File #: **2016-214**

Owner's Name: Key Largo Tree, LLC

Applicant: Christopher Collins, PE (CPH, Inc)

Agent: Christopher Collins, PE (CPH, Inc)

Type of Application: Variance - PC

Key: Key Largo

RE: 00087350.000000

Additional Information added to File 2016-214

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

We strive to be caring, professional, and fair.

Date: 12.19.16
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Variance to PC
Type of application

Key Largo Tree, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Planning Staff

CALUSA CAMPGROUND
CONDOMINIUM ASSOCIATION, INC
325 CALUSA ST
KEY LARGO, FL 33037-2641

245 CALUSA ST LLC
1091 E 26TH ST
HIALEAH, FL 33013-3717

7114 SW 135 CT LLC
1091 E 26TH ST
HIALEAH, FL 33013-3717

ACOSTA DANIA
325 CALUSA ST LOT 437
KEY LARGO, FL 33037-2699

AGUILA GILBERTO AND ALINA
6245 W 10TH AVE
HIALEAH, FL 33012-6405

ALBERTO VALENTIN
325 CALUSA ST UNIT 44
KEY LARGO, FL 33037-2699

ALEJO ANGELA J
3880 E 1ST AVE
HIALEAH, FL 33013-2652

ALFONSO ARTURO
7920 SW 12TH ST
MIAMI, FL 33144-4322

ALFONSO CARLOS
325 CALUSA ST LOT 6
KEY LARGO, FL 33037-2699

ALLAMANI ROBERTO
325 CALUSA ST LOT 126
KEY LARGO, FL 33037-2699

ALONSO NICOLAS R AND MARTA A
11322 SW 246TH ST
HOMESTEAD, FL 33032-4641

ALONSO PEDRO P AND AURORA M
14227 SW 12TH ST
MIAMI, FL 33184-3206

ALVAREZ ELIAS
PO BOX 22427
HIALEAH, FL 33002-2427

ALVAREZ LUIS AND MERCEDES
8904 SW 81ST TER
MIAMI, FL 33173-4167

ALVAREZ PEDRO J AND XIOMARA
10845 SW 41ST TER
MIAMI, FL 33165-4810

ALVAREZ ROGELIO J AND ANN M
8461 SW 30TH ST
MIAMI, FL 33155-2325

ANDINO IVAN AND CARMEN
10311 SW 34TH ST
MIAMI, FL 33165-3807

AREMAR IMPORT INC
12871 SW 22ND ST
MIAMI, FL 33175-1805

ARTAYETA CARLOS AND EILEEN
12930 SW 107TH TER
MIAMI, FL 33186-3513

ATALA FARESH MIGUEL
103100 OVERSEAS HWY APT 52
KEY LARGO, FL 33037-2852

ATORRESAGASTI MANUEL S AND
GEORGINA
100 SW 128TH AVE
PLANTATION, FL 33325-2302

B G AND R A LLC
237 RAINBOW DR
LIVINGSTON, TX 77399-2037

BALLESTER EDDY
2701 SW 79TH AVE
MIAMI, FL 33155-2540

BALUJA JORGE M AND MARIA
1726 W 80TH ST
HIALEAH, FL 33014-3242

BARCELO OSVANY JAVIER
2904 MASON LN
WYLIE, TX 75098-8761

BARKETT THOMAS REV TR 3/29/1990
2000 SW 4TH AVE
MIAMI, FL 33129-1303

BARNES SOFIA
3179 W 71ST PL
HIALEAH, FL 33018-5273

BARRERO MYRIAM I
5521 SW 70TH AVE
DAVIE, FL 33314-5802

BARRIOS GUILLERMO AND LEOPOLDINA
6679 SEGOVIA CIR W
FORT LAUDERDALE, FL 33331-4625

BARRIOS JOSE A AND DELFINA J
5345 NW 173RD DR
MIAMI GARDENS, FL 33055-3502

BASTO DANIELLE
10230 SW 41ST TER
MIAMI, FL 33165-4960

BAY VIEW PROPERTIES LLC
PO BOX 371974
KEY LARGO, FL 33037-1974

BECERRA GIRALDO
3144 SW 156TH PL
MIAMI, FL 33185-4917

BELLO GUSTAVO J
8544 SW 102ND PL
MIAMI, FL 33173-3953

BENITEZ MIGUEL J AND YOLANDO
530 W 66TH ST
HIALEAH, FL 33012-6667

BEOTO MARIO AND MARIA
325 CALUSA ST LOT 376
KEY LARGO, FL 33037-2699

BERSANI LEWIS AND ANN MARIE
7047 LAKESHORE RD STOP 1
CICERO, NY 13039-9736

BESU CINTYA
1887 DEL RIO CT
DELTONA, FL 32725-3918

BEZANILLA RAFAEL A SR
940 SW 36TH CT APT 7
MIAMI, FL 33135-4241

BLANCO SESAR
19080 ROYAL BIRKDALE DR
HIALEAH, FL 33015-2305

BLUE SEA 353 CORP
1032 SW 121ST CT
MIAMI, FL 33184-2455

BOLUFE ANA C
17730 NW 87TH CT
HIALEAH, FL 33018-6608

BOMBARDIER PIERRE
325 CALUSA ST LT 218
KEY LARGO, FL 33037-2699

BORGES ALBERTO AND ALINA
1921 NW 36TH AVE
MIAMI, FL 33125-1049

BOSCH WILLIAM AND MARTHA
5760 W 13TH AVE
HIALEAH, FL 33012-2209

BOYCE ROBERT AND FAYE
3102 E ROSEMONTE DR
PHOENIX, AZ 85050-3450

BRUHNSEN ROBERT R
325 CALUSA ST UNIT 256
KEY LARGO, FL 33037-2699

BUSTAMANTE JUAN C SR
1031 SW 124TH CT
MIAMI, FL 33184-2458

BUSTAMANTE SHANNON AND ENOE
282 E 13TH ST
HIALEAH, FL 33010-3538

CALUSA 483 LLC
14671 SW 136TH PL
MIAMI, FL 33186

~~CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION INC~~
~~325 CALUSA ST~~
~~KEY LARGO, FL 33037-2699~~ DUP

