

File #: **2016-112**

Owner's Name: Grossman Family Limited Liability LP

Applicant: Beards & Brews, LLC

Agent: Castellanos, Victoria

Type of Application: Alcoholic Beverage

Key: Stock Island

RE: 00132560.000000

Additional Information added to File 2016-112



(Date)

I hereby authorize Victoria Castellanos ^{wp} be listed as authorized agent
(Name of Agent)
for Grossman Family Limited Liability Partnership for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 17, Block _____,
Subdivision: Suncrest Subdivision Key (island): Stock Island, Fla
and Real Estate number: RE00132560-000000.

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

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

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Lillian Grossman
Property Owner(s) Signature
LILLIAN GROSSMAN
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 18 day of July, 2016.
Lillian Grossman is _____ personally known X produced identification
(FL Drivers License Type of Identification), did / did not take an oath.

Erin Mayer
Notary



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: 7.13.16

Time: _____

Dear Applicant:

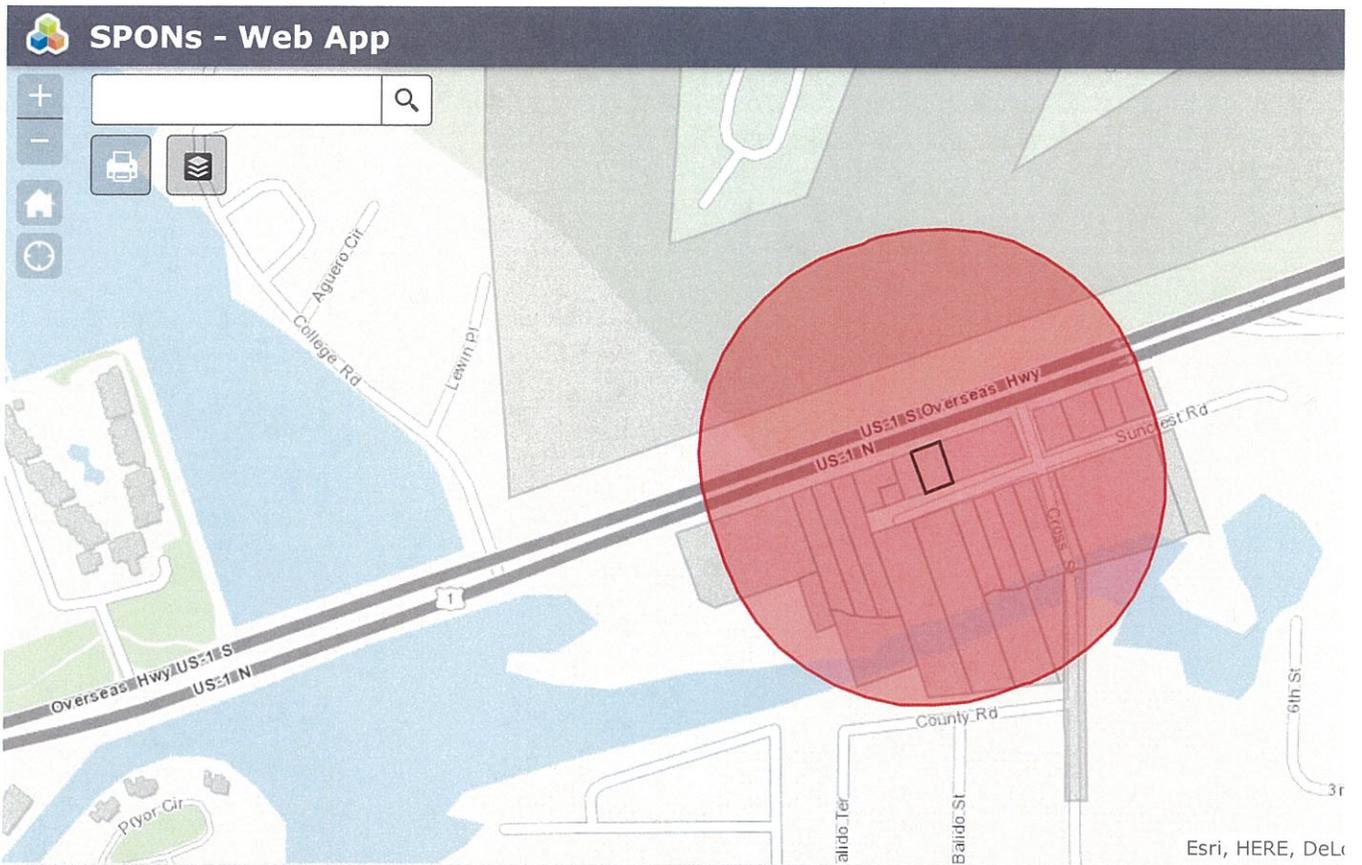
This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

