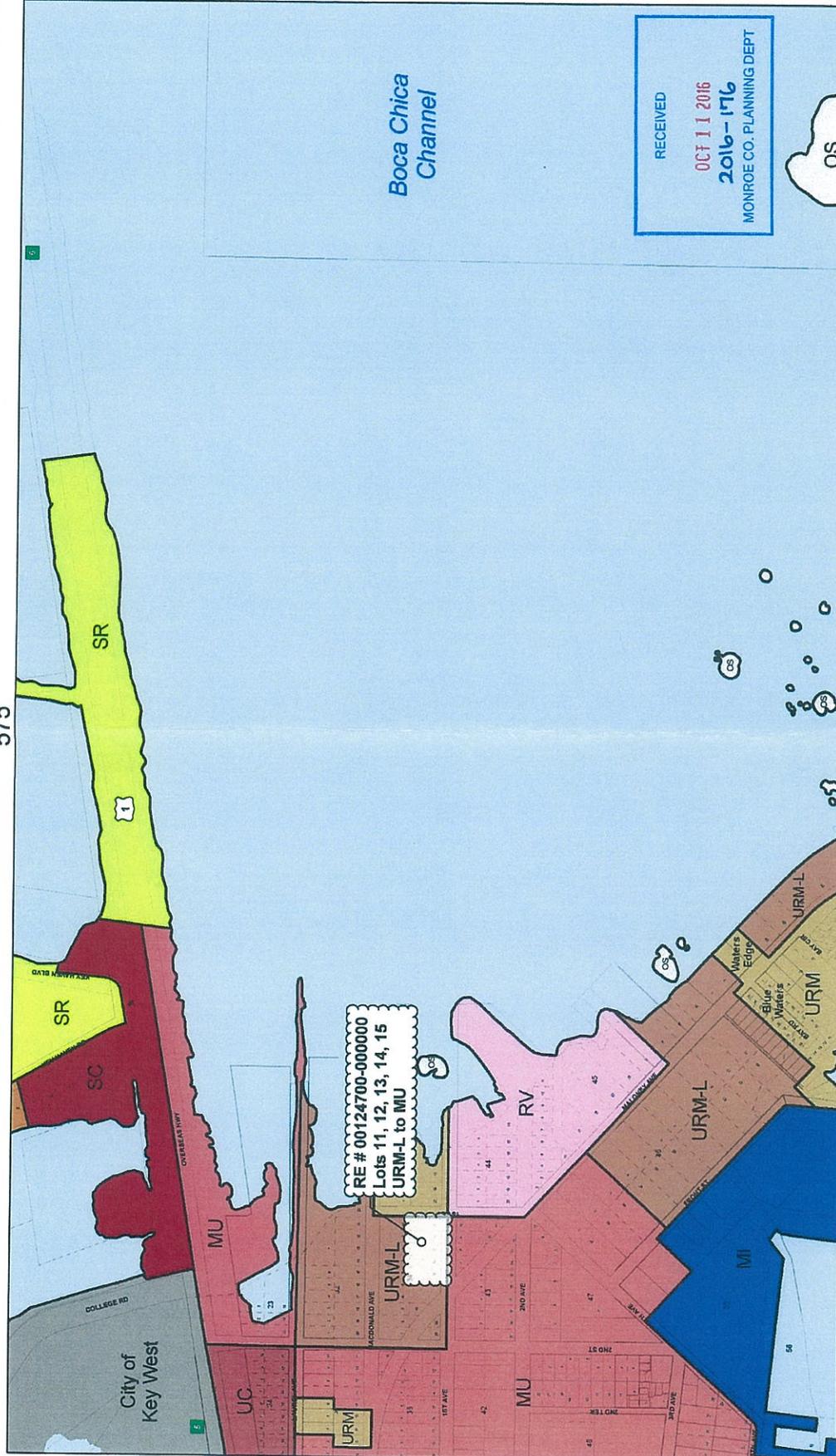
575

577

580

581

582



Boca Chica Channel

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 OCT 11 2016
 2016-1716
 MONROE CO. PLANNING DEPT