CALUSA KEY VENTURES LLC
16143 SW 71ST TER
MIAMI, FL 33193-3498

CALUSA ONE LLC
9 ISLAND AVE APT 1006
MIAMI BEACH, FL 33139-1358

CAMBON ENRIQUE
19201 SW 196 ST
MIAMI, FL 33187

CAMPUZANO ISABEL CRISTINA
10281 SW 44TH ST
MIAMI, FL 33165-5605

CARDENACHE FIDEL
5135 E 9TH CT
HIALEAH, FL 33013-1717

CARDET MARIA A
325 CALUSA ST LOT 341
KEY LARGO, FL 33037

CARNES MALLORY PHILLIP
5255 SW 38TH AVE
FORT LAUDERDALE, FL 33312-8227

CARRERO SIMEON
7934 NW 190TH LN
MIAMI, FL 33015-2746

CASTILLA INGRID GUZMAN
7211 W 24TH AVE APT 2205
HIALEAH, FL 33016-6530

CASTRILLON NICOLE MARIE
10300 SW 51 ST
MIAMI, FL 33165

CAYON OSDALIS ALVAREZ AND JORGE (H/W)
8857 NW 175TH ST
HIALEAH, FL 33018

CELADA DAVID AND ANA
17331 NW 53RD AVE
MIAMI GARDENS, FL 33055-4032

CELADA LUCIA M
4055 E 2ND AVE
HIALEAH, FL 33013

CHIROLE DAVID
15473 SW 21 TERR
MIAMI, FL 33185

CHIROLE ENTERPRISES LLC
15465 SW 21ST TER
MIAMI, FL 33185

CLARK DORIS L/E
PO BOX 370064
KEY LARGO, FL 33037-0064

COLADO YAMIL
3732 SW 85TH AVE
MIAMI, FL 33155-3218

COMAS INVESTMENTS LLC
7680 NW 63RD ST
MIAMI, FL 33166-3608

COMAS MIGUEL AND MARTHA
205 NW 119TH CT
MIAMI, FL 33182

CONFIDENTIAL DATA F.S. 119.07
, null

CONFIDENTIAL DATA F.S. 119.07
, null

CONFIDENTIAL DATA F.S. 119.07
, null

CORBO TERESA
4501 SW 129TH AVE
MIAMI, FL 33175-4505

CORDERO ISRAEL
12040 SW 177TH TER
MIAMI, FL 33177-2357

CORONEL PATRICIA
325 CALUSA ST UNTI 53
KEY LARGO, FL 33037-2699

CORTINA NICOLAS JR
5391 W 6TH LN
HIALEAH, FL 33012-2514

COUSINEAU PATRICK
319 CH DE LA COTE-SAINT-LOUIS E
BLAINVILLE, QC J7E 4H5

COUSINEAU STEPHANE
2540 RUE DE LA GIBOULEE
TERREBONNE, QC J6X 4S3

D AND DC INVESTOR GROUP LLC
14238 SW 170TH ST
MIAMI, FL 33177-2049

DE ATCE VIRGILIO G
1947 SW 131ST PLACE CT
MIAMI, FL 33175-1343

DE LA PAZ FRANCISCO
18120 NW 90TH AVE
HIALEAH, FL 33018-6555

DE LA TORRE RAMSES
3310 SW 103RD CT
MIAMI, FL 33165-3819

DEARMAS JORDAN
11871 SW 207TH ST
MIAMI, FL 33177

DELGADO ERIC
17902 NW 78TH AVE
HIALEAH, FL 33015-2807

DELGADO JOSE J AND IRENE
1815 WEST 68 ST
HIALEAH, FL 33014

DELGADO MARTHA MERCEDES
830 SW 146TH TER
PEMBROKE PINES, FL 33027

DELGADO ROSA
8870 SW 43RD ST
MIAMI, FL 33165-5328

DELGADO SIGFREDO JR AND MARIE E
8090 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1007

