

File #: **2016-209**

Owner's Name: Bucktooth Rooster Farms, Inc

Applicant: Bucktooth Rooster Farms, Inc

Agent: Bob DeGennaro

Type of Application: Alcoholic Beverage Use Permit

Key: Big Pine Key

RE: 00256540.000000

Additional Information added to File 2016-209

ERIC

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 12 / 2016
Month Day Year

I hereby authorize ROBERT DEGENHARD be listed as authorized agent
(Print Name of Agent)

representing PLAZA 29 LLC (Heung Shing Poon) for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Apply 2 COP License.
(List the Name and Type of applications for the authorization)

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

1-2 1 Big Pine Key Inc Big Pine Key
Lot Block Subdivision Key (Island)

00 256540 - 000000 1328260
Real Estate (RE) Number Alternate Key Number

2994 3 OVERSEAS HWY BIG PINE KEY FL 33043 0.29
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

1136 W SHORE DRIVE, BIG PINE KEY, FLORIDA 33043
Mailing Address (Street, City, State and Zip Code)

3059165810 2392188695 ISLAND FOOD GROUP@yahoo.com
Work Phone Home Phone Cell Phone Email Address

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: H.S. Poon

Printed Name of Property Owner: HEUNG SHING POON

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 13th day of December, 2016,

by Heung Shing Poon, who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced) as identification.
Signature of Notary Public Ashley Todd
Notary Public - State of Florida
Commission # FF 242842
My Comm. Expires Oct 16, 2019
Bonded through National Notary Assn.
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

Prepared by and return to:

Monica Hornyak
Real Estate Closer
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 15-560-CM
Will Call No.:

10/19/2015 9:02AM
DEED DOC STAMP CL: Krys \$4,672.50

Doc# 2049425
Bk# 2765 Pg# 822

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of October, 2015 between John J. Littriello, Jr. and Christine C. Littriello, aka Cristina Lopez Littriello his wife whose post office address is P.O. Box 430703, Big Pine Key, FL 33043, grantor, and Plaza 29, LLC, a Florida Limited Liability Company whose post office address is 29361 Forrestal Avenue, Big Pine Key, FL 33043, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 land, situate, lying and being in Monroe County, Florida to-wit:

Lots 1 and 2, Block 1, BIG PINE KEY, INC, according to the Plat thereof, as recorded in Plat Book 5, Page 4, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00256540-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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

Signed, sealed and delivered in our presence:

Naomi Senger
Witness Name: Naomi Senger
Valerie Fecher
Witness Name: Valerie Fecher

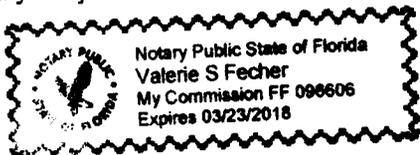
John J. Littrillo, Jr. (Seal)
John J. Littrillo, Jr.

Christine C. Lopez Littrillo (Seal)
Christine C. Littrillo aka Cristina Lopez Littrillo

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of October, 2015 by John J. Littrillo, Jr. and Christine C. Littrillo a/k/a Cristina Lopez Littrillo who are personally known or have produced a driver's license as identification.

[Notary Seal]



Valerie S. Fecher
Notary Public
Printed Name: Valerie S. Fecher
My Commission Expires: 03/23/2018

MONROE COUNTY
OFFICIAL RECORDS

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: 12/14/16
Time: _____

Dear Applicant:

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

Bucktooth Rooster
Farms, Inc
Project / Name

to the Monroe County Planning Department.

Thank you.