Monroe County, Florida Land Use District Map

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



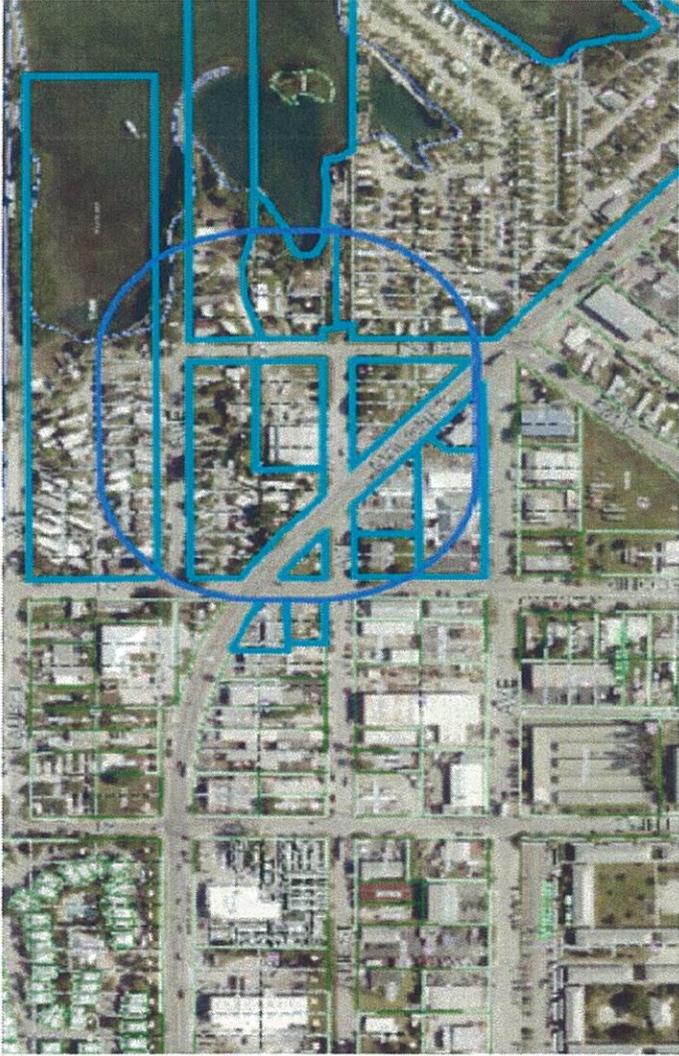
Aref Joulani, Director of Planning & Environmental Resources
 Ty Symanski, Director of Growth Management

Sheet: 576

ACCC	Area of County Critical Concern	IS	Improved Subdivision	SS	Sparsely Settled
AD	Airport	IS-D	Improved Subdivision (Duplex)	UC	Urban Commercial
CA	Conservation District	IS-DM	Improved Subdivision (Duplex, Masonry)	UR	Urban Residential
CF	Conservation District	IS-M	Improved Subdivision (Masonry)	URM	Urban Residential Mobile Home
CFSD	Commercial Fishing Special Dist.	MI	Marine Industries	URM-L	Urban Residential Mobile Home Limited
CFV	Commercial Fishing Village	MN	Mainland Native Area	SR	Suburban Residential
DR	Destination Resort	MU	Mixed Use	SR-L	Suburban Residential Limited
I	Industrial				

The base maps are not survey accurate, and the location of land district boundaries in areas where vegetation predominates should be verified by the user. The information on this 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.

300 ft. Radius Map



300-foot radius property owners

Real Estate Number	Owner Name	Address1	Address2	City	State	Zip
00124700-000000	STANDARD MARINE SUPPLY CORP		PO BOX 75284	TAMPA	FL	33675-0284
00125520-000000	HENUM CHRISTINE W		4044 LOCH MEADE DR	LAKELAND	TN	38002-9368
00125670-000000	BOYDS CAMPGROUND LTD		6401 MALONEY AVE	KEY WEST	FL	33040
00124560-000000	NEWMAN THOMAS G LIV TR 11/29/05		6125 2ND ST LOT 20	KEY WEST	FL	33040-5975
00125600-000000	CALABRO DANIEL J	C/O HERZOG AND LITTLE CPA	PO BOX 1857 STE H	BRIDGEHAMPTON	NY	11932-1857
00125610-000000	KEY WEST BAPTIST TEMPLE INC		P O BOX 2298	KEY WEST	FL	33045
00125470-000000	KEY WEST BAPTIST TEMPLE INC		P O BOX 2298	KEY WEST	FL	33045
00124540-000000	WATERS EDGE COLONY INC		2625 GULFVIEW DR	KEY WEST	FL	33040-3983
00124550-000100	EADEH BUSH COMPANY LLC		12 DRIFTWOOD DR	KEY WEST	FL	33040
00124550-000000	EADEH BUSH COMPANY LLC		12 DRIFTWOOD DR	KEY WEST	FL	33040
00125480-000000	KEY WEST BAPTIST TEMPLE INC		PO BOX 2298	KEY WEST	FL	33045