DELGADO SIGREDO JR AND MARIA E
8090 HAWTHORNE AVE
MIAMI BEACH, FL 33141

DELGADO YDALMI C
7359 W 18TH AVE
HIALEAH, FL 33014-3710

DEVIS AIDE
2899 COLLINS AVE UNIT 1118
MIAMI BEACH, FL 33140

DI NICOLA ALBERT A AND SHERRY A
PO BOX 370460
KEY LARGO, FL 33037-0460

DIAZ ARNOLD AND DAMARIS
15512 NW 82ND PL
HIALEAH, FL 33016-5857

DIAZ JOSE AND MARIA DEL CARMEN (H/W)
10211 SW 6TH ST
MIAMI, FL 33174

DIAZ WILLIAM AND SHEILA B
50 WEST 23 ST APT 14
HIALEAH, FL 33012

DINICOLA ALBERT A AND SHERRY A
PO BOX 370460
KEY LARGO, FL 33037-0460

DISPIRITO JAMES EDWARD AND LEXA TUMA
PO BOX 2623
MONTAUK, NY 11954

DNR 458 LLC
8510 SW 97TH RD
MIAMI, FL 33173

DNR 459 LLC
8510 SW 97 RD
MIAMI, FL 33173

DONADO LEONOR AND RAFAEL
172 TRUXTON DR
MIAMI SPRINGS, FL 33166-5059

DUGGER ROBERT AND RACHEL
7401 BEACH VIEW DR
NORTH BAY VILLAGE, FL 33141

DUNKLEY FAMILY TRUST 5/2/2011
55 W 16TH ST APT 3
HIALEAH, FL 33010-3055

DURAN DAISY
325 CALUSA ST LT 346
KEY LARGO, FL 33037-2699

DURAND MICHELLE MONICE
10802 SW 142ND CT
MIAMI, FL 33186-3055

DYER NANCY
325 CALUSA ST LOT 431
KEY LARGO, FL 33037-2699

EGUED ANGEL AND MERCEDES
11350 SW 41ST TER
MIAMI, FL 33165-4611

ENRIQUEZ JESUS A AND ALEIDA
12905 SW 42ND TER
MIAMI, FL 33175-4003

ESCOBAR LAURA REV TRUST 6/8/06
7770 SUNSET DR
MIAMI, FL 33143-4048

ESPINOSA SANTIAGO
9704 NW 127TH TER
HIALEAH, FL 33018-7405

ESTEVEZ ALBERTO AND ALICE
1012 W 79TH ST
HIALEAH, FL 33014-3588

FALCON JOSE
100 SW 124TH AVE
MIAMI, FL 33184-1433

FERNANDEZ ANGEL L
8327 SW 163RD AVE
MIAMI, FL 33193-5128

FERNANDEZ JOSE ROGELIO
23215 SW 187 AVE
HOMESTEAD, FL 33031

FERNANDEZ JUAN B AND MARIA O
325 CALUSA DR UNIT 502
KEY LARGO, FL 33037

FERNANDEZ MANUEL AND ALBA LIVING TRUST 2/11/2000
7090 SW 99TH AVE
MIAMI, FL 33173-4643

FERNANDEZ RODOLFO C
1631 SW 126TH PL
MIAMI, FL 33175-1433

FERRADAS AILEEN
19860 NW 78TH PATH
HIALEAH, FL 33015-6631

FIZER CHARLES S AND MARLEENA A TRUST 5/30/2008
20350 SABAL ST
ORLANDO, FL 32833-5612

FONTELA MARIO AND ROSA F
PO BOX 373046
KEY LARGO, FL 33037-8046

FORMOSO CARLOS JR
15940 SW 42 TERRACE
MIAMI, FL 33185

FRANCO CHRISTINE
1801 SW 90TH AVE
MIAMI, FL 33165-7860

FRANCO JOSE A
325 CALUSA ST LT 99
KEY LARGO, FL 33037-2699

FUENTES CHRISTOPHER AND VIVIAN
240 LIGNUMVITAE DR
KEY LARGO, FL 33037-4538

FUNDORA WILLIAM
1240 NORTH DR
MIAMI, FL 33179-3543

FUNDORA WILLIAM
1230 NORTH DR
MIAMI, FL 33179-3543

GALLARDO HOLDCO LLC
13507 SW 137TH AVE
MIAMI, FL 33186-5315

~~GALLARDO JOSE S~~
~~13507 SW 137TH AVE~~
~~MIAMI, FL 33186-5315~~ DUP

GALLARDO JOSE S AND ISOTTA
13507 SW 137 AVE
MIAMI, FL 33186

GALLO LUIS C
15329 SW 41TH TER
MIAMI, FL 33185

GALVEZ AGNES Y
14714 SW 38TH TER
MIAMI, FL 33185-3946

GARCIA ANGEL
4130 SW 140TH AVE
MIAMI, FL 33175-6447

GARCIA EDELMIRO A AND DUNIA LOPEZ
8814 NW 153RD TER
HIALEAH, FL 33018

GARCIA IRIS M
7315 SW 39TH ST
MIAMI, FL 33155-6617

GARCIA LIVIA
14373 SW 62 ST
MIAMI, FL 33181

GARCIA TOMAS
6550 SCOTT ST
HOLLYWOOD, FL 33024-4033

GAUVIN CAROLE
500 RUE SAINT-FRANCOIS-XAVIER
TROIS-RIVIERES, QUEBEC G9A 1R4

GCR INVESTMENTS LTD
919 SW 57TH AVE
WEST MIAMI, FL 33144-5019

GIRALDO LUIS FERNANDO AND CARMENZA
12805 SW 119TH TER
MIAMI, FL 33186

GOMEZ GUILLERMO A AND PATRICIA G
15966 SW 100TH LN
MIAMI, FL 33196-6128

GOMEZ RUBEN AND ZOBEIDA
15104 SW 148TH CT
MIAMI, FL 33196-4414

GONZALEZ ABDEL K
9040 SW 48TH ST
MIAMI, FL 33165-5956

GONZALEZ ALFREDO
111 W 31 ST
HIALEAH, FL 33012

GONZALEZ JACOBO AND MARIAN
PO BOX 126762
HIALEAH, FL 33012

GONZALEZ JAIME AND ADALIGIA DE FATIMA
5020 NW 190TH ST
MIAMI GARDENS, FL 33055-2446

GONZALEZ JOSE D AND MARITZA
7901 SW 20TH ST
MIAMI, FL 33155-6505

GONZALEZ MARIYEL
325 CALUSA ST LOT 514
KEY LARGO, FL 33037-2699

GONZALEZ PEDRO AND MEDELIEINE
9021 SW 94TH CT
MIAMI, FL 33176-1964

GONZALEZ RAYMOND
3250 NW 16TH TER
MIAMI, FL 33125-1818

GONZALEZ REINEL PUBLIO AND BALBINA S
15327 SW 58TH TER
MIAMI, FL 33193-2500

GRANDA VICTOR
51 E 15TH ST
HIALEAH, FL 33010-3549

GRAU JOSE F L/E
9020 SW 125TH AVE APT 405F
MIAMI, FL 33186-7159

GRAVIER LUIS G AND MARIA G
2220 SW 24TH TER
MIAMI, FL 33145

GRECCO SHERRI
1682 ISLAND WAY
WESTON, FL 33326-3624

GRIJALBA JACQUELINE
87401 OLD HWY LOT 30B
ISLAMORADA, FL 33036-3027

GRULLON JOSE A
13400 SW 128TH ST
MIAMI, FL 33186-5800

GUERRA BARBARA
174 LONG KEY RD
KEY LARGO, FL 33037-3036

GUIDI ARNOLD
9702 SW 56 TER
MIAMI, FL 33173

GUION RODNEY L
PO BOX 370047
KEY LARGO, FL 33037-0047

~~GUTIERREZ TANYA~~
~~16561 SW 145 CT~~
~~MIAMI, FL 33177~~
DUP

GUTIERREZ TANYA
16561 SW 145TH CT
MIAMI, FL 33177-1786

HARDING SUSAN P LIVING TRUST
11/28/2007
224 ATWELL ST
ELGIN, IL 60124-8496

HAWKINS ALBERT E
325 CALUSA ST LT 411
KEY LARGO, FL 33037-2699

HERNANDEZ DOMINGO AND CARMEN
5700 W 13TH CT
HIALEAH, FL 33012-2275

HERNANDEZ EMINALDO AND IDIANA
91 W 33RD ST
HIALEAH, FL 33012-5221

HERNANDEZ ENRIQUE AND ODALYS
19470 NW 87TH PL
HIALEAH, FL 33018-6214

HERNANDEZ GUSTAVO
7738 NW 201ST TER
HIALEAH, FL 33015-6643

HERNANDEZ JOSE M
3525 W 72ND PL
HIALEAH, FL 33018-1712

HERNANDEZ JUAN C AND RAQEL
15051 SW 63RD TER
MIAMI, FL 33193-2784

HERNANDEZ LAZARO
7755 SW 127TH CT
MIAMI, FL 33183-4220

HERNANDEZ LUIS E AND CARMEN
16923 SW 145TH AVE
MIAMI, FL 33177

HERNANDEZ PEDRO AND YARMILA
3001 SW 80TH AVE
MIAMI, FL 33155-2516

HERNANEZ EMILIO AND NANCY A H/W
9220 SW 42 TER
MIAMI, FL 33165

HERRERA DAVID
12320 SW 99 AVE
MIAMI, FL 33176

HERRERA HEBERTO AND MARIA
16980 NW 44TH AVE
MIAMI GARDENS, FL 33055-4351

IGLESIAS JUAN JESUS
947 E 19TH ST
HIALEAH, FL 33013-4212

IGLESIAS REINALDO AND AMPARO
7483 W 30TH LN
HIALEAH, FL 33018-5244

IJC KEY LARGO CORP
3126 CORAL WAY
CORAL GABLES, FL 33145-3210

JERDANI CORPORATION
116 SEVENTH LN
KEY LARGO, FL 33037

JIMENEZ DAYSE
100 E 42ND ST
HIALEAH, FL 33013-2244

JOHNSON LINDA A
206 BATH RD
BRUNSWICK, ME 04011-2611

JOHNSON NANCY
1711 RIVIERA CT
POINT PLEASANT BORO, NJ 08742-5242

KELLER CLOTILDE C
6821 SW 155TH AVE
MIAMI, FL 33193-2121

KEY LARGO TREE LLC
696 NE 125TH ST
NORTH MIAMI, FL 33161-5546

KORTE SALLIE J
PO BOX 373312
KEY LARGO, FL 33037-8312

LATOUR ALFREDO M JR AND NILDA
772 NW 129 AVE
MIAMI, FL 33182

LAUREL BEATRIZ
2722 SW 156 AVE
MIAMI, FL 33185

LEBOEUF MICHAEL REVOCABLE TRUST
4/21/2010
42 SE MARLIN AVE
KEY LARGO, FL 33037-4781

LEON JESUS AND GRISEL
11224 SW 33RD CIRCLE PL
MIAMI, FL 33165-3436

LLADO EDUARDO AND MABEL GARCIA
10804 SW 142ND PL
MIAMI, FL 33186-7009

LOPEZ HELEN
10307 NW 9TH STREET CIR APT 201