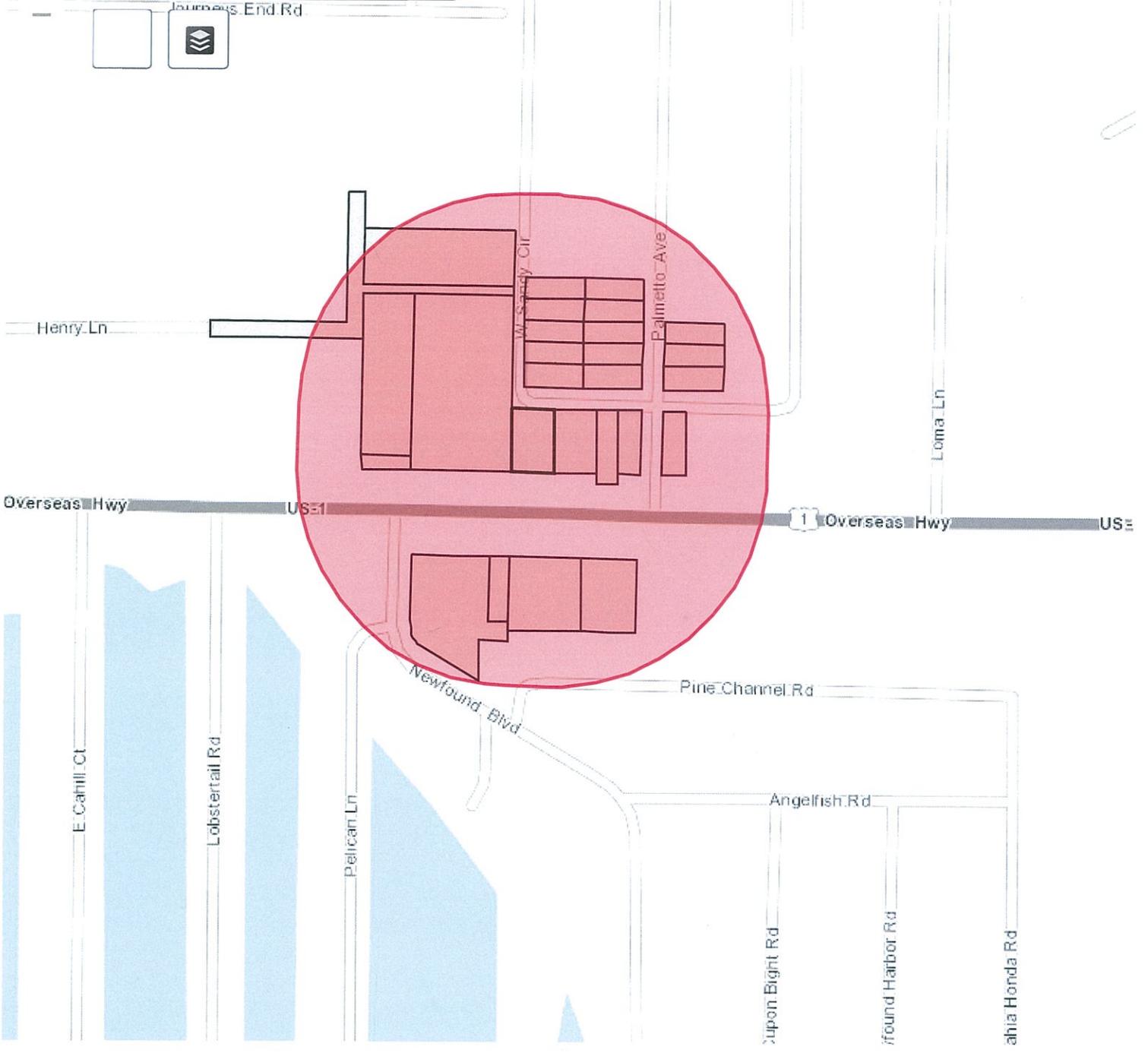
[Signature]