Standard Marine Supply

Address is approximate

5713 First Street Stock Island





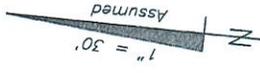
5713 1st Street

Address is approximate

Intersection Maloney Ave and 1st st



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

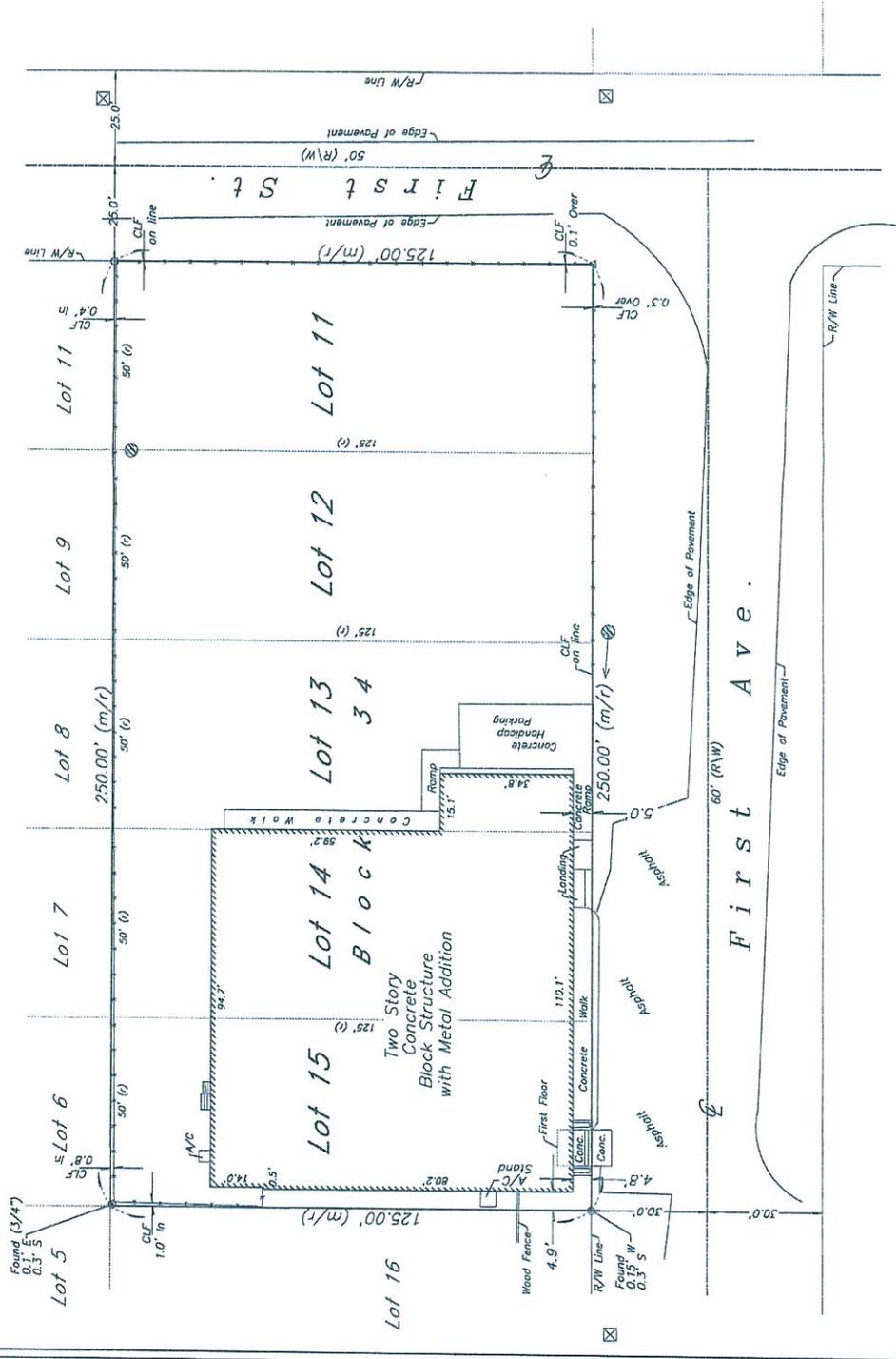


LEGEND

- 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
- ⊕ Overhead Utility Lines
- ⊕ -P- Fire Hydrant