Beards & Brews, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff



Verified GE

✓ B D LAND CO LLC
C/O DEDEK JEANETTE
705 SEA DUCK DR
DAYTONA BEACH, FL 32119-8711

✓ BROGLI ALBERTA
2812 SEIDENBERG AVE
KEY WEST, FL 33040

✓ CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

✓ CONCH CONTRADA L C
C/O TREVOR DOUGLAS
500 EBERWHITE BLVD
ANN ARBOR, MI 48103

✓ G AND JP LLC
5236 SUNCREST RD
KEY WEST, FL 33040-5899

✓ GROSSMAN FAMILY LIMITED LIABILITY LP
1016 FLAGLER AVE
KEY WEST, FL 33040-4816

✓ LIBBEN CO
199 LAFAYETTE ST
DENVER, CO 80218

✓ LIPPI ANDREW
32 DRIFTWOOD DR
KEY WEST, FL 33040-6233

✓ MOBILE HOMES HOLDINGS SUNCREST LLC
138 SIMONTON ST
KEY WEST, FL 33040-6627

✓ MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

✓ QUALITY MOBILE AUTO REPAIR INC
34 PALM DR
KEY WEST, FL 33040-6118

✓ REUTER WILLIAM H JR
3 KEY HAVEN TER
KEY WEST, FL 33040

✓ SUNCREST MINI-SELF STORAGE LLC
PO BOX 6002
KEY WEST, FL 33041-6002

✓ VAN ROOY CARL J
1030 N COLLEGE AVE
INDIANAPOLIS, IN 46202-2726

✓ DAVID C MURRAY REV TR 11/16/9
C/O MURRAY DAVID J AND MARY C TRUSTEES
411 CACTUS DR
KEY WEST, FL 33040

✓ G & L ENTERPRISES OF THE FLORIDA
KEYS 1 LLC
5216 US HWY ONE
KEY WEST, FL 33040

✓ 5158 OVERSEAS LLC
5158 US HIGHWAY 1
KEY WEST, FL 33040-4324

Labels GC 1 of 1

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

BEARDS & BREWS, LLC

Filing Information

Document Number	L16000049854
FEI/EIN Number	NONE
Date Filed	03/10/2016
State	FL
Status	ACTIVE

Principal Address

5178 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Mailing Address

5178 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.
13302 WINDING OAK COURT
A
TAMPA, FL 33612

Authorized Person(s) Detail

Name & Address

Title AMBR

CASTELLANOS, VICTORIA
5178 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

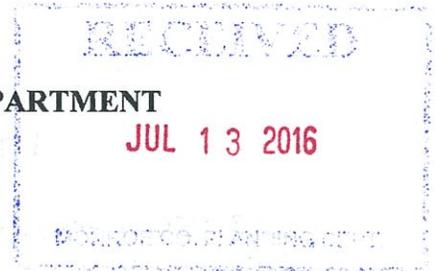
[03/10/2016 -- Florida Limited Liability](#)

[View image in PDF format](#)

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State of Florida, Department of State

End of Additional File 2016-112

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage Use Permit

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

Alcoholic Beverage Use Permit Application Fee: \$1,264.00

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 Submittal: 6 / 1 / 16
Month Day Year

Property Owner:

Lillian Grossman
Name

1016 Flagler Ave Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)

305 296-5894 / 305 923-8014
Daytime Phone

Email Address

Agent (if applicable):

Victoria Castellanos
Name

27450 Barbados Ln. Summerland Key FL 33041
Mailing Address (Street, City, State, Zip Code)

305 434-6481
Daytime Phone

beardsbrews@gmail.com
Email Address

Name of Lessee of Property:

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

Victoria Castellanos (Beards 3 Brews LLC.)
Name

27450 Barbados Ln. Summerland Key FL 33041
Mailing Address (Street, City, State, Zip Code)

305 434-6481
Daytime Phone

beardsbrews@gmail.com
Email Address

APPLICATION

Legal Description of Property:

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

2105 E 1 JUL 17 3/4 part of 16 Stock Island

Block	Lot	Subdivision	Key
00132560-000000		1167037	
Real Estate (RE) Number		Alternate Key Number	
5178 Overseas Highway mile marker 5		Approximate Mile Marker	

Land Use District Designation(s): _____

Present Land Use of the Property: barbershop

Total Land Area: 7,000 sq.

Requested Type of Alcoholic Beverage: (Please check one)

- 1APS BEER, package only
- 1COP BEER, on premise and package
- 2APS BEER and WINE, package only
- 2COP BEER and WINE, on premise and package
- 3APS PACKAGE ONLY, included beer, wine and liquor
- 5COP BEER, WINE and LIQUOR, on premise and package
- 5SRX RESTAURANT, no package sales
- 5SR RESTAURANT, package sales
- 5S HOTEL, package sales
- 5SPX EXCURSION BOAT, no package sales
- 11C PRIVATE CLUB; CABANA CLUB
- 12RT RACETRACK, LIQUOR, no package sales

All of the following must be submitted in order to have a complete application submittal:

- Complete alcoholic beverage 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;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:

- Date, north point and graphic scale;
- Boundary lines of site, including all property lines and mean high-water lines;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department,** stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

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

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer**

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

I 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: Victor C. [Signature] Date: 7/13/16

Sworn before me this 13th day of July, 2016



Mayra Tezanos
Notary Public
My Commission Expires

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

In correct
Applicant is
bringing in
a new form

(Date)

I hereby authorize Lillian Grossman be listed as authorized agent
(Name of Agent)
for Grossman Family Limited Liability Partnership for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 17, Block _____,
Subdivision: Sun-Kresh Subdivision, Key (island): Stock Island
and Real Estate number: RE 00#32560-006000.

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

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

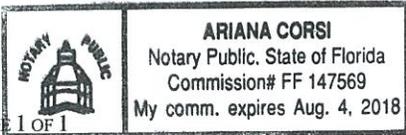
Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Lillian Grossman
Property Owner(s) Signature
LILLIAN GROSSMAN
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 23 day of may, 2016.
Lillian Grossman is _____ personally known X produced identification
(FL Drivers license Type of Identification), did / did not take an oath.

Ariana Corsi
Notary



Doc# 1981252
Bk# 2684 Pg# 1772

5178 Overseas Highway, South Stock Island, Florida 33040

Doc# 1985674
Bk# 2689 Pg# 278*

On the Island of Stock Island and being Lot 17 of SUN KREST SUBDIVISION, a subdivision of a Part of Lot 1, Section 34, Township 67 South, Range 25 East, according to the Plat thereof recorded in Plat Book 1, at Page 107, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 0013256000000356725

Northwesterly 20 feet of Lot 16, SUN KREST, according to the plat thereof as recorded in Plat Book 1 at page 107 of the public records of Monroe County, Florida, and being more particularly described as follows: COMMENCING at the Northwesterly corner of Lot 16 of the aforesaid SUN KREST Subdivision and bear thence Northeasterly and along the Southerly right-of-way line of U.S. Highway No. 1 for a distance of 20.00 feet to a point; thence at right angles and in a Southeasterly direction 100.00 feet to a point, said point being on the Southerly line of the said Lot 16; thence at right angles and in a Southwesterly direction along the Southerly line of the said Lot 16 for a distance of 20.00 feet to a point, said point being the Southwesterly corner of the said Lot 16, SUN KREST Subdivision, of the aforesaid plat; thence at right angles and in a Northwesterly direction 100.00 feet back to the point of beginning.