Planning Staff



SPONs - Web App

+ World



400ft
24.671 -81.366 Degrees

<p>ABBEY KEVIN M AND SHANNON 29859 OVERSEAS HWY OFC BIG PINE KEY, FL 33043-3380</p>	<p>ADAMSON ROBERT PAUL III PO BOX 430715 BIG PINE KEY, FL 33043-0715</p>	<p>AIKEN FREDERICK LAWRENCE III 57 W SANDY CIR BIG PINE KEY, FL 33043-3100</p>
<p>ALLEN JAMES E 7281 SHRIMP RD KEY WEST, FL 33040-5408</p>	<p>ANDERTON DARWIN L AND MICHELLE A 157 SPRING VALLEY RD NASHVILLE, TN 37214-2833</p>	<p>AVERY MARY E 1194 COUNTY ROUTE 12 PENNELLVILLE, NY 13132-3269</p>
<p>BACH MELISSA L AND FREDERICK G 16 ELYSIAN AVE NYACK, NY 10960-4305</p>	<p>BAILEY MARILAYNE M PO BOX 43 KEEWATIN, MN 55753-0043</p>	<p>BATDORF THOMAS PO BOX 431906 BIG PINE KEY, FL 33043-1906</p>
<p>BD OF TR'S OF THE INT IMP TR FUND OF THE ST 3900 COMMONWEALTH BLVD-MAIL STA 108</p>	<p>BD OF TR'S OF THE INTERNAL IMP 3900 COMMONWEALTH BLVD MAIL STA 115 TALLAHASSEE, FL 32399-3000</p>	<p>BEBB INVESTMENTS INC 1034 E MAIN ST LAKELAND, FL 33801-5131</p>
<p>BENNAN DONALD M AND MARY ELLEN 145 DALE ST WALTHAM, MA 02451-3707</p>	<p>BENYO PEGGY L PO BOX 430894 BIG PINE KEY, FL 33043-0894</p>	<p>BIG PINE GAS AND FOOD INC 1502 CORUNA AVE CORAL GABLES, FL 33156-6318</p>
<p>BLASI JOSEPH N AND DONNA M 222 ARBORDALE CT CARY, NC 27518-3003</p>	<p>BOARD OF TRUSTEES OF THE INT IMP TR FUND OF THE ST 3900 COMMONWEALTH BLVD MAIL ST 115</p>	<p>BOARD OF TRUSTEES OF THE INTNL 3900 COMMONWEALTH BLVD MAIL STA 115 TALLAHASSEE, FL 32399-3000</p>
<p>BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF 3900 COMMONWEALTH BLVD MAIL STAITON 115</p>	<p>BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF 3900 COMMONWEALTH BLVD MAIL STATION 115</p>	<p>BOBAR LOREN 343 POST OFFICE HL GRANVILLE, VT 05747-9650</p>
<p>BREEZY PINES LLC 160 SCARLET BLVD OLDSMAR, FL 34677-3002</p>	<p>BREEZY PINES RE ESTATES CONDO ASSOC INC 29859 OVERSEAS HWY LOT 1 BIG PINE KEY, FL 33043-3378</p>	<p>BREEZY PINES RV ESTATES CONDOMINIUM ASSN 29859 OVERSEAS HWY BIG PINE KEY, FL 33043</p>
<p>BROWN JERRY 2801 S PARK AVE HERRIN, IL 62948-3700</p>	<p>BROWNHILL PHILANA Z 944 LOUISIANA AVE SEBASTIAN, FL 32958-4191</p>	<p>BROWNLIE MICHELLE R 30023 PINE CHANNEL ROAD BIG PINE KEY, FL 33043</p>
<p>C B SCHMITT REAL ESTATE CO INC 11100 OVERSEAS HWY MARATHON, FL 33050</p>	<p>CAHILL STEPHANIE D 26 4TH ST TROY, NY 12180</p>	<p>COFFIN KENNETH R AND VICKI L 29961 PINE CHANNEL RD BIG PINE KEY, FL 33043-3346</p>