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OCT 11 2016
 2016-1716
 MONROE CO. PLANNING DEPT

Sheet One of Two Sheets
J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PS# 46288
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244



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

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

2016-176

MONROE CO. PLANNING DEPT

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

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 Zoning 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: Alvina Covington]
Signature of Notary Public



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2018
WWW.AARONNOTARY.COM

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 8-27-19

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

We strive to be caring, professional and fair

June 18, 2012

Owen Trepanier
Owen Trepanier & Associates, Inc.
402 Applerouth Lane
Key West, FL 33040

**RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE
STANDARD MARINE SUPPLY CORP. PROPERTY, LOCATED AT 5713 FIRST
AVENUE, STOCK ISLAND AND HAVING REAL ESTATE NUMBER
00124700.000000**

Mr. Trepanier,

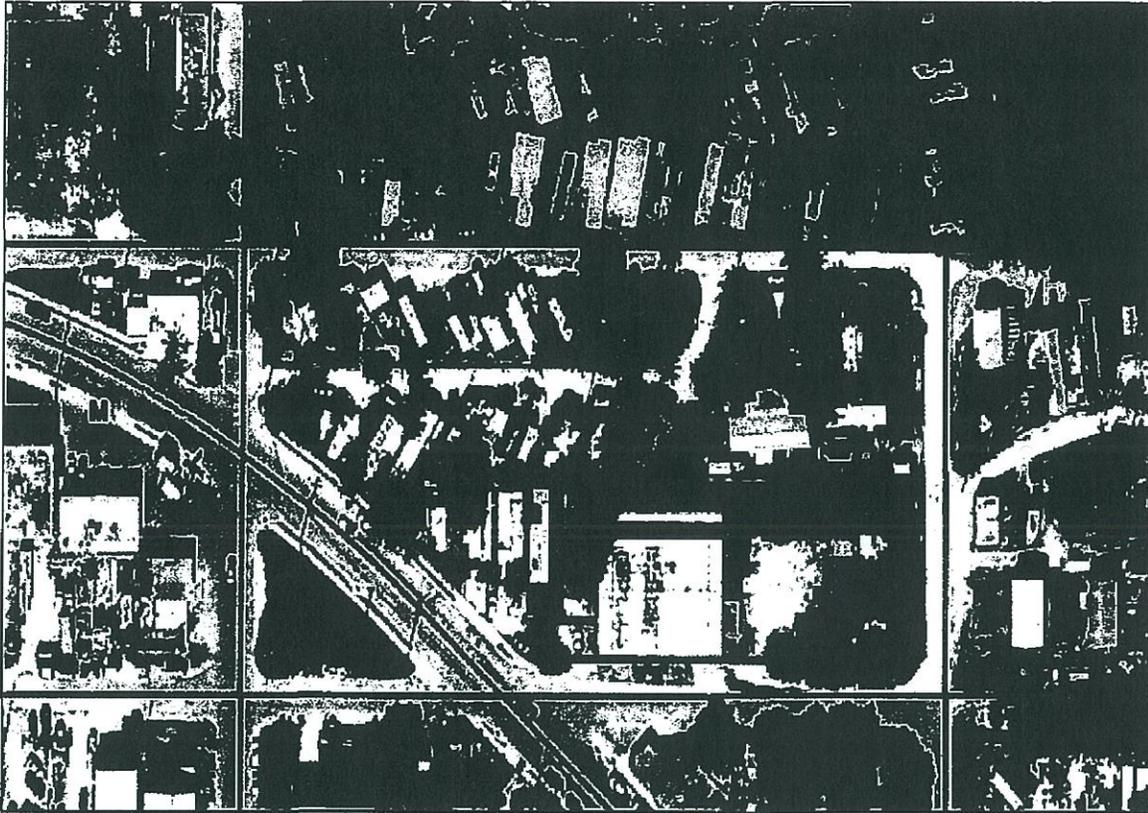
This letter is in response to your request for a determination as to the amount of nonresidential floor area that may be rebuilt and exempt from the Non-Residential Rate of Growth Ordinance (NROGO) on the above-described premises.