Parcel Identification Number: 0013256000000356725

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Gregory S. Oropeza, Esq.
Smith | Oropeza, PL
138-142 Simonton Street
Key West, Florida 33040

Folio Number:
Grantee(s) S.S. #(s): \$3,190,000.-

Doc# 1981252 05/16/2014 3:18PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

05/16/2014 3:18PM
DEED DOC STAMP CL: Krys \$22,330.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

Doc# 1981252
Bk# 2684 Pg# 1768

TRUSTEE'S DEED

THIS INDENTURE, made this 15th day of May, 2014, between **Lynn Grossman as Trustee** under the **Lynn Grossman Revocable Trust Agreement dated October 29, 1996 as Amended**, whose post office address is **P.O. Box 6104, Key West, Florida 33040** of the County of **Monroe, State of Florida**, Grantor, and **GROSSMAN FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP**, whose post office address is **P.O. Box 6104, Key West, Florida 33040** of the County of **Monroe, State of Florida** Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants none of the subject properties conveyed herein are the homestead of any Trustee or Beneficiary of the Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

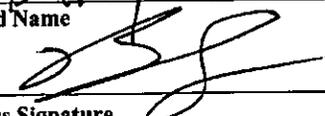
**Lynn Grossman Revocable Trust Agreement
dated October 29, 1996, as Amended**



Witness Signature

Barry Gibson

Printed Name



Witness Signature

Barron Smith

Printed Name



Lynn Grossman, as Trustee

Doc# 1981252
Bk# 2684 Pg# 1770

EXHIBIT "A"

5178 Overseas Highway, South Stock Island, Florida 33040

On the Island of Stock Island and being Lot 17 of SUN KREST SUBDIVISION, a subdivision of a Part of Lot 1, Section 34, Township 67 South, Range 25 East, according to the Plat thereof recorded in Plat Book 1, at Page 107, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 0013256000000356725

Northwesterly 20 feet of Lot 16, SUN KREST, according to the plat thereof as recorded in Plat Book 1 at page 107 of the public records of Monroe County, Florida, and being more particularly described as follows:
COMMENCING at the Northwesterly corner of Lot 16 of the aforesaid SUN KREST Subdivision and bear thence Northeasterly and along the Southerly right-of-way line of U.S. Highway No. 1 for a distance of 20.00 feet to a point; thence at right angles and in a Southeasterly direction 100.00 feet to a point, said point being on the Southerly line of the said Lot 16; thence at right angles and in a Southwesterly direction along the Southerly line of the said Lot 16 for a distance of 20.00 feet to a point, said point being the Southwesterly corner of the said Lot 16, SUN KREST Subdivision, of the aforesaid plat; thence at right angles and in a Northwesterly direction 100.00 feet back to the point of beginning.

Parcel Identification Number: 0013256000000356725

2334 North Roosevelt Boulevard, Key West, Florida 33040

On the Island of Key West and being a parcel of land lying North of Block Forty-eight (48) of KEY WEST REALTY COMPANY'S SUBDIVISION and South of North Roosevelt Boulevard, Key West, Monroe County, Florida, more particularly described as follows:

Commencing at the intersection of the Easterly line of Lot Two (2), Block Forty-eight (48) of KEY WEST REALTY COMPANY'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 1, page 43 of the Public Records of Monroe County, Florida, extended Northwesterly to its intersection with the Southerly right of way line of North Roosevelt Boulevard, as existing March 15, 1956; thence North 45 Degrees, 36 Minutes, 40 Seconds East along said Southerly right of way line 454.30 feet, to the POINT OF BEGINNING; thence continue along said right of way line North 45 Degrees, 36 Minutes, 40 Seconds East 100 feet; thence South 44 Degrees, 23 Minutes, 20 Seconds East 173.81 feet; thence South 69 Degrees, 04 Minutes, 10 Seconds West 74.23 feet; thence South 52 Degrees, 42 Minutes, 40 Seconds West 32.17 feet; thence North 44 Degree, 23 Minutes, 20 Seconds West 140.15 feet, to the Southerly right of way line of Roosevelt Boulevard, the Point of Beginning. The above described land is embraced by Salt Pond Lots One (1) and Two (2) and lies within Tract Thirteen (13) Golan's Survey, Plat Book 1, page 35.