COJOMO3 LLC
29859 OVERSEAS HWY LOT 12
BIG PINE KEY, FL 33043-3379

CRAIN MARK E AND KATHERINE M
P O BOX 431828
BIG PINE KEY, FL 33043-1828

DE LA ARENA ALEJANDRO
23932 SW 107TH PL
HOMESTEAD, FL 33032-6168

EDER ANTHONY T AND VICTORIA A
PO BOX 430152
BIG PINE KEY, FL 33043-0152

FOWLER HARRY AND JACKQUILINE
24262 CANAL DR
MILLSBORO, DE 19966-4426

GOLDEN CHRISTOPHER D AND SHERI L
PO BOX 430549
BIG PINE KEY, FL 33043-0549

GRIFFIN MICHAEL L
411 W INDIES DR
SUMMERLAND KEY, FL 33042-5460

HANSEN ALLEN LEROY
526 SHADY PINE WAY APT B2
GREENACRES, FL 33415-8939

HIGGINS EDWARD M AND NANCY J
PO BOX 68
STILLWATER, ME 04489-0068

HIGGINS LINTON RANDALL H/W
41 DEER CREEK RD APT G102
DEERFIELD BEACH, FL 33442-8483

CONLIN JAMES J
6 WATERSIDE LANE
HARBESON, DE 19951

CRISTY LINDA AND MICHAEL SR
1304 LOCUST AVE
FAIRMONT, WV 26554-1436

DELADRIER RICHARD ANDRE
4087 SELBY LN
CHINCOTEAGUE ISLAND, VA 23336-1737

ENGEL DONALD
PO BOX 211
BARNSTABLE, MA 02630-0211

FRYD ISAAC TRUSTEE
523 MICHIGAN AVE
MIAMI BEACH, FL 33139

GRAVITTER SURVIVORS TRUST B UTD
1/2/2004
8410 S 20TH ST
OAK CREEK, WI 53154-2727

HANNA LAURENCE C AND BETTY V REV
LIV TR 12/21/1999
7611 OLIVER ST
WHITMORE LAKE, MI 48189-9588

HANSEN KEITH AND SHERRI
PO BOX 420028
SUMMERLAND KEY, FL 33042-0028

HIGGINS LINTON RANDALL
29859 OVERSEAS HWY LOT 4B
BIG PINE KEY, FL 33043-3378

HORNE ERVIN SKIP
116 PALMETTO AVE
BIG PINE KEY, FL 33043-3104

COTE JACQUES
113 RUE BOIS ST
SEPT ILES, QUEBEC G4R 2K7

CUMMINS JENNIFER MARIE
28 PALM DR
KEY WEST, FL 33040-6118

DEVEREUX PAMELA
29859 OVERSEAS HWY LOT 33
BIG PINE KEY, FL 33043-3383

EQUITY TRUST COMPANY CUSTODIAN
PO BOX 451340
WESTLAKE, OH 44145-0635

GOGAN RAYFIELD EMIL JR
2280 S RIVER RD
MELBOURNE BEACH, FL 32951-2932

GRAY PETER RAYMOND
32 MAIN ST 157
MONTPELIER, VT 05602-2927

HANSEN ALLEN LEROY
526B2 SHADY PINE WAY
GREENACRES, FL 33415-8999

HIGGINS EDWARD AND NANCY
PO BOX 68
STILLWATER, ME 04489-0068

HIGGINS LINTON RANDALL
6837 NW 28TH STREET
SUNRISE, FL 33313

HUGHES ANTHONY C
275 OLD BREMEN RD
TEMPLE, GA 30179-3735

HUMPHREY HOLDINGS LLC
8534 E KEMPER RD
CINCINNATI, OH 45249-3701

JANSEN MICHAEL E
9 HILTON HAVEN RD
KEY WEST, FL 33040

JEFFERSON CINDY
1300 15TH CT LOT 33
KEY WEST, FL 33040-4149

KAFKA JOHN F AND JANE A
29859 OVERSEAS HWY PMB 2
BIG PINE KEY, FL 33043-3378

KEYS FEDERAL CREDIT UNION
PO BOX 1898
KEY WEST, FL 33041

KNICKERBOCKER ELIZABETH E
6007 WISS DR
LAUREL, MD 20707-2654

KNOX TIMOTHY AND DOROTHY S
29859 OVERSEAS HWY LOT 6B
BIG PINE KEY, FL 33043-3378

KOSEBA THEODORE R
29859 OVERSEAS HWY OFC BOX 40
BIG PINE KEY, FL 33043-3380

LAROUCHE DAVID E AND CHRISTINE A
493 HILLWOOD
WHITE LAKE, MI 48383-2957

LAWES DOUGLAS STEPHEN AND
KIMBERLY D
29971 PINE CHANNEL RD
BIG PINE KEY, FL 33043-3346

LEITING THOMAS E AND PATRICIA A
8419 110TH AVE
PLEASANT PRAIRIE, WI 53158-1321

LENNOX JEAN A H/W
PO BOX 330725
MURFREESBORO, TN 37133-0725

LEVINE DAVID T
324 READING RD
CINCINNATI, OH 45202-1366

LHEUREUX DAVID
29859 OVERSEAS HWY LOT 17
BIG PINE KEY, FL 33043-3381

LILLA MAUREEN
77 STATE RD
PLYMOUTH, MA 02360-5101

LOZANO GRACIELA
2011 FLAGLER AVE
KEY WEST, FL 33040-3732

MACCARTHY STEVEN
PO BOX 431965
BIG PINE KEY, FL 33043-1965

MACDOUGALL DONNA
29859 OVERSEAS HWY LOT 13
BIG PINE KEY, FL 33043-3379

MACDOUGALL DONNA
29859 OVERSEAS HWY LOT 13
BIG PINE KEY, FL 33043-3379

MACDOUGALL DONNA
29859 OVERSEAS HWY LOT 13
BIG PINE KEY, FL 33043-3379

MACDOUGALL DONNA M
29859 OVERSEAS HWY LOT 13
BIG PINE KEY, FL 33043-3379

MCCAFFERY ALYCE
1709 ROSE ST
KEY WEST, FL 33040-5321

MCCOY CHERYL
7106 HANCOCK AVE
RUSSELLS POINT, OH 43348-9524

MCGLATHERY DAVID H AND ADELINA B
29859 OVERSEAS HWY LOT A-20
BIG PINE KEY, FL 33043

MEYERS HENRY A AND CHARLENE A
29859 OVERSEAS HWY LOT 35
BIG PINE KEY, FL 33043-3383

MITCHELL RICHARD M JR AND ALYSSA
30013 PINE CHANNEL RD
BIG PINE KEY, FL 33043-3344

MOFFAT STEVE AND DEBRA
206 ROLLING RD
BROOMALL, PA 19008

MOLL GARY L AND MARY ANN G
8253 118TH AVE
LARGO, FL 33773-5048

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, FL 33040-7270

MOODY WALTER
777 ROEBLING RD
BLOOMINGDALE, GA 31302-4835

3 of 5

verified IA.