MIAMI, FL 33172-3287

LOPEZ PEDRO AND SILVIA
7675 NW 68TH CT
MEDLEY, FL 33166-2551

LOPEZ REINIER
8600 SW 4TH ST
MIAMI, FL 33144-3510

LOPEZ SAMUEL AND GEORGINA
311 SW 55TH AVE
CORAL GABLES, FL 33134-1007

LORENZO-LUACES MARIO ALEJANDRO
9401 SW 106TH AVE
MIAMI, FL 33176-2634

LORITES ALINA
325 CALUSA ST LOT 13
KEY LARGO, FL 33037-2699

LUZARDO ISAAC C AND BALNCA E
3853 SW 145TH PL
MIAMI, FL 33175-7828

LYNCH ESTELA D
7760 NW 175TH ST
HIALEAH, FL 33015-3859

MACHADO ERICK
2177 NW 18TH ST
MIAMI, FL 33125-1315

MACHADO JOSE H
661 NW 132ND PL
MIAMI, FL 33182-1658

MACKINSON JOHN W
10091 SW 144TH ST
MIAMI, FL 33176-7083

MALAGON ARGELIO
7812 SW 34TH TER
MIAMI, FL 33155-3536

MANATEE LANDING LLC
PO BOX 371974
KEY LARGO, FL 33037-1974

MANKO ROBERT AND MARIANNE
1830 NE 42ND ST
POMPANO BEACH, FL 33064-6033

MARINO ANA M
2921 SW 10TH ST APT 25
MIAMI, FL 33135-4576

MARRERO JENARO AND MARIA ELENA
5875 W 20 AVE APT 210
HIALEAH, FL 33012

MARTIN ANITA
1388 WESTWARD DR
MIAMI SPRINGS, FL 33166

MARTINEZ ALFREDO
8301 NW 172ND ST
HIALEAH, FL 33015-3745

MARTINEZ DIEGO I AND CLARA L
8915 NW 148TH ST
HIALEAH, FL 33018-7317

MARTINEZ JOSE A
12940 SW 19TH DR
HOLLYWOOD, FL 33027

MARTINEZ MELVIS
6355 SW 30TH ST
MIAMI, FL 33155-3028

MARTINEZ MILTON AND LILIANNE
8760 SW 133RD AVENUE RD APT 320
MIAMI, FL 33183-5376

MARTINEZ ROSIE
3255 W FLAGLER ST
MIAMI, FL 33135-1168

MAYNARD J SMITH MOBILE HOMES
AND R V LIMITED
PO BOX 409
OKOBOJI, IA 51355-0409

MCGEE RONALD P AND TAMMY L
11972 ALPHA RD
HIRAM, OH 44234-9774

MCINTYRE MICHAEL B
1042 2ND ST
WYANDOTTE, MI 48192-3212

MDE COMPANY LLC
6300 SW 14TH ST
WEST MIAMI, FL 33144-5626

MDE COMPANY LLC
6500 SW 14TH ST
MIAMI, FL 33144-5502

MEDINA GERSON L AND CARMEN
501 E 8TH ST
HIALEAH, FL 33010-4541

MENDEZ MAGALY
272 E 54TH ST
HIALEAH, FL 33013-1431

MENENDEZ MARIO M
325 CALUSA ST UNIT 345
KEY LARGO, FL 33037-2699

MERVARDO CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

MICHIS GLOBAL INVESTMENT LLC
1150 NW 72ND AVE STE 512
MIAMI, FL 33126-1921

MILIAN MARIA
4055 SW 138TH AVE
MIAMI, FL 33175-6461

MILLAN DAMIAN
13251 SW 107TH AVE
MIAMI, FL 33176-6044

MILZ TOMMY A AND BARBARA
325 CALUSA ST LT 317
KEY LARGO, FL 33037-2699

MIRANDA GUSTAVO
33 FLAGLER DR
MIAMI, FL 33166

MIRANDA GUSTAVO
33 FLAGLER DR
MIAMI SPRINGS, FL 33166-4923

MMT LIVING TRUST OF 2010
3851 NW 177TH ST
MIAMI GARDENS, FL 33055

MOLD BRIAN L AND DEBRA K
PO BOX 694
RUSH CITY, MN 55069-0694

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

MONROE COUNTY FLORIDA
1100 SIMONTON ST email
KEY WEST, FL 33040

MONROE COUNTY HOUSING
AUTHORITY
1400 KENNEDY DR
KEY WEST, FL 33040

MOREJON ALBERTO
325 CALUSA ST
KEY LARGO, FL 33037

MOREJON NANCY
511 EAST 44 ST
HIALEAH, FL 33013

MORELL LESTER
325 CALUSA ST LT 380
KEY LARGO, FL 33037-2699

MORELL SANDRA
325 CALUSA ST LOT 349
KEY LARGO, FL 33037-2699

NADAL JONATHAN
325 CALUSA LOT 253
KEY LARGO, FL 33037

NARIO NAYRA
1492 EGRET RD
HOMESTEAD, FL 33035-1021

NEGRON EDNA
PO BOX 753
VILLALBA, PR 00766-0753

NELSON CHRISTOPHER AND LORI
325 CALUSA ST 250
KEY LARGO, FL 33037-2699

NICHOLLS FAITH M REV TRUST OF 2003
06/04/2003
470 SE PINE RD
PORT ST LUCIE, FL 34984

NICOLAS OSVALDO AND GRISEL
325 CALUSA ST LOT 62
KEY LARGO, FL 33037-2699

NOGUEIRA REYCIEL
8972 SW 209TH TER
CUTLER BAY, FL 33189-3415

NOSE 4 DIVING LLC
740 NW 91 AVE
PEMBROKE PINES, FL 33024

OBREGON YOVANIS
325 CALUSA ST LT494
KEY LARGO, FL 33037-2699

OLIVA CARLOS A
325 CALUSA ST UNIT 486
KEY LARGO, FL 33037

ONDARZA ALEXANDER
190 SW 129TH AVE
MIAMI, FL 33184-1229

OPP INVESTMENTS LLC
2050 SW 135TH AVE
MIAMI, FL 33175-1022

ORASI GREGORY
325 CALUSA ST LOT 465
KEY LARGO, FL 33037-2699

ORASI MERCEDES
11700 SW 77TH AVE
MIAMI, FL 33156

ORASI MERCEDES
11720 SW 77TH AVE
MIAMI, FL 33156-4564

~~ORASI MERCEDES~~
~~11700 SW 77 AVE~~ DUP
~~PINECREST, FL 33156~~

ORTA ARMANDO AND BERTA
14940 SW 168TH ST
MIAMI, FL 33187-6004

ORTA RAFAEL
4155 NE 16TH ST
HOMESTEAD, FL 33033-6050

ORTEGA ARLENE
8360 SW 45TH ST
MIAMI, FL 33155-4227

ORTIZ LEONARDO AND MAYRA C
17811 NW 81ST AVE
HIALEAH, FL 33015-2840

PABLOS MANUELA
PO BOX 370112
KEY LARGO, FL 33037-0112

PAEZ RICARDO DAVID AND CHRISTINA DIEZ
6873 SW 159TH CT
MIAMI, FL 33193-3627

PAGES BARBARA
6240 SW 79TH CT
MIAMI, FL 33143-1616

PALMER ROBERT AND EVE
7773 EMBASSY BLVD
MIRAMAR, FL 33023-6407

PALMER ROBERT E AND ESTHER M
3010 SW 139TH AVE
DAVIE, FL 33330

PARADISE PIT LLC
743 LARGO RD
KEY LARGO, FL 33037

PARDAL ALEXIS R
325 CALUSA ST LOT 470
KEY LARGO, FL 33037-2699

PARDAL ELVIS ALEXANDER
2250 SW 81ST AVE
MIAMI, FL 33155-1233

PENA ELDUIN N
941 NE 73RD ST
MIAMI, FL 33138-5229

PENA RAUL BLAS
12850 STATE RD 84 BOX 7-4
DAVIE, FL 33325

PEREIRA PETRA
6436 SAWMILL LN
MIAMI LAKES, FL 33014-6020

PERERA GEORGINA
19800 SW 180TH AVE LOT 504
MIAMI, FL 33187-2617

PEREZ ALBERTO AND GRISEL MAS
325 CALUSA ST LOT 312
KEY LARGO, FL 33037-2699

PEREZ ALVING AND AURIA NORMA
9979 NW 25TH TER
DORAL, FL 33172-1346

PEREZ DALMA R
8824 NW 110TH LN
HIALEAH, FL 33018-4557

PEREZ JORGE AND DENISE
7930 NW 185TH ST
HIALEAH, FL 33015-2732

PEREZ JOSE R AND YANELIS
18821 W OAKMONT DR
HIALEAH, FL 33015-2905

PEREZ MANUEL AND MARIA C
551 E 34TH ST
HIALEAH, FL 33013-3027

PEREZ NATALIE
17035 NW 78TH CT
HIALEAH, FL 33015-3803

PEREZ RAUL
1163 NW 124TH COURT
MIAMI, FL 33182

PEREZ VICTOR
PO BOX 372612
KEY LARGO, FL 33037-7612

PETER KENNETH A AND FRANCES G
1463 GOODNOW FLOW RD BOX 303
NEWCOMB, NY 12852-2418

PETERSON CARL R AND LINDA E
PO BOX 271
WINDSOR, ME 04363-0271

PFEIFFER JEFFREY
1950 NW 107TH AVE
PEMBROKE PINES, FL 33026

PILLO JOSE SANTIAGO AND IVETTE
10511 TAFT ST
PEMBROKE PINES, FL 33026-2820

PLA CARLOS AND CARMEN
7851 NW 163RD ST
MIAMI LAKES, FL 33016-8407

PLA ONDINA G
714 E 29TH ST
HIALEAH, FL 33013

PORTAL DANILO AND DIANA
3431 SW 145TH AVE
MIRAMAR, FL 33027-3727

PRIETO FRANCISCO
6745 MIAMI LAKES DR APT I230
HIALEAH, FL 33014-8153

PRIME INVESTMENT GROUP LLC
11779 SW 92ND TER
MIAMI, FL 33186-2157

~~PRIX INVESTMENT CORP~~
~~10101 COLLINS AVE APT 5B~~
~~MIAMI BEACH, FL 33154~~
DUP

PRIX INVESTMENT CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

PULGARON CARLA J CHIRINOS
3461 NE 4TH ST
HOMESTEAD, FL 33033-7130

QUINTANA JOSE
325 CALUSA ST LT 377
KEY LARGO, FL 33037-2699

QUINTERO JORGE LUIS AND MONICA O
1214 W 76TH ST
HIALEAH, FL 33014-3423

R & M INVESTMENTS PROPERTY GROUP LLC
6031 SW 129TH CT
MIAMI, FL 33183-1237