Parcel Identification Numbers: 0006575000000010101
& 0006575000000010101



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

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

Alternate Key: 1167037 Parcel ID: 00132560-000000

Ownership Details

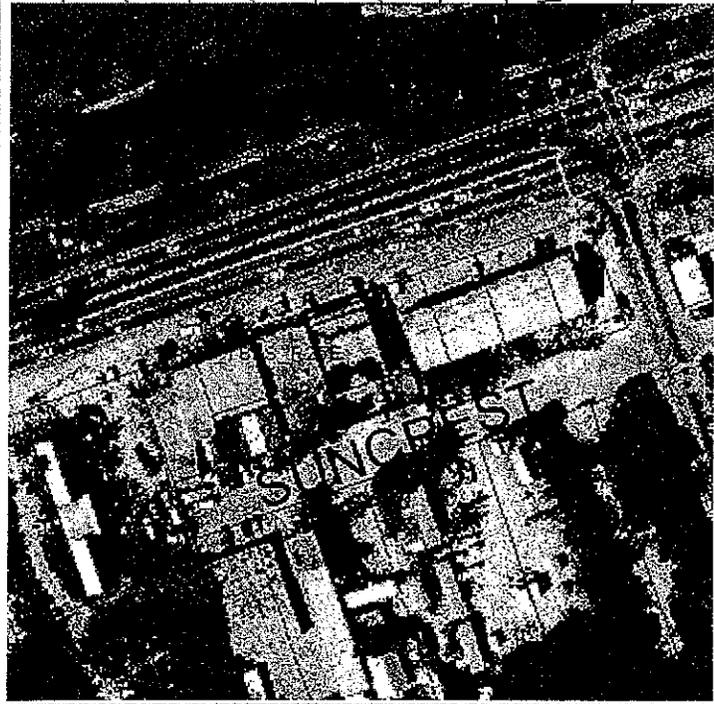
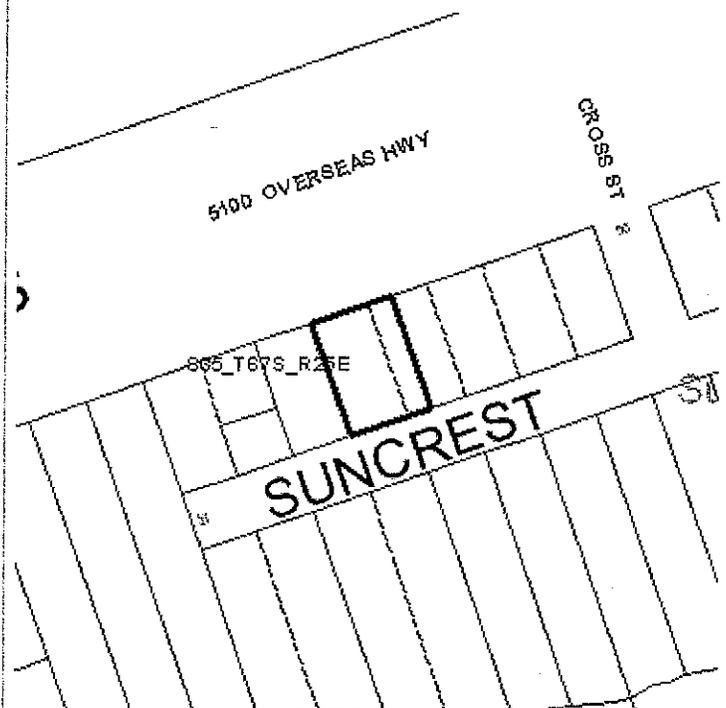
Mailing Address:
GROSSMAN FAMILY LIMITED LIABILITY LP
1016 FLAGLER AVE
KEY WEST, FL 33040-4816

All Owners:
ABRAMS JOSHUA MEYER, ABRAMS RACHAEL NICOLE T/C,
ABRAMS ROSE ANNE, ABRAMS WARREN NEIL, CAMPBELL
COURTNEY S, CAMPBELL SUSAN L, CAMPBELL J JARED M,
GROSSMAN FAMILY LIMITED LIABILITY LP, RUSTAY
JANESS C

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 110A
Affordable Housing: No
Section-
Township- 35-67-25
Range:
Property Location: 5178 OVERSEAS HWY SOUTH STOCK ISLAND
Subdivision: SUN KREST
Legal SUNKREST PB1-107 STOCK ISLAND NW20' LOT 16 AND ALL LOT 17 OR531-744 CASE 76-1094-CA-04
Description: OR687-332 CASE 80-311-CP OR822-375/WILL OR904-2296 OR1531-1989/95/TR OR2262-443/45 OR2273-1428/30 OR2365-1004/06 OR2402-294/96T/C OR2453-2027/29T/C OR2684-1768/74

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	50	100	7,000.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 4606
Year Built: 1963

Building 1 Details

Building Type
Effective Age 18
Year Built 1963
Functional Obs 0

Condition A
Perimeter 384
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 23
Grnd Floor Area 4,606

Inclusions:

Roof Type
Heat 1
Heat Src 1

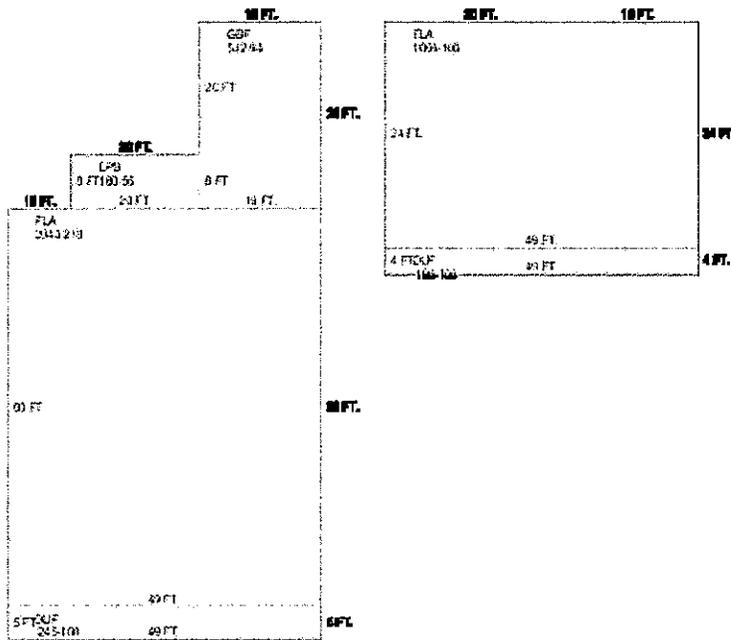
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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	GBF		1	1962					532
2	EPB		1	1962					160
3	FLA		1	1962					2,940
4	OUF		1	1962					245
5	FLA		1	1962					1,666
7	OUF		1	1962					196

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10093	GBF	100	N	N
	10094	EPB	100	N	N
	10095	VACANT COMM	100	N	N
	10096	OUF	100	N	N
	10097	APARTMENTS	100	N	N
	10098	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3307	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	720 SF	0	0	1975	1976	2	25
2	AC2:WALL AIR COND	1 UT	0	0	1991	1992	1	20
3	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20
4	CL2:CH LINK FENCE	288 SF	0	0	1990	1991	1	30
5	AP2:ASPHALT PAVING	868 SF	31	28	1962	1963	2	25
6	AP2:ASPHALT PAVING	750 SF	50	15	1962	1963	2	25
7	AC2:WALL AIR COND	1 UT	0	0	1962	1963	1	20
8	AC3:AIR COND	1 UT	0	0	1998	1999	1	20