NUCKOLLS PHILLIP D
120 HOOT OWL LN
EATONTON, GA 31024-5947

PANKOW MARK LEE
345 W FULLERTON PKWY APT 2206
CHICAGO, IL 60614-2854

PETITTI-GRIDER JAMIE L
PO BOX 430536
BIG PINE KEY, FL 33043-0536

PLAZA 29 LLC
29361 FORRESTAL AVE
BIG PINE KEY, FL 33043-3202

RIENTS JAMES E AND RUTH E
119 EUCLID
EAST PEORIA, IL 61611

STAPLETON THOMAS A AND MARIA
4545 DIEHL CT
WOODBIDGE, VA 22193

SULLIVAN TATIANA
PO BOX 430476
BIG PINE KEY, FL 33043-0476

THRELKELD JON E AND NEYSA M
27139 ANGELFISH RD
SUMMERLAND KEY, FL 33042-5306

US FISH AND WILDLIFE SERVICE DEPT
OF REALTY
1875 CENTURY BLVD NE STE 420
ATLANTA, GA 30345-3390

WALLER JOHN S AND SUZANNE A
511 DOROTHY DR
GOODLETTSVILLE, TN 37072-3414

NUTWELL CHARLES W
11625 SW 88 AVE
MIAMI, FL 33176

PARGETER RANDOLPHE WAYNE
7 FUNDY VIEW DR
STUART TOWN, NEW BRUNSWICK E5V
1B8

PIPOCK GARY AND SANDRA
29859 OVERSEAS HWY BOX 9
BIG PINE KEY, FL 33043-3376

POTTER STUART P
325 MAPLE ST
ENDICOTT, NY 13760

SCOTT JOYANNE
34 PALMETTO AVE
BIG PINE KEY, FL 33043-3145

STUART BRADLEY LEON AND STACIE
83210 N STATE HWY 289
POTTSBORO, TX 75076-4920

SWEETING NORA E
75 PALMETTO AVE
BIG PINE KEY, FL 33043-3105

UMLA JEFFREY AND DIANNE
69 HORVATH RD
BIG PINE KEY, FL 33043

VELEY DEFOREST
PO BOX 431338
BIG PINE KEY, FL 33043-1338

WELCH DAVID C AND TAMMY LYNN
SHARP
35 PALMETTO AVE
BIG PINE KEY, FL 33043-3105

OVERBECK HAROLD AND KATHRYN
PO BOX 431346
BIG PINE KEY, FL 33043-1346

PERINA ANNE
2320 HARRIS AVE
KEY WEST, FL 33040-3849

PIZANOWSKI WALTER
27 AVERY ST
MYSTIC, CT 06355-2927

REGAN HERBERT ALEXANDER JR
37 W SANDY CIR
BIG PINE KEY, FL 33043-3100

SEACAMP ASSOCIATION INC
1300 BIG PINE AVE
BIG PINE KEY, FL 33043

SULLIVAN CHERYL
PO BOX 430894
BIG PINE KEY, FL 33043-0894

TAFT PRISCILLA K
18245 E ARCHER ST
CATOOSA, OK 74015-2830

UPSHAW GRACE
1300 BIG PINE AVE
BIG PINE KEY, FL 33043-3336

VOWELS KATHY LYNN
29981 PINE CHANNEL RD
BIG PINE KEY, FL 33043-3346

WELCH RONALD E AND SHARON K
763 APPLEWOOD DR
EDWARDS, MO 65326-2419

WESTPHAL DARYL B AND SHARON L
5886 NORTH 400 WEST
MICHIGAN CITY, IN 46360

YOUNG KEITH H
PO BOX 442
WINTER HARBOR, ME 04693-0442

ZDRAVKOVIC MARGO
29859 OVERSEAS HWY LOT 13
BIG PINE KEY, FL 33043-3379

ZDRAVKOVIC MARGO G
PO BOX 430229
BIG PINE KEY, FL 33043-0229



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

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

The Offices of the Property Appraiser will be closed Friday, the 16th, Plantation Office all day, Marathon Office from 10AM to 3PM and Key West Office from 11:30AM to 1:30PM.