RAMIREZ ANGELINA
6092 SW 133RD PL
MIAMI, FL 33183-5170

RAMIREZ OMELIO E AND MARGARITA
401 NW 107TH AVE APT 104
MIAMI, FL 33172-3840

RAMIREZ SILVIA
201 NORTHWEST BLVD
MIAMI, FL 33126-4152

RAMOS ARMANDO F AND TERESA
2605 SW 16TH TER
MIAMI, FL 33145

RAVELO ARSENIO
17345 SW 280TH ST
HOMESTEAD, FL 33031-2347

RAVELO ARSENIO AND ANTONIA
ABASCAL REV TR 3/20/12
17345 SW 280TH ST
HOMESTEAD, FL 33031-2347

~~RAVELO ARSENIO AND ANTONIO~~
~~ABASCAL REV TR3/20/12~~
~~17345 SW 280TH ST~~
~~HOMESTEAD, FL 33031-2347~~
DUP

REIGADAS RAYMOND AND CHRISTINE
5448 SW 149TH PL
MIAMI, FL 33185-4018

~~REIGADAS RAYMOND J AND CHRISTINE~~
~~5448 SW 149TH PL~~
~~MIAMI, FL 33185-4018~~ DUP

REINA JUAN CARLOS AND ALMA
11327 SW 161ST PL
MIAMI, FL 33196-4277

REINA MIGUEL AND CARMEN
13401 SW 25TH ST
MIAMI, FL 33175-1152

REMEDIOS JORGE AND ILYA
11001 SW 47TH ST
MIAMI, FL 33165-6103

RIOS JORGE L AND HAYDEE M
14620 SW 50TH ST
MIAMI, FL 33175-5005

RIVERA CARMEN M
457 NW 61ST AVE
MIAMI, FL 33126-4641

RIVERO TANIA ALBERDI
125 SW 104TH CT
MIAMI, FL 33174-1651

ROBBINS W PAUL
992 PERRY HWY APT 2
PITTSBURGH, PA 15237-2104

RODRIGUEZ ANTHONY
14785 SW 168TH TER
MIAMI, FL 33187-1759

RODRIGUEZ ANTONIO AND ROSA M
15300 SW 307TH RD
HOMESTEAD, FL 33033-4356

RODRIGUEZ JANET
7439 W 22 AVENUE UNIT 210
HIALEAH, FL 33016

RODRIGUEZ MARIA T
5566 NW 102ND PL
DORAL, FL 33178-2653

RODRIGUEZ OLGA
1720 SW 30TH AVE
MIAMI, FL 33145

RODRIGUEZ RICARDO AND MILAGROS COLLADO
9241 SW 57TH TER
MIAMI, FL 33173

RODRIGUEZ RICARDO AND ROSA
1800 NW 88TH TER
PEMBROKE PINES, FL 33024-3313

RODRIGUEZ RUBEN
PO BOX 941412
MIAMI, FL 33194-1412

ROSARIO IVELISS
10270 NW 129 ST
HIALEAH, FL 33018

SABLON RICARDO AND MARTHA L
3084 S HIATUS RD
DAVIE, FL 33330-1403

SACKS JAMES H AND MARIA A
621 SW 18TH ST
FORT LAUDERDALE, FL 33315-2029

SANCHEZ ANDRES A AND ODALYS
508 E 34TH ST
HIALEAH, FL 33013-3028

SANCHEZ ANTONIO AND ELIZABETH
1685 W 65TH ST
HIALEAH, FL 33012-6109

SANCHEZ ILEANA L
2828 SW 143RD PL
MIAMI, FL 33175-6557

SANCHEZ WILFREDO AND ILEANA L
325 CALUSA ST UNIT 489
KEY LARGO, FL 33037-2699

SANCHOYERTO DAVID AND ELENA
11921 NW 19TH ST
PEMBROKE PINES, FL 33026-1903

SARDUY AYLEC M
4021 SW 153RD CT
MIAMI, FL 33185-5404

SCHOEMER RICHARD F AND VIRGINIA
1527 LITTLEHILL RD
POINT PLEASANT BORO, NJ 08742-3431

SCHROYER DALE ME AND JANICE
7955 HEAD O LAKE RD
OTTAWA LAKE, MI 49267-9710

SEBASTIAN RUBEN
2240 SW 80TH CT
MIAMI, FL 33155-1256

SIERRA LUCIO J
1751 SW 137TH CT
MIAMI, FL 33175-1021

SIERRA NILO
15158 NW 89TH AVE
HIALEAH, FL 33018-1371

SIRE NOREDYS M
6858 SW 158TH PASS
MIAMI, FL 33193-3613

SIRIANI MARITE
8501 SW 47TH ST
MIAMI, FL 33155-5408

SNOOK'S SUNSET INC
6778 PARKINSONIA DR
HIALEAH, FL 33014-2650

SOCCOL CHRISTOPHER B
9444 NW 46TH ST
SUNRISE, FL 33351-5108

SOFIANDRES CALUSA LLC
661 NW 132ND PL
MIAMI, FL 33182-1658

SORIANO CARLO ANTOINE AND MALISSA
15148 SW 173RD TER
MIAMI, FL 33187-6206

SOSA BERTO
658 W 35TH ST
HIALEAH, FL 33012-5129

SOTO SARA
2300 E VALLEY PKWY OFC
ESCONDIDO, CA 92027-2788

SOTOLONGO JUAN AND MARITZA
12921 SW 27TH ST
MIAMI, FL 33175-2034

SPASIUK MICHAEL G JR AND INGRID A
129 W 227TH ST
BRONX, NY 10463-6732

STALDER RICHARD J
1100 MANGO ISLE
FORT LAUDERDALE, FL 33315-1330

SUAREZ GUSTAVO M
7856 NW 170 TER
MIAMI, FL 33015

SUAREZ MIGUEL AND DINORAH
4901 SW 135TH CT
MIAMI, FL 33175-3853

TORRES ANGEL VLADIMIR
9860 SW 83RD ST
MIAMI, FL 33173

TORRES DIONISIO AND ANA A
3075 SW 1ST ST
MIAMI, FL 33135-1270

TORRES SERGIO
10530 SW 48TH ST
MIAMI, FL 33165-5650

TORROELLA LUIS C AND MORAIMA HERNANDEZ
5354 WEST 6 LANE
HIALEAH, FL 33012

TRAVIESO LIDICE
325 CALUSA ST UNIT 231
KEY LARGO, FL 33037

TRIANA NELSON AND MARIA E
13421 SW 53 ST
MIAMI, FL 33175

TROTTER DENNIS
45140 228TH ST
AITKIN, MN 56431-4854

TURINO HARRIET
20818 SW 126TH CT
MIAMI, FL 33177-5718

URRA OSCAR E AND RAQUEL
13326 SW 46TH LN
MIAMI, FL 33175-3929

VALDIVIA JULIO S AND ANA C
5103 SW 139TH CT
MIAMI, FL 33175-5145

VALIDO JULIO
17338 NW 74TH AVE
HIALEAH, FL 33015-7183

VALLE JUAN A
19751 NW 57TH PL
HIALEAH, FL 33015-4926

VARGAS MAURICIO
15459 SW 57 ST
MIAMI, FL 33153

VELIZ ORESTES AND SURY
P O BOX 941654
MIAMI, FL 33194

VELOZ FAMILY INVESTMENTS NO 2 LLC
614 E 51ST ST
HIALEAH, FL 33013-1628

VICTORES JESUS
525 W 43RD PL
HIALEAH, FL 33012-3851

VIDAL DANIEL
11035 SW 51ST TER
MIAMI, FL 33165-6902

VILLALON RADAMES AND MINET
10245 COLLINS AVE APT 7F
BAL HARBOUR, FL 33154-1406

WAIS TIMI D
10 MICHELE DR
RENSSELAER, NY 12144

WEBER JOHN SR AND LINDA M
1080 HWY 1383 LOT 9E
RUSSELL SPRINGS, KY 42642

WILLIAMS KURT A AND SORAYA C
30710 SW 196TH AVE
HOMESTEAD, FL 33030-3615

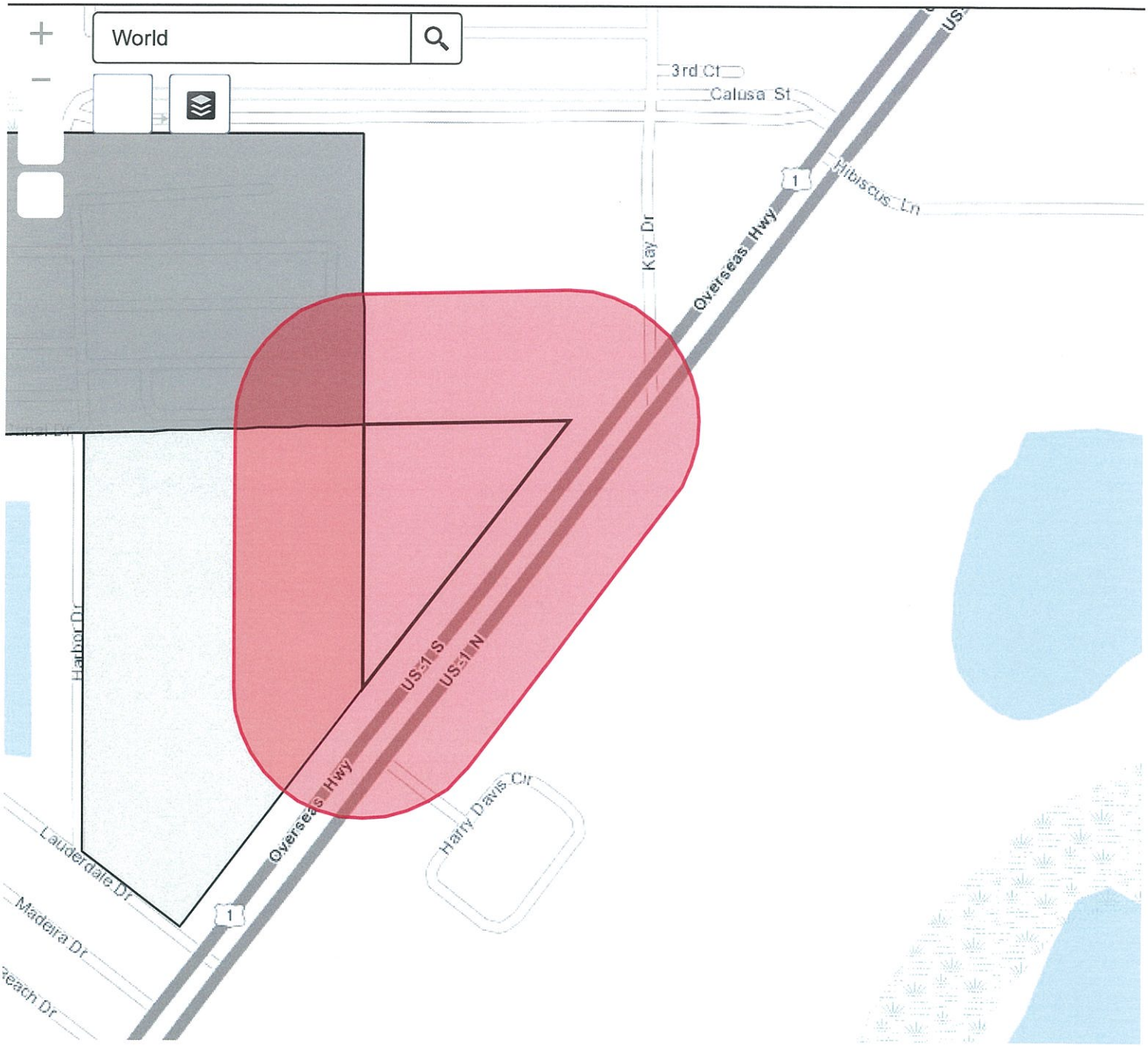
WINNE LISA M
325 CALUSA ST UNIT 457
KEY LARGO, FL 33037

XLT INVESTMENT CORP
8045 NW 155TH ST
HIALEAH, FL 33016-5874

ZORRILLA FAMILY REV LIV TR AGR
12/27/2006
4660 SW 158TH AVE
MIAMI, FL 33185-3810

Verified IA

SPONs - Web App



400ft

25.109 -80.427 Degrees

End of Additional File 2016-214

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
DEC 19 2016
MONROE CO. PLANNING DEPT

Variance Application to the Monroe County Planning Commission

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.

Planning Commission Variance Application Fee: $1,610.00

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 / 19 / 16
Month Day Year

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

Christopher Collins, PE (CPH, Inc.)
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

1992 SW 1st Street, Miami, FL 33135
Mailing Address (Street, City, State and Zip Code)

(305)274-4805 — ccollins@cphcorp.com
Work Phone — Home Phone — Cell Phone — Email Address

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

Key Largo Tree, LLC — Yoram Izhak
(Name/Entity) — Contact Person

696 Ne 125th Street, North Miami, FL 33161
Mailing Address (Street, City, State and Zip Code)

(305)893-9955 — keith.short@imcpropertymanagement.com
Work Phone — Home Phone — Cell Phone — Email Address

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

8 — Key Largo
Block — Lot — Subdivision — Key

00087350-000000 — 1095931
Real Estate (RE) Number — Alternate Key Number

101000 Overseas Highway, Key Largo, FL 33037 — 101
Street Address (Street, City, State & Zip Code) — Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC)

Present Land Use of the Property: Commercial Retail

Proposed Land Use of the Property: Commercial Retail & Restaurant with drive-through