Appraiser Notes

"ROY,S AUTOPARTS" 2001-04-09 CHANGED THE LOWER LEVAL FROM 11-A TO 10-A VACANT COMMERCIAL AND THE PC CODE FROM 11 TO 12 NAPA AUTOPARTS CLOSED OUT. THE APTS ARE STILL ACTIVE. DUG

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11106101	12/16/2011	10/30/2012	1,600	Commercial	INSTALLATION OF RECEPTACLE AND WATER HEATERS
11105531	11/10/2011	10/30/2012	5,000	Commercial	PLUMBING
13101302	05/01/2013	12/31/2013	2,400	Commercial	INSTALL SIGN
13104279	11/12/2013	12/31/2013	40,000		RE-ROOF
13102895	07/22/2013	12/31/2013	1,600	Commercial	PERMIT APPROVAL FOR EMERGENCY REPLACEMENT OF METER AND RISER AND TO INSTALL DISCONNECT BY METER.
14104559	10/10/2014	12/30/2015	4,500		ENTRY DOOR REPLACEMENT
1 981280	09/15/1998	11/02/1999	2,400	Commercial	A / C
033592	09/09/2003	05/24/2005	8,000	Commercial	COMMERCIAL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	399,740	3,677	242,584	646,001	646,001	0	646,001
2014	420,506	3,342	242,584	666,432	666,432	0	666,432
2013	399,740	3,342	250,410	653,492	653,492	0	653,492
2012	420,506	3,467	250,410	674,383	674,383	0	674,383
2011	420,506	3,592	250,410	674,508	674,508	0	674,508
2010	441,271	3,717	228,435	673,423	673,423	0	673,423
2009	441,271	3,842	336,000	711,000	711,000	0	711,000
2008	441,271	3,982	224,000	669,253	669,253	0	669,253
2007	304,488	4,101	224,000	532,589	532,589	0	532,589
2006	304,488	4,240	210,000	518,728	518,728	0	518,728
2005	260,494	4,378	210,000	474,872	474,872	0	474,872
2004	266,407	4,521	119,000	389,928	389,928	0	389,928
2003	266,407	4,679	115,500	386,586	386,586	0	386,586
2002	266,407	4,838	127,050	398,295	398,295	0	398,295
2001	266,407	5,001	78,540	349,948	349,948	0	349,948
2000	277,360	3,721	78,540	359,621	359,621	0	359,621
1999	275,519	1,849	78,540	355,908	355,908	0	355,908
1998	184,187	1,880	78,540	264,607	264,607	0	264,607
1997	184,187	1,908	78,540	264,635	264,635	0	264,635
1996	167,443	1,961	78,540	247,944	247,944	0	247,944
1995	167,443	2,017	78,540	248,000	248,000	0	248,000
1994	167,443	2,029	78,540	248,012	248,012	0	248,012
1993	167,443	2,081	78,540	248,064	248,064	0	248,064
1992	161,199	161	78,540	239,900	239,900	0	239,900
1991	161,199	161	78,540	239,900	239,900	0	239,900
1990	157,617	161	30,000	187,778	187,778	0	187,778
1989	157,617	161	30,000	187,778	187,778	0	187,778
1988	141,016	161	30,000	171,177	171,177	0	171,177
1987	141,016	161	30,000	171,177	171,177	0	171,177
1986	141,016	161	30,000	171,177	171,177	0	171,177
1985	137,361	161	30,000	167,522	167,522	0	167,522
1984	133,905	161	20,000	154,066	154,066	0	154,066
1983	108,175	161	20,000	128,336	128,336	0	128,336
1982	95,585	161	14,960	110,706	110,706	0	110,706

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/15/2014	2684 / 1768	3,190,000	WD	30
2/16/2010	2453 / 2027	100	WD	11
2/25/2009	2402 / 294	100	WD	30
2/1/1976	687 / 332	80,000	00	Q

This page has been visited 301 times.

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



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Monroe County Property Appraiser - Radius Report