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

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

Alternate Key: 1328260 Parcel ID: 00256540-000000

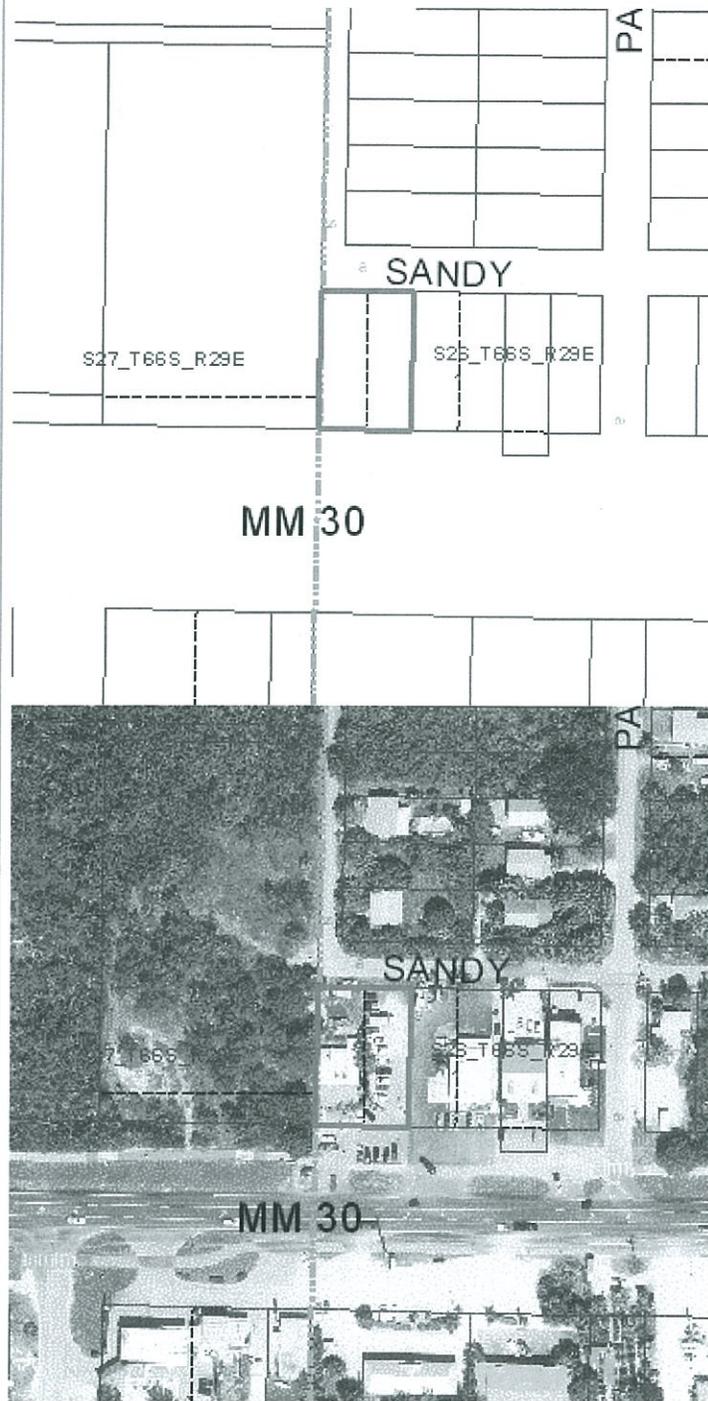
Ownership Details

Mailing Address:
PLAZA 29 LLC
29361 FORRESTAL AVE
BIG PINE KEY, FL 33043-3202

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 29943 OVERSEAS HWY BIG PINE KEY
Subdivision: BIG PINE KEY INC
Legal Description: BK 1 LTS 1 -2 BIG PINE KEY INC PB5-4 BIG PINE KEY OR557-738 OR1052-2263 OR1450-2255 OR1450-2256AFF OR1450-2257 OR1716-1838 OR2765-822/23

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	15,013.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2438
Year Built: 1963

Building 1 Details

Building Type
Effective Age 20
Year Built 1963
Functional Obs 0

Condition F
Perimeter 286
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 23
Grnd Floor Area 2,438

Inclusions:

Roof Type
Heat 1
Heat Src 1

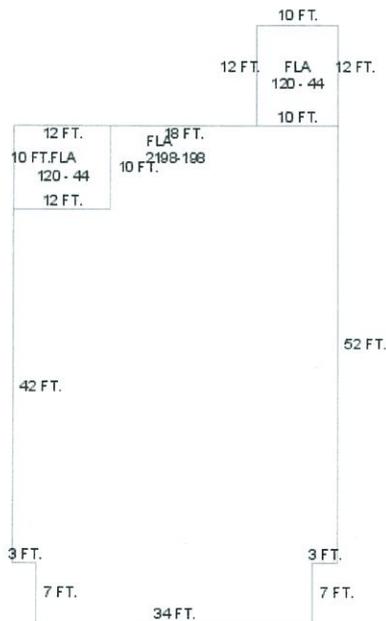
Roof Cover
Heat 2
Heat Src 2

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 12

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	1963					2,198
2	FLA		1	1998					120
3	FLA		1	2000					120