I. Background Information

The subject property, commonly known as Standard Marine Supply, is located at 5713 First Avenue on Stock Island. The parcel is legally described as Block 34, Lots 11 through 15, Maloney Subdivision (PB1-55), Stock Island, having real estate (RE) number 00124700.000000. Note: The parcels identified as RE 00124670.000000 and RE 00124660.000000 were combined with RE 00124700.000000 in 2012. The parcels identified as RE 00124680.000000 and RE 00124690.000000 were combined with RE 124700.000000 in 1995.

A site visit was conducted by Planning & Environmental Resources Department staff on May 18, 2012. Staff observed and inspected one nonresidential building.

The property is located within an Urban Residential Mobile Home-Limited (URM-L) land use district. Consistent with the land use district, the property is within the Residential High (RH) Future Land Use Map (FLUM) category. The following aerial photograph shows the boundaries of the subject property and the land use district boundaries of the area.



Subject Property, 5713 First Avenue, RE 00124700.000000 (2009)

II. Non-Residential Floor Area

In the application, it is asserted that 9,362 SF of non-residential floor area is in existence and thereby exempt from the NROGO permit allocation system.

As defined in MCC Sec. 138-47(a), *non-residential floor area* is the sum of the gross floor area for a nonresidential structure as defined in MCC Sec 101-1, any areas used for the provision of food and beverage services and seating whether covered or uncovered, and all covered, unenclosed areas. Walkways, stairways, entryways, parking, loading areas are not considered floor area. Additionally boat barns, covered and unenclosed boat racks with three or fewer sides not associated with the retail sales of boats, which do not exceed 50 percent of the net buildable area of the lot/parcel are not considered non-residential floor area. Non-residential floor area is not space occupied by transient residential and institutional residential principal uses.

Pursuant to MCC Sec. 138-50, owners of land upon which lawfully-established non-residential floor area exists, shall be entitled to one (1) square foot for each such square foot in existence. Administrative Interpretation #03-108 provides the criteria to be used by the Director of Planning & Environmental Resources to determine whether or not non-residential floor area was lawfully-established:

- (a) A permit or other official approval from the Division of Growth Management for the non-residential floor area:

A building permit approving the initial construction of the building is not on file. All building permits on file with the subject property are provided and described in Attachment A. The following three building permits included plans showing the floor area of the building:

Building Permit #1445 was issued on December 14, 1960. The permit authorized the construction of a 2,388 SF addition to an existing 4,800 SF building.

Building Permit #A-11338 was issued January 30, 1984. The permit authorized construction of a 1,330 SF addition to the existing building.

Building Permit #A-12319 was issued October 1, 1984. The permit approved alterations and renovations to the existing building.

- (b) If a permit or other official approval from the Division of Growth Management is not available, the following information may be used to establish that non-residential floor area was lawfully-established:

- a. *Aerial photos showing the structure in existence:*

Aerial photography from 1984 to 2009 confirms the continuous existence of the nonresidential building on the property.

- b. *Monroe County property record card showing the existence of the non-residential floor area:*

The Property Appraiser currently assesses the property under a property classification code of 11 (Stores One Story) and their records indicate that a commercial building has been on the tax roll from 1982 to 2011. One (1) building, with a year built date of 1958, is currently attributed to the property.

- c. *Utility records that show the non-residential use being served:*

The application included Florida Keys Aqueduct Authority records that state that water service has been provided to "5713 1st Ave, Stock Island, FL 33040" since September 1, 1999. (Note: Water and or electric service may have been provided at other times, however records stating such were not provided.)

- d. *Whether the non-residential use could have been a permitted use under the pre-1986 zoning of the property:*

Prior to 1986, the property was within a BU-2 (Medium Business) district. Commercial and warehousing uses were permitted in the BU-2 district.

e. *Occupational Licenses showing the use being served:*

Standard Marine Supply Corp. has a valid Monroe County business tax receipt (receipt #25230-105450) for 2011-2012.

f. *Other Supporting Information:*

No other supporting information was provided.

III. Lawful Determination

Based on a review of the records, the Planning & Environmental Resources Department has determined that **9,963 square feet of non-residential floor area** is lawfully-established on the subject property.