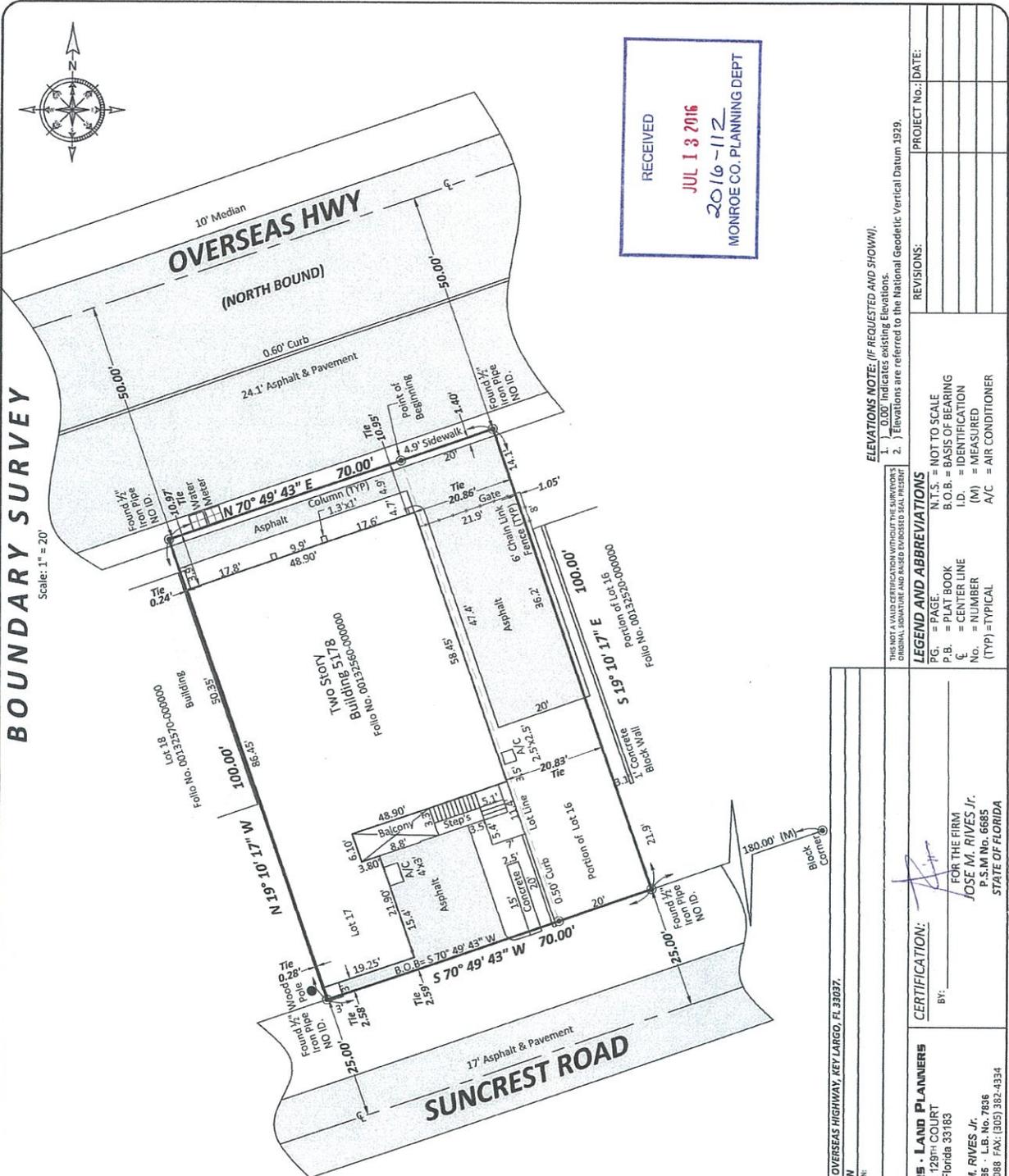
AK: 1157643	Parcel ID: 00123510-000000	Physical Location	5110 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: 34/35 67 25 PT BAY BOTTOM WEST OF AND ADJACENT TO LT 24 OF SUNKREST PB1-107 STOCK ISLAND G5				
Owners Name: LIBBEN LLLP				
Address: 199 LAFAYETTE ST		DENVER	CO 80218-3922	
AK: 1157601	Parcel ID: 00123470-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: 34 67 25 STOCK ISLAND BAY BOTTOM SOUTH OF AND ADJ TO LOTS 29 AND 30 SUNKREST PB1-107 OR54-78				
Owners Name: QUALITY MOBILE AUTO REPAIR INC				
Address: 34 PALM DR		KEY WEST	FL 33040-6118	
AK: 1166952	Parcel ID: 00132480-000000	Physical Location	5216 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: BK LT 9 SUNKREST STOCK ISLAND PB-1-107 OR386-280-2 81 OR777-573-574 OR1322-1792/93T/C OR2189-1184				
Owners Name: G & L ENTERPRISES OF THE FLORIDA KEYS 1 LLC				
Address: 5216 US HWY ONE		KEY WEST	FL 33040	
AK: 1167185	Parcel ID: 00132720-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: LOT 32 SUNKREST STOCK ISLAND PB1-107 OR522-592 OR7 18-619 OR974-1497 OR1411-576 OR2723-2001/02				
Owners Name: QUALITY MOBILE AUTO REPAIR INC				
Address: 34 PALM DR		KEY WEST	FL 33040-6118	
AK: 1166995	Parcel ID: 00132520-000000	Physical Location	5180 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: SUNKREST PB1-107 STOCK ISLAND LOTS 13-14-15 & SWL Y 30' LOT 16 OR522-592 OR718-619 CASE #76-1094				
Owners Name: DAVID C MURRAY REV TR 11/16/9 C/O MURRAY DAVID J AND MARY C				
Address: 411 CACTUS DR		KEY WEST	FL 33040	
AK: 1167045	Parcel ID: 00132570-000000	Physical Location	5176 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: LT 18 SUNKREST PB1-107 STOCK ISLAND OR345-177/178 PROB78-244-CP-12 OR1027-1793 OR1027-1794 OR1				
Owners Name: VAN ROOY CARL J				
Address: 1030 N COLLEGE AVE		INDIANAPOLIS	IN 46202-2726	
AK: 1167142	Parcel ID: 00132680-000000	Physical Location	5176 SUNCREST RD	SOUTH STOCK ISLAND
Legal Description: LTS 27-28 SUNCREST STOCK ISLAND PB1-107 AND ADJ BA Y BTM OR494-395 PROB NO 78-244-CP-12 OR955-2				
Owners Name: MOBILE HOMES HOLDINGS SUNCREST LLC				
Address: 138 SIMONTON ST		KEY WEST	FL 33040-6627	
AK: 1167061	Parcel ID: 00132590-000000	Physical Location	5170 OVERSEAS UNIT 1&2	SOUTH STOCK ISLAND
Legal Description: SUNKREST PB1-107 STOCK ISLAND PT LOT 19 AND LOT 20 OR387-185/86 OR1259-1549 OR1259-1551D/C OR15				
Owners Name: B D LAND CO LLC C/O DEDEK JEANETTE				
Address: 705 SEA DUCK DR		DAYTONA BEACH	FL 32119-8711	
AK: 1167151	Parcel ID: 00132690-000000	Physical Location	5180 SUNCREST RD	SOUTH STOCK ISLAND
Legal Description: LT 29 SUNKREST STOCK ISLAND PB-1-107 OR42-416/19 O R806-2164 OR831-1132/33 OR1971-767/68ORD OR15				
Owners Name: QUALITY MOBILE AUTO REPAIR INC				
Address: 34 PALM DR		KEY WEST	FL 33040-6118	
AK: 1167169	Parcel ID: 00132700-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: LT 30 SUNKREST STOCK ISLAND PB-1-107 OR42-416/19 O R806-2164 OR831-1132/33 OR1971-767/68ORD OR15				
Owners Name: QUALITY MOBILE AUTO REPAIR INC				
Address: 34 PALM DR		KEY WEST	FL 33040-6118	
AK: 1166961	Parcel ID: 00132490-000000	Physical Location	5212 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: SUNKREST PB1-107 STOCK ISLAND LOT 10 & E 30' LT 11 OR386-280/281 OR438-609/611 OR759-839 OR777-5				
Owners Name: G & L ENTERPRISES OF THE FLORIDA KEYS 1 LLC				
Address: 5216 US HWY ONE		KEY WEST	FL 33040	