Total Land Area: 3.31 acres

Provide the standards required by the land development regulations: LDC Sec. 114-195- Curb cuts along U.S. 1 must be spaced at least 400 feet from any other curb cut

(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Applicant is requesting a variance to allow the existing curb cut to be relocated to allow for better truck circulation around the site and to bring the access up to current FDOT standards.

(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

   In the present condition, the property has two existing driveways that are spaced approximately 115' away from each other which is not in accordance with FDOT or Monroe County standards. We are seeking to close the existing northern entrance and construct a new right-in/ right-out driveway further north along our property. The new proposed driveway meets FDOT Access Management Standards in regards to spacing between driveways along this roadway segment as well as Kay Drive to the north. The new proposed driveway will meet the new, but not yet effective LDC Section 114-195. There is presently an appeal to this code section that is unrelated to driveway spacing.

2. Failure to grant the variance would result in exceptional hardship to the applicant:

   If the variance is not approved, we could either (a) move the existing southern entrance further south or (b) close the southern entrance and move the northern entrance further south.

   a. If the southern entrance is moved south it will no longer align with the existing median and present a safety hazard to a potential guest who attempts to make a U-turn and maneuver across US 1 to the development.

   b. Closing one of the entrances for this property would drastically impact circulation, truck access and fire service to the site (which is significantly large, 3.31 acres). Also, you would have the same U-turn movements north near Kay Dr. conflicting with travelers heading southbound.

   Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners in the same land use district as a result of adoption of the regulations.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

   There is no increase in public expense or a threat to health or safety with the approval of this variance. It's our opinion it will increase safety for the reasons outlined in Question 2.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

   Our project is seeking to drastically redevelop this property; however, the Dollar Tree store must remain in its present condition. Based on the configuration of that store and the median opening location on US 1 the variances requested are unavoidable.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

Granting this variance will not provide us any special privileges. The driveway spacing will eventually meet County Code once the appeal is complete. In addition, the site meets the primary governing requirements when related to traffic and safety, which is outlined by FDOT.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

Granting of the requested variance is not based on the health or physical condition of the applicant or their family.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

Granting of the requested variance is not based on any domestic difficulties faced by the applicant or their family.

8. The variance is the minimum necessary to provide relief to the applicant:

Granting of the requested variance will provide adequate circulation throughout the site for delivery trucks, garbage trucks, and emergency vehicles and is the minimum necessary will allow for the safest and most efficient use of the land and will provide the applicant/landowner with the desired layout that best serves its clientele. As mentioned above, the applicant has made every effort to bring the existing driveway into compliance with FDOT by relocating the access and providing a decceleration lane.

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.)

- [x] Complete variance application (unaltered and unbound)
- [x] Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- [x] Proof of ownership (i.e., Warranty Deed)
- [x] Current Property Record Card(s) from the Monroe County Property Appraiser
- [x] Location map
- [x] Photograph(s) of site from adjacent roadway(s)
- [x] 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 by land use district; and total acreage by habitat)
- [x] Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- five (5) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
    - [x] Date, north point and graphic scale
    - [x] Boundary lines of site, including all property lines and mean high-water line
    - [x] Land use district of site and any adjacent land use districts
    - [x] Locations and dimensions of all existing and proposed structures and drives
    - [x] Type of ground cover (i.e., concrete, asphalt, grass, rock)
    - [x] Adjacent roadways
    - [x] Setbacks as required by the land development regulations
    - [x] Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- [x] Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included.

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

- [x] Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

☐ 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.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

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:** 12/15/16

STATE OF Florida

COUNTY OF Miami-Dade

Sworn to and subscribed before me this 15th day of December, 20 16,

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

_____ as identification.
(TYPE OF ID PRODUCED)

Katherine Rivera
Signature of Notary Public, State of Florida

Katherine Rivera
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 1/2/19

KATHERINE RIVERA
Notary Public - State of Florida
Commission # FF 186117
My Comm. Expires Jan 2, 2019
Bonded through National Notary Assn.

Send complete application package to:

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

6/16/16
(Date)

I hereby authorize Chris Collins, CPH be listed as authorized agent
(Name of Agent)

for Key Largo Tree, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 8, Block _____,

Subdivision: _____, Key (island): Largo

and Real Estate number: Key: 1095931 Parcel: 00087350-000000

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.