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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	RESTAURANT & CAFETR	100	N	Y
	CAMP BLDG	100	N	N
10589	RESTAURANT & CAFETR	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
3483	AB AVE WOOD SIDING	25
3484	CUSTOM	75

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	8,560 SF	0	0	1975	1976	2	25
2	UB2:UTILITY BLDG	96 SF	8	12	1988	1989	2	50
3	FN2:FENCES	438 SF	73	6	1996	1997	2	30
4	AC2:WALL AIR COND	1 UT	0	0	1996	1997	1	20
5	PT3:PATIO	480 SF	48	10	1980	1981	2	50
6	PT3:PATIO	200 SF	20	10	1980	1981	2	50

Appraiser Notes

11/5/2015 BEN. SALE REVIEW.
BIG PINE COFFEE SHOP 2001-4-18 ...2001TPP RETURC CLAIMED \$58,627, DEDUCTING THAT FROM SALE PRICE TO CACULATE SALES RATIO....BC
RE 25655 COMBINEDFOR ASSESSING PURPOSES 3-6-95

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10104180	07/13/2010	11/22/2013	2,000		REMOVE HAZARDOUS GUMBO LIMBO TREE
14101731	04/30/2014	04/30/2014	5,000		ASPHALT PAVING OVER EXISTING ASPHALT PAVING (ATF)
15106456	02/11/2016		3,000	Commercial	ADA REMODEL OF BATHROOMS
16100780	02/18/2016	02/24/2016	4,700		A/C REPL
A-15129	04/01/1986	04/01/1987	100		CHAINLINK/FENCE
89-1117	05/01/1989	11/01/1989	1,495		SHED
1 97-877	06/11/1997	11/14/1997	4,390	Commercial	A/C
4 99-0727	03/30/1999	07/06/2007	2,000		SIGNS
99-1010	01/15/1999	12/14/1999	3,500		REPLACE 5-TON UNIT
035545	12/16/2003	07/06/2007	5,800		COMMERCIAL,REMODEL

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	221,140	13,260	112,598	346,998	346,998	0	346,998
2015	221,140	11,564	112,598	345,302	345,302	0	345,302
2014	221,140	10,587	112,598	344,325	344,325	0	344,325
2013	245,801	9,689	97,585	353,075	353,075	0	353,075
2012	258,570	9,828	97,585	365,983	365,983	0	365,983
2011	258,570	9,966	97,585	366,121	366,121	0	366,121
2010	271,338	10,142	120,104	401,584	401,584	0	401,584
2009	271,338	10,281	172,650	454,269	454,269	0	454,269
2008	271,338	10,440	202,676	484,454	484,454	0	484,454
2007	186,089	10,614	202,676	399,379	399,379	0	399,379
2006	186,089	10,773	202,676	399,538	399,538	0	399,538
2005	188,228	10,932	195,169	394,329	394,329	0	394,329
2004	192,483	11,141	150,130	353,754	353,754	0	353,754
2003	192,483	11,316	135,117	338,916	338,916	0	338,916
2002	192,483	11,489	202,676	406,648	406,648	0	406,648
2001	178,092	11,698	93,830	283,620	283,620	0	283,620
2000	178,092	5,751	93,830	277,673	277,673	0	277,673
1999	178,092	5,823	93,830	277,745	277,745	0	277,745
1998	118,728	5,905	93,830	218,463	218,463	0	218,463
1997	106,953	4,670	93,830	205,453	205,453	0	205,453
1996	106,069	4,695	93,830	204,594	204,594	0	204,594
1995	106,069	4,720	93,830	204,619	204,619	0	204,619
1994	112,354	4,749	48,770	165,873	165,873	0	165,873
1993	112,354	4,774	48,770	165,898	165,898	0	165,898
1992	112,354	4,799	48,770	165,923	165,923	0	165,923
1991	112,354	4,826	48,770	165,950	165,950	0	165,950
1990	112,369	5,229	48,770	166,368	166,368	0	166,368
1989	112,369	4,767	36,577	153,713	153,713	0	153,713
1988	78,303	3,374	28,136	109,813	109,813	0	109,813
1987	77,066	3,356	28,136	108,558	108,558	0	108,558
1986	77,124	3,595	23,259	103,978	103,978	0	103,978
1985	72,307	3,835	22,550	98,692	98,692	0	98,692
1984	42,258	3,097	22,550	67,905	67,905	0	67,905
1983	42,258	3,097	22,550	67,905	67,905	0	67,905
1982	40,820	3,097	18,228	62,145	62,145	0	62,145

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
10/14/2015	2765 / 822	667,500	WD	35
8/6/2001	1716 / 1838	550,000	WD	Q
3/1/1997	1450 / 2257	390,000	WD	Q
5/1/1988	1052 / 2263	310,000	WD	M
2/1/1973	557 / 738	54,000	00	Q