AK: 8881797	Parcel ID: 00132640-000100	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: SUNKREST PB1-107 STOCK ISLAND N'LY 193' LOT 24 & P T BAY BTM WEST OF & ADJ TO LOT 24 OR1380:				
Owners Name: CONCH CONTRADA L C C/O TREVOR DOUGLAS				
Address: 500 EBERWHITE BLVD ANN ARBOR MI 48103-4714				
AK: 1157635	Parcel ID: 00128500-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: 34 67 25 STOCK ISLAND BAY BOTTOM SOUTH OF AND ADJ TO LOTS 31 & 32 PB1-107 OR522-592 OR718-619 C				
Owners Name: REUTER WILLIAM H JR				
Address: 3 KEY HAVEN TER KEY WEST FL 33040				
AK: 1167177	Parcel ID: 00132710-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: LOT 31 SUNKREST STOCK ISLAND PB1-107 OR522-592 OR718-619 OR974-1497 OR1411-576 OR2723-2001/02				
Owners Name: QUALITY MOBILE AUTO REPAIR INC				
Address: 34 PALM DR KEY WEST FL 33040-6118				
AK: 1167037	Parcel ID: 00132560-000000	Physical Location	5178 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: SUNKREST PB1-107 STOCK ISLAND NW20' LOT 16 AND ALL LOT 17 OR531-744 CASE 76-1094-CA-04 OR687-331				
Owners Name: GROSSMAN FAMILY LIMITED LIABILITY LP				
Address: 1016 FLAGLER AVE KEY WEST FL 33040-4816				
AK: 1166987	Parcel ID: 00132510-000000	Physical Location	5200 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: W 20FT LT 11 AND ALL LT 12 SUNKREST PB1-107 STOCK ISLAND OR438-609/11 OR759-839 OR1112-282/83 C				
Owners Name: LIPPI ANDREW				
Address: 32 DRIFTWOOD DR KEY WEST FL 33040-6233				
AK: 1167258	Parcel ID: 00132790-000000	Physical Location	5240 SUNCREST RD	SOUTH STOCK ISLAND
Legal Description: LT 39 SUNKREST STOCK ISLAND PB-1-107 OR635-78 OR635-79 OR639-353 OR829-1487 OR1218-2162 OR1497-1				
Owners Name: G AND JP LLC				
Address: 5236 SUNCREST RD KEY WEST FL 33040-5899				
AK: 1167053	Parcel ID: 00132580-000000	Physical Location	5135 SUNCREST RD	SOUTH STOCK ISLAND
Legal Description: PT LOT 19 SUNKREST STOCK ISLAND PB1-107 OR389-75/7 6 OR528-298 OR1021-450 OR1522-1646/47 OR1984-6				
Owners Name: BROGLI ALBERTA				
Address: 2812 SEIDENBERG AVE KEY WEST FL 33040-4052				
AK: 1167070	Parcel ID: 00132610-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: BK LT 21 SUNKREST STOCK ISLAND PB-1-107 G67-60 G 67-62 OR825-328D/C OR833-1064D/C OR833-2178/2				
Owners Name: 5158 OVERSEAS LLC				
Address: 5158 US HIGHWAY 1 KEY WEST FL 33040-4324				
AK: 1167096	Parcel ID: 00132630-000000	Physical Location	5159 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: BK LT 23 SUNKREST STOCK ISLAND PB-1-107 G65-195/ 196 OR825-328D/C OR833-1064D/C OR833-2178/217				
Owners Name: 5158 OVERSEAS LLC				
Address: 5158 US HIGHWAY 1 KEY WEST FL 33040-4324				
AK: 1167100	Parcel ID: 00132640-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: SUNKREST STOCK ISLAND PB-1-107 LOT 24 LESS N'LY 19 3' G12-364 CO JUDGES 3T7 OR1132-2348				
Owners Name: LIBBEN CO				
Address: 199 LAFAYETTE ST DENVER CO 80218				
AK: 1166936	Parcel ID: 00132460-000000	Physical Location	5216 OVERSEAS	SOUTH STOCK ISLAND
Legal Description: SUNKREST STOCK ISLAND PB-1-107 LOT 7 & 8 OR493-666 -667 OR767-1331D/C CASE#85-224-CP-23 CASE#85-				
Owners Name: G & L ENTERPRISES OF THE FLORIDA KEYS 1 LLC				
Address: 5216 US HWY ONE KEY WEST FL 33040				
AK: 1157953	Parcel ID: 00123810-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: 35 67 25 STOCK ISLAND BAY BOTTOM ADJ TO LOT 33 SU NKREST SUB PB 1-107 OR43-153-154				
Owners Name: MONROE COUNTY ROAD				
Address: 500 WHITEHEAD ST KEY WEST FL 33040				