_____
Property Owner(s) Signature

Yoram Izhak, Mgr.
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 16 **day of** JUNE, **20**16.

YORAM IZHAK **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

LETICIA RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Mar 21, 2012
Commission # FF 74419

Consideration $2,000,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dale S. Wilson
Dale S. Wilson, P.A.
718 N Orange Avenue
Green Cove Springs, FL 32043
Our File No.: **2012-120**
Property Appraisers Parcel Identification (Folio) Numbers: 000873500000000
Florida Documentary Stamps in the amount of **$14,000.00** have been paid hereon.

DocH 1923216 03/05/2013 3:52PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/05/2013 3:52PM
DEED DOC STAMP CL: DS $14,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

DocH 1923216
BkH 2616 PgH 1471

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of **February, 2013** by **TRJ Investment Group LLC, a Florida Limited Liability Company**, herein called the grantor, to **Key Largo Tree, LLC, a Florida Limited Liability Company** whose post office address is **696 NE 125th Street, N. Miami, Florida 33037**, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter.

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, and hereby 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, 2012.

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

Signed, sealed and delivered in the presence of:

TRJ Investment Group LLC, a Florida Limited Liability Company

Robert S. Pacos

Robert S. Pacos, Managing Member

x
Witness #1 Signature

Wenjie Li
Witness #1 Printed Name

x
Witness #2 Signature

Brian Baca
Witness #2 Printed Name

STATE OF California
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of February, 2013 by Robert S. Pacos, Managing Member of TRJ Investment Group LLC, a Florida Limited Liability Company on behalf of the Company. He/She is personally known to me or has produced Driver License as identification.

SEAL

Notary Signature

Wenjie Li
Printed Notary Name

My Commission Expires: 3/18/2014

WENJIE LI
Commission # 1883357
Notary Public - California
Orange County
My Comm. Expires Mar 18, 2014

EXHIBIT "A"

DocH 1923216
BkH 2616 PgH 1472

LEGAL DESCRIPTION

That portion of Lot 8 in Section 28, Township 61 South, Range 39 East, on Key Largo, according to Model Land Company's Plat by P. F. Jenkins, Civil Engineer, recorded in Plat Book 1 at Page 68, of the public records of Monroe County, Florida, lying Northwesterly of State Road No. 5 (U.S. No. 1).

Said premises is more particularly described on a certain survey prepared and certified by Walter H. Okahara, P.L.S., dated March 3, 1977 under Job No. 400-160.00 and based on a previous boundary survey prepared by Bailey and Post Consulting Engineers and Surveyors, P.O. Box 349, Islamorada, Florida 33036, under Job 887-73-0950 and revised June 4, 1974.

Said premises was formerly described as: All that part of Lot 8 in Section 28, Township 61 South, Range 39 East, lying North of the Right of Way of the Florida East Coast Railway Company, according to the Survey by P.F. Jenkins and Plat thereof in Plat Book 1, Page 68, of the Monroe County, Florida public records. Less the County Road Right of Way as shown on said Plat.

MONROE COUNTY
OFFICIAL RECORDS

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: 1095931 Parcel ID: 00087350-000000

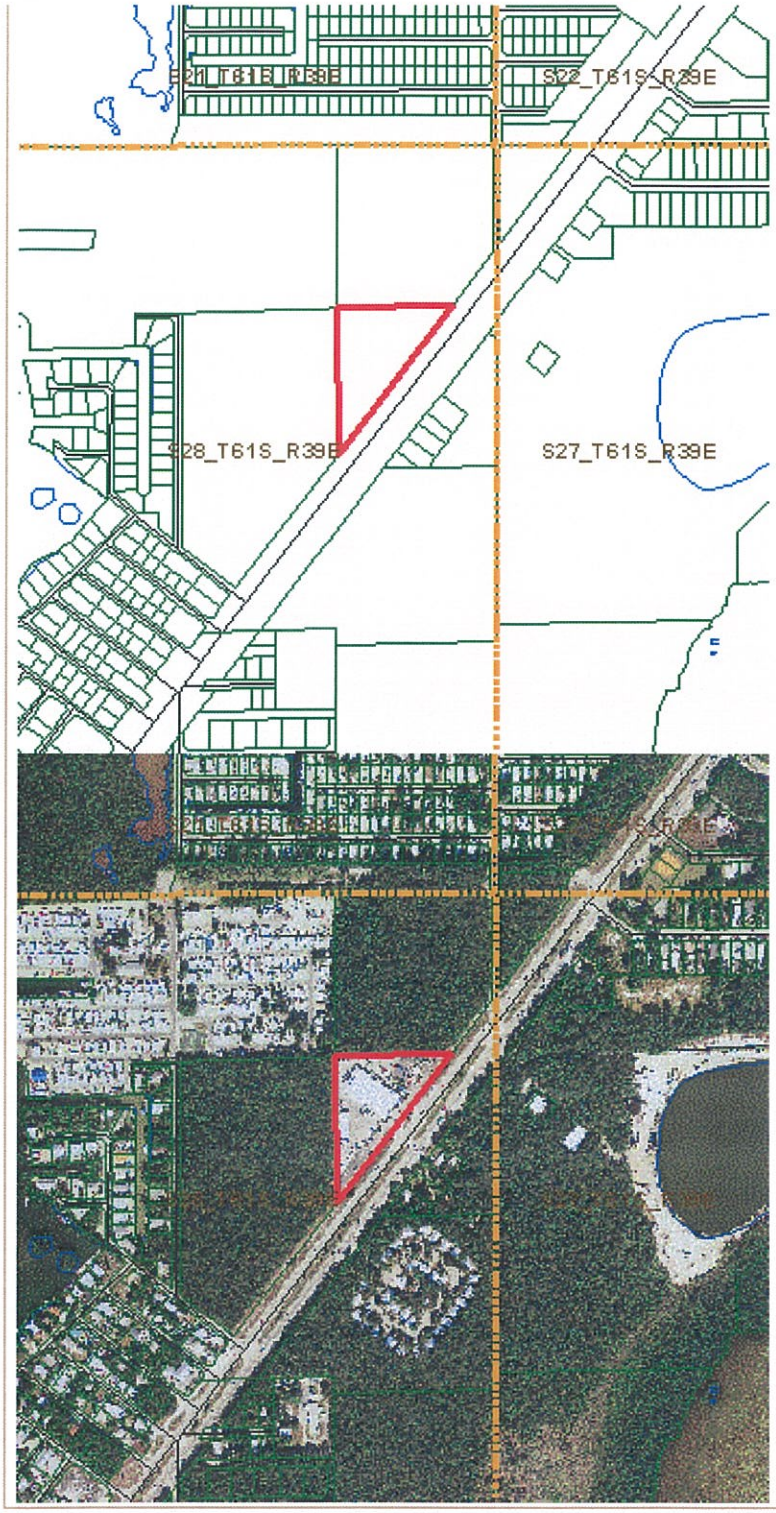
Ownership Details

Mailing Address:
KEY LARGO TREE LLC
696 NE 125TH ST
NORTH MIAMI, FL 33161-5546

Property Details

PC Code:	12 - STORE/OFF/RES OR COMBINATION
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	28-61-39
Property Location:	101000 OVERSEAS HWY KEY LARGO
Legal Description:	28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253 OR701-878 OR704-29 OR796-1825/26 OR854-1942 OR854-1943/45 OR1869-1191/93 OR2167-937/39 OR2431-1763/66 OR2616-1471/72

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	3.29 AC

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 20000
Year Built: 1974

Building 1 Details

Building Type		Condition	F	Quality Grade	300
Effective Age	9	Perimeter	800	Depreciation %	12
Year Built	1974	Special Arch	0	Grnd Floor Area	20,000
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1993					400
0	OPF		1	1993					4,160
0	FLA		1	1993					10,200
0	FLA		1	1993					9,800

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C

	RETAIL MIN INT	100	N	N
	1 STY STORE-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1888	METAL SIDING	46
1889	NO VALUE	54