According to the Monroe County Property Appraiser's records, the building was built in 1958, prior to the adoption of the County's initial building and planning regulations in 1960. Therefore, there is not an original building permit on file. However, since its initial construction, the property owner has applied for building permits for building additions and other improvements to the building. Several of these applications included surveys, site plans and floor plans.

The building was last expanded by the scope of work approved by Building Permits #A-11338 and #A-12319 in 1984. The plans filed with the building permit applications accurately reflect the building's current configuration as observed on the site visit.

Building Permit #A-11338 approved an addition to the existing building. A survey included in the file for Building Permit #A-11338 shows a six-sided, one-story building with the following perimeter dimensions: 80.0' x 110.1' x 35.0' x 15.1' x 45.0' x 95.0' (8,128.5 SF). The site plan approved by Building Permit #A-11338 shows a one-story addition to the building with of 95' x 14' (1,330 SF). Following completion of the scope of work, the building consisted of 9,458.5 SF.

Building Permit #A-12319 approved alterations and renovations to the existing building. The site plan included in the file shows the building as having the same dimensions of the building shown on the site plan filed with Building Permit #A-11338. However, the floor plans included with Building Permit #A-12319 show a second floor within the building that is not shown in the plans associated with Building Permit #A-11338.

Although the floor plans in Building Permit #A-12319 were prepared by a professional and done to scale, measurements were not written out. Due to the age of the file for Building Permit #A-11338, the County no longer has the hardcopy plans on file and relies on scanned copies of the

plans. To determine the dimensions of the second story, staff cross-referenced the floor plans with the building sketch on the current property record card (which includes written dimensions). According to the property record card, the second floor is 12' x 42' (504 SF).

Therefore, in total, the building consists of 9,963 SF: 9,458.5 SF on the first floor and 504 SF on the second floor.

As a note, in the application, it is asserted that 9,362 SF of non-residential floor area is in existence. This total appears to be based entirely on the building sketches in the Monroe County Property's Appraiser's records, which are not as accurate as the plans in the building permit files.

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.

You may appeal decisions set forth in this letter. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Gail Creech, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working 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 Hwy, Suite 400, Marathon, FL 33050.

Sincerely,



Townsley Schwab
Senior Director of Planning & Environmental Resources

Cc: Timothy Finn, Planner

Attachment A: Monroe County Building Permit History:

00124700.000000
(CURRENT NUMBER):

<i>Permit No.</i>	<i>Date Issued</i>	<i>Internal Lot No. (if provided)</i>	<i>Description</i>
1445	12-14-1960	14	C.B.S. addition to existing warehouse
A-9829	10-25-1982	11-15	Install chain link fence and tar vat cover
A-9941	11-29-1982	11-15	Install 6' chain link fence
A-11307	01-19-1984	11-15	Set 4 poles
A-11310	01-19-1984	11-15	Install electric
A-11338	01-30-1984	11-15	Construct fishing net shed
A-12174	08-24-1984	15	Construct wood fence
A-16785	01-26-1987	15	Construct 130 SF screened porch
871-0630	10-07-1987	--	Re-roof 77 squares
001-3015	06-30-2000	13-15	Re-roof 500 SF of building
011-4487	12-06-2001	13-15	Replace meter can and riser
021-3525	08-16-2002	13-15	Re-roof 6000 SF commercial building
051-2949	05-02-2005	13-15	Sewer tie-in
051-6025	11-15-2005	13-15	Roof repair "Hurricane Wilma"

00124670.000000
(NO LONGER A VALID NUMBER, COMBINED WITH 00124700.000000 IN 2012):

<i>Permit No.</i>	<i>Date Issued</i>	<i>Internal Lot No. (if provided)</i>	<i>Description</i>
A-9829	10-25-1982	11-15	Install chain link fence and tar vat cover
A-9941	11-29-1982	11-15	Install 6' chain link fence

00124660.000000
(NO LONGER A VALID NUMBER, COMBINED WITH 00124700.000000 IN 2012):

<i>Permit No.</i>	<i>Date Issued</i>	<i>Internal Lot No. (if provided)</i>	<i>Description</i>
32162	02-28-1974	11	Paving-black top
A-9829	10-25-1982	11-15	Install chain link fence and tar vat cover
A-9941	11-29-1982	11-15	Install 6' chain link fence
A-11307	01-19-1984	11-15	Set 4 poles
A-11310	01-19-1984	11-15	Install electric
A-11338	01-30-1984	11-15	Construct fishing net shed
A-12319	10-01-1984	11-15	Alterations to existing building