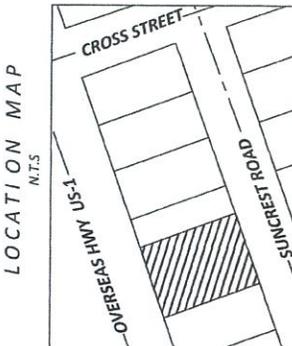
AK: 1167215	Parcel ID: 00132750-000000	Physical Location	24 5236 SUNCREST	SOUTH STOCK ISLAND
Legal Description: LOTS 31 THRU 38 SUNKREST PB1-107 STOCK ISLAND G43-3 07/08 OR405-426/27 OR405-434/35 438-609/11 OR688				
Owners Name: G AND JP LLC				
Address: 5236 SUNCREST RD		KEY WEST	FL	33040-5899
AK: 1167193	Parcel ID: 00132730-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: BK LT 33 SUNKREST STOCK ISLAND PB-1-107 OR33-294-2 95				
Owners Name: MONROE COUNTY				
Address: 500 WHITEHEAD STREET		KEY WEST	FL	33040
AK: 1167118	Parcel ID: 00132650-000000	Physical Location	5100 SUNCREST RD	SOUTH STOCK ISLAND
Legal Description: SUNKREST PB1-107 STOCK ISLAND LOT 25 & 26 & ADJ BA Y BOTTOM OR499-260/261 OR674-676Q/C OR758-6				
Owners Name: SUNCREST MINI-SELF STORAGE LLC				
Address: PO BOX 6002		KEY WEST	FL	33041-6002
AK: 1167088	Parcel ID: 00132620-000000	Physical Location	5158 AND 5160	SOUTH STOCK ISLAND
Legal Description: BK LT 22 SUNKREST STOCK ISLAND PB1-107 G51-138/1 39 OR825-328D/C OR833-1064D/C OR833-2178/2179				
Owners Name: USA DEPARTMENT OF FISH AND WILDLIFE				
Address: 1875 CENTURY BLVD NE STE 420		ATLANTA	GA	30345-3390
AK: 1157619	Parcel ID: 00123480-000000	Physical Location	VACANT LAND	SOUTH STOCK ISLAND
Legal Description: 34 67 25 BAY BOTTOM & FILL LYING SOUTHERLY OF AND ADJ TO LOTS 21-23 OF SUNKREST SUBD PB1-107				
Owners Name: 5158 OVERSEAS LLC				
Address: 5158 US HIGHWAY 1		KEY WEST	FL	33040-4324
AK: 8757981	Parcel ID: 00072082-003200	Physical Location	6450 COLLEGE RD	KEY WEST
Legal Description: (KEY WEST GOLF COURSE LEASE) OR1333-1926/31(ASSIGN) OR1338-1154/57(ASSGN) OR1375-1893/1910(RES 1				
Owners Name: CITY OF KEY WEST				
Address: PO BOX 1409		KEY WEST	FL	33041-1409

BOUNDARY SURVEY

Scale: 1" = 20'



RECEIVED
JUL 13 2016
 2016-112
 MONROE CO. PLANNING DEPT



LEGAL DESCRIPTION:
 IN THE BLIND OF STOCK ISLAND AND BEING LOT 17 OF SUN KREST SUBDIVISION, A SUBDIVISION OF 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 107, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA,
 AND
 NORTHWESTERLY 20 FEET OF LOT 16, SUN KREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 107 OF THE PUBLIC RECORD OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 16 OF THE AFORESAID SUN KREST SUBDIVISION AND BEAR THENCE NORTHEASTERLY AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE AT RIGHT ANGLES AND IN A SOUTHEASTERLY DIRECTION 100 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY LINE OF THE SAID LOT 16; THENCE AT RIGHT ANGLES AND IN A SOUTHWESTERLY DIRECTION 100 FEET TO A POINT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THE SAID LOT 16; THENCE NORTHEASTERLY AND ALONG THE SOUTHERLY LINE OF THE SAID LOT 16, SUN KREST SUBDIVISION OF THE AFORESAID PLAT, THENCE AT RIGHT ANGLES AND IN A NORTHWESTERLY DIRECTION 100 FEET BACK TO THE POINT OF BEGINNING.

CERTIFIED TO:
 * VICTORIA CASTELANOS
SURVEYOR'S NOTES:
 1. The above captioned property was surveyed and described based on the above legal description furnished by client.
 2. This certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOTIFICATION.
 3. There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 4. Ownership subject to OPINION OF TITLE.
 5. Type of Survey: BOUNDARY SURVEY.
 6. Location and identification of utilities on or adjacent to the property were not recorded as such information was not requested.
 7. Unless otherwise noted, this firm has not attempted to locate Footings and/or Foundations (underground).
 8. This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named herein. This certificate does not extend to any unnamed party.
 9. Precision of Closure 1:10000 Commercial/High Risk Class Survey.
 10. Bearings shown are assumed and are based on the North or Right of Way Line of SUNCREST ROAD, Being S 70° 49' 43" W.
 11. All dimensions are same as recorded unless otherwise noted.

FLOOD ZONE INFORMATION:		PROPERTY ADDRESS: 5178 OVERSEAS HIGHWAY, KEY LARGO, FL 33037.	
COMMUNITY NAME:	COUNTY:	MONROE CO. FL	33037
12087C	PARCEL NUMBER:	1528	BENCHMARK INFORMATION
02-18-2005	DATE REVISION:	AE	DESCRIPTION:
1	SHEET:	9	ELEVATION:
	DESIGNED BY:		LOCATION:
	DRAWN BY:	Y. Fernandez	
	CHECKED BY:	Jose M. Rives	
	DATE:	05-09-2016	
	SCALE:	1" = 20'	
	PROJ. NO.:	160196	

LAND SURVEYORS - LAND PLANNERS
 7725 S.W. 129th COURT
 Miami, Florida 33183
FOR THE FIRM
 JOSE M. RIVES JR.
 P.S.M. No. 6685
 STATE OF FLORIDA
 PHONE: (786) 486-8088 FAX: (305) 382-4334

CERTIFICATION:
 BY: _____
 JOSE M. RIVES JR.
 P.S.M. No. 6685
 STATE OF FLORIDA

ELEVATIONS NOTE: (IF REQUESTED AND SHOWN),
 1. 0.00' Indicates existing Elevations.
 2. Elevations are referred to the National Geodetic Vertical Datum 1929.

LEGEND AND ABBREVIATIONS
 N.T.S. = NOT TO SCALE
 P.G. = PAGE
 B.O.B. = BASIS OF BEARING
 I.D. = IDENTIFICATION
 NO. = NUMBER
 (TYP) = TYPICAL
 A/C = AIR CONDITIONER

REVISIONS:

NO.	DATE	DESCRIPTION