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	9,336 SF	0	0	1973	1974	2	30
2	CC2:COM CANOPY	2,500 SF	100	25	1982	1983	4	40
3	CL2:CH LINK FENCE	1,940 SF	194	10	1989	1990	3	30
4	AP2:ASPHALT PAVING	100,000 SF	0	0	1973	1974	1	25
5	UB3:LC UTIL BLDG	63 SF	9	7	1990	2004	4	30
6	CL2:CH LINK FENCE	3,000 SF	500	6	2006	2007	1	30
7	CL2:CH LINK FENCE	960 SF	160	6	2010	2011	3	30
8	CL2:CH LINK FENCE	960 SF	160	6	2010	2011	1	30

Appraiser Notes

3/22/2006 LIGHTHOUSE BOAT CENTER. REMOVED PARCEL FROM STUDY. DOES NOT MEET MARKET STNDARDS.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10300104	01/13/2010	09/03/2010	1	Commercial	CHAIN LINK FENCE
	13300821	05/09/2013	07/02/2013	100,000	Commercial	INT/EXT REMODEL/REPAIR
	13303159	10/18/2013	01/16/2014	25,000	Commercial	REPLACE HVAC UNITS
	13304891	05/05/2014	06/04/2014	10,000	Commercial	INT REMODEL/CONSTRUCT NEW HANDICAP BATHROOMS
	13303159	10/18/2013	06/25/2014	1	Commercial	REPLACE (2) A/C UNITS
	04302743	10/25/2004	03/22/2006	1	Commercial	REROOF (METAL)
	05305654	11/04/2005	10/20/2006	1	Commercial	CHAINLINK FENCE

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
2014	1,059,447	106,226	493,350	1,659,023	1,659,023	0	1,659,023

2013	844,444	106,495	493,350	1,444,289	1,444,289	0	1,444,289
2012	844,444	106,803	492,000	1,443,247	1,443,247	0	1,443,247
2011	878,678	107,125	492,000	1,477,803	1,477,803	0	1,477,803
2010	878,678	103,538	820,000	1,802,216	1,802,216	0	1,802,216
2009	874,084	103,696	984,000	1,961,780	1,961,780	0	1,961,780
2008	874,084	103,730	2,132,000	2,363,614	2,363,614	0	2,363,614
2007	631,275	105,767	1,640,000	2,377,042	2,377,042	0	2,377,042
2006	631,275	103,230	1,148,000	1,882,505	1,882,505	0	1,882,505
2005	470,677	109,590	295,200	875,467	875,467	0	875,467
2004	470,531	112,141	295,200	877,872	877,872	0	877,872
2003	674,173	113,732	328,000	1,115,905	1,115,905	0	1,115,905
2002	674,173	116,271	319,000	1,109,444	1,109,444	0	1,109,444
2001	674,173	117,993	287,100	1,079,266	1,079,266	0	1,079,266
2000	698,837	77,295	271,150	1,047,282	1,047,282	0	1,047,282
1999	698,837	78,310	271,150	1,048,297	1,048,297	0	1,048,297
1998	465,891	79,805	271,150	816,846	816,846	0	816,846
1997	465,891	80,839	271,150	817,880	817,880	0	817,880
1996	423,538	82,334	271,150	777,022	777,022	0	777,022
1995	423,538	83,350	271,150	778,038	778,038	0	778,038
1994	423,538	84,863	271,150	779,551	779,551	0	779,551
1993	330,539	54,084	271,150	655,773	655,773	0	655,773
1992	330,539	55,709	271,150	657,398	657,398	0	657,398
1991	330,539	57,255	271,150	658,944	658,944	0	658,944
1990	330,539	50,959	271,150	652,648	652,648	0	652,648
1989	330,539	52,235	271,150	653,924	653,924	0	653,924
1988	302,391	47,920	271,150	621,461	621,461	0	621,461
1987	294,787	49,598	271,150	615,535	615,535	0	615,535
1986	302,442	51,602	176,250	530,294	530,294	0	530,294
1985	293,845	53,175	176,250	523,270	523,270	0	523,270
1984	293,845	43,441	176,250	513,536	513,536	0	513,536
1983	293,845	43,441	176,250	513,536	513,536	0	513,536
1982	248,969	43,441	176,250	468,660	468,660	0	468,660

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
2/23/2013	2616 / 1471	2,000,000	WD	12
8/26/2009	2431 / 1763	3,816,400	WD	12
11/16/2005	2167 / 937	4,650,000	WD	O
2/28/2003	1869 / 1191	950,000	WD	Q
5/1/1982	854 / 1943	100,000	WD	U

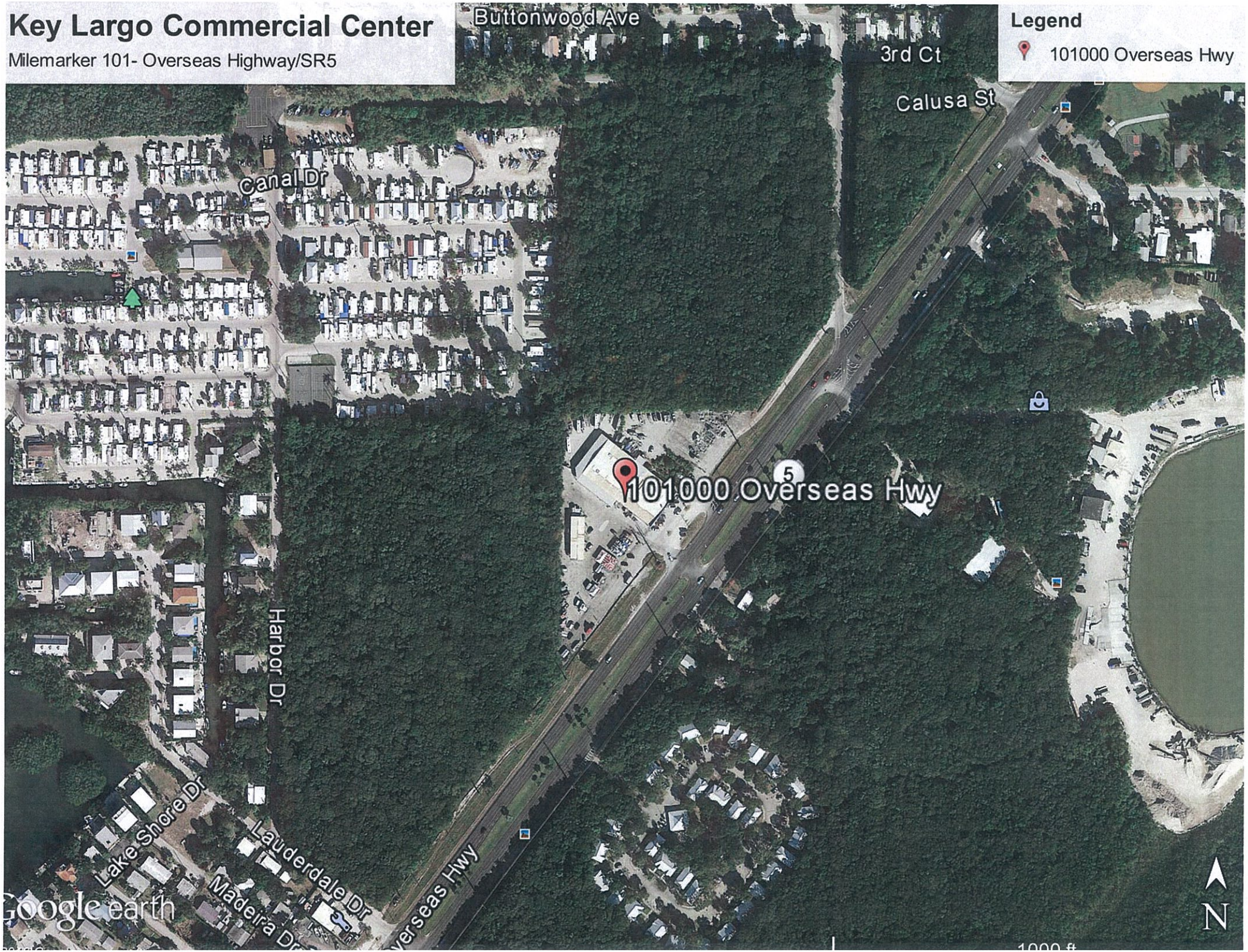
12/1/1979	796 / 1825	321,900	00	Q

This page has been visited 221,884 times.

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

Key Largo Commercial Center

Milemarker 101- Overseas Highway/SR5



Site Photos