00124680.000000
(NO LONGER A VALID NUMBER, COMBINED WITH 00124700.000000 IN 1995):

<i>Permit No.</i>	<i>Date Issued</i>	<i>Internal Lot No. (if provided)</i>	<i>Description</i>
None on file	---	---	---

00124690.000000
(NO LONGER A VALID NUMBER, COMBINED WITH 00124700.000000 IN 1995):

<i>Permit No.</i>	<i>Date Issued</i>	<i>Internal Lot No. (if provided)</i>	<i>Description</i>
None on file	---	---	---

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

We strive to be caring, professional and fair

August 13, 2012

Owen Trepanier
Owen Trepanier & Associates, Inc.
402 Applerouth Lane
Key West, FL 33040

RE: ADDENDUM TO JUNE 18, 2012 LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE STANDARD MARINE SUPPLY CORP. PROPERTY, LOCATED AT 5713 FIRST AVENUE, STOCK ISLAND AND HAVING REAL ESTATE NUMBER 00124700.000000

Mr. Trepanier,

Following your request for a determination as to the lawful status of the use related to the 9,963 square feet of nonresidential floor area on the above-described premises, this letter shall serve as an addendum to the Letter of Development Rights Determination provided by the Planning & Environmental Resources Department on June 18, 2012.

The following information is hereby added to and incorporated in the letter:

I. Findings of Fact

The property was zoned BU-2 (Medium Business) prior to the September 1986 adoption of the Land Development Code. In addition, from 1982 to 1986, the Monroe County Property Appraiser assessed the property under property classification (PC) codes 27 (Marinas, Auto Sales, Auto repair), 10 (Vacant, Commercial), and 48 (Warehousing). Under the previous zoning code, these activities were allowed under the BU-2 (Medium Business) district.

The property has been zoned Urban Residential Mobile Home-Limited (URM-L) since the adoption of the Land Development Code in September 1986. From 1987 to present, the Property Appraiser assessed the property under property classification (PC) codes 27 (Marinas, Auto Sales, Auto repair), 29 (Wholesale Outlet), 11 (Stores, One Story), 10

(Vacant, Commercial), 49 (Open Storage), and 48 (Warehousing). These uses are considered light industrial, which is not a permitted use in the Urban Residential Mobile Home-Limited (URM-L) district.

Monroe County Year 2010 Comprehensive Plan Policy 101.4.4 – Residential High (RH) Land Use Category:

The following excerpt from Policy 101.4.4 states:

In addition, Monroe County shall adopt Land Development Regulations which allow nonresidential uses that were listed as a permitted use in the Land Development Regulations that were in effect immediately prior in the institution of the 2010 Comprehensive Plan, and that lawfully existed on such lands on January 4, 1996 to develop, redevelop, reestablish and/or substantially improve provided that the use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996 or limited to what the pre-2010 LDR's allowed, whichever is more restricted.

Based on the above, the light industrial use would be allowed to continue on the property since it was lawfully established prior to January 4, 1996.

II. Conclusion:

Prior to September 1986, the property had a lawfully established light industrial use. On September 15, 1986 the County adopted the current Land Development Code, and the property was rezoned Urban Residential Mobile Home-Limited (URM-L). This zoning district does not allow for light industrial uses, thereby making the property's use lawfully non-conforming. Since 1986, the Property Appraiser had continued assessing the property with code classifications that are considered light industrial. Moreover, Policy 101.4.4 of the Comprehensive Plan allows for the continuation of uses that lawfully existed prior to January 4, 1996 with an RH land use category. Finally, a site visit conducted by Staff on May 18, 2012 confirmed the existence of a light industrial use on the property. Based on the aforementioned variables, the Planning & Environmental Resources Department has determined that the existing light industrial use can continue on the property and may be improved in accordance with Policy 101.4.4.

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.

You may appeal decisions set forth in this letter. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Gail Creech, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working 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 Hwy, Suite 400, Marathon, FL 33050.

Sincerely,

A handwritten signature in black ink, appearing to read "Townsley Schwab". The signature is fluid and cursive, with the first name being more prominent.

Townsley Schwab
Senior Director of Planning & Environmental Resources

Cc: Timothy Finn, Planner