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

End of Additional File 2016-209

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage Use Permit



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

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

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

Advertising Costs: \$245.00

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

Date of Application: 12 / 9 / 2016
Month Day Year

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

BUCKTOOTH ROOSTER FARMS, INC ROB DEGENARO
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

1136 W SHORE DRIVE, BIG PINE KEY, FLORIDA 33043
Mailing Address (Street, City, State and Zip Code)

305 916 5810 239 218 8695 ISLANDFOODGROUP@YAHOO
Work Phone Home Phone Cell Phone Email Address

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

PLAZA 29 LLC ERIC POON
(Name/Entity) Contact Person

29943 OVERSEAS HIGHWAY, BIG PINE KEY, FL 33043
Mailing Address (Street, City, State and Zip Code)

1-305-393-9876
Work Phone Home Phone Cell Phone Email Address

Name of Lessee of Property:

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

BUCKTOOTH ROOSTER FARMS, INC ROB DEGENARO
(Name/Entity) Contact Person

1136 W SHORE DRIVE, BIG PINE KEY, FL 33043
Mailing Address (Street, City, State and Zip Code)

305 916 5810 239 218 8695 ISLANDFOODGROUP@YAHOO
Work Phone Home Phone Cell Phone Email Address

APPLICATION

Legal Description of Property:

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

1 Block 1-2 Lot BIG PINE KEY LNC Subdivision BIG PINE KEY Key
00256540-000000 Real Estate (RE) Number 1329260 Alternate Key Number
29943 OVERSEAS HIGHWAY, BIG PINE KEY, FL 33043 Street Address (Street, City, State & Zip Code) 30 Approximate Mile Marker

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

Present Land Use of Property: RESTAURANT

Is lighting proposed: ____ Is the proposed lighting shuttered and shielded from surrounding properties: ____

Is event music and entertainment proposed on the Property (describe location and if location is within an air conditioned space): _____

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*
- 6COP BEER, WINE and LIQUOR, *on-premises and package*
- 6COP SRX RESTAURANT, *no package sales*
- 6COP SR RESTAURANT, *package sale*
- 6COP S MOTEL, *package sales*
- 6COP SBX BOWLING, *no package sales*
- 6COP SPX BOAT, *no package sales*
- 3BPS BEER, WINE and LIQUOR, *package sales only*
- 3M ADDITIONAL LICENSE FOR 6COP, *over three bars*
- 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*

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

APPLICATION

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

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

- Complete alcoholic beverage application (unaltered and unbound)
Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
Proof of ownership (i.e., Warranty Deed)
Current Property Record Card(s) from the Monroe County Property Appraiser
Location map
Photograph(s) of site from adjacent roadway(s)
Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor...
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...
Typed name and address mailing labels of all property owners within a 500 foot radius...
A certificate of the Division of Hotels and Restaurants...

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

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
Proposed site plan and/or building floor plans
Traffic Study, prepared by a licensed traffic engineer, and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval).

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

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

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

APPLICATION

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 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: [Handwritten Signature] Date: 12/14/2016

STATE OF Florida

COUNTY OF Monroe

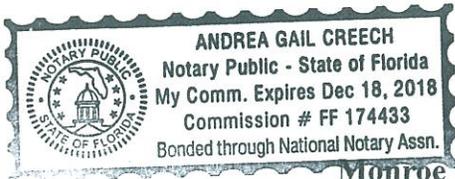
Sworn to and subscribed before me this 14th day of December, 2016.

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

FL Drivers Lic as identification.
(TYPE OF ID PRODUCED)

[Handwritten Signature: Andrea Gail Creech]
Signature of Notary Public

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



Send complete application package to:

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

ERIC

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 12 / 2016
Month Day Year

I hereby authorize _____ be listed as authorized agent
(Print Name of Agent)

representing PLAZA 29 LLC (Heung Shing Poon) for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Apply 2 COP License.
(List the Name and Type of applications for the authorization)

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

1-2 1 Big Pine Key Inc Big Pine Key
Lot Block Subdivision Key (Island)

00 256540 - 000000 1328260
Real Estate (RE) Number Alternate Key Number

2994 3 OVERSEAS HWY BIG PINE KEY FL 33043 29
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

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

Work Phone Home Phone Cell Phone Email Address

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: H.S. Poon

Printed Name of Property Owner: HEUNG SHING POON

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 13th day of December, 2016,

by Heung Shing Poon, who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced) as identification.
Signature of Notary Public Ashley Todd
Notary Public - State of Florida
Commission # FF 242842
My Comm. Expires Oct 16, 2019
Bonded through National Notary Assn.
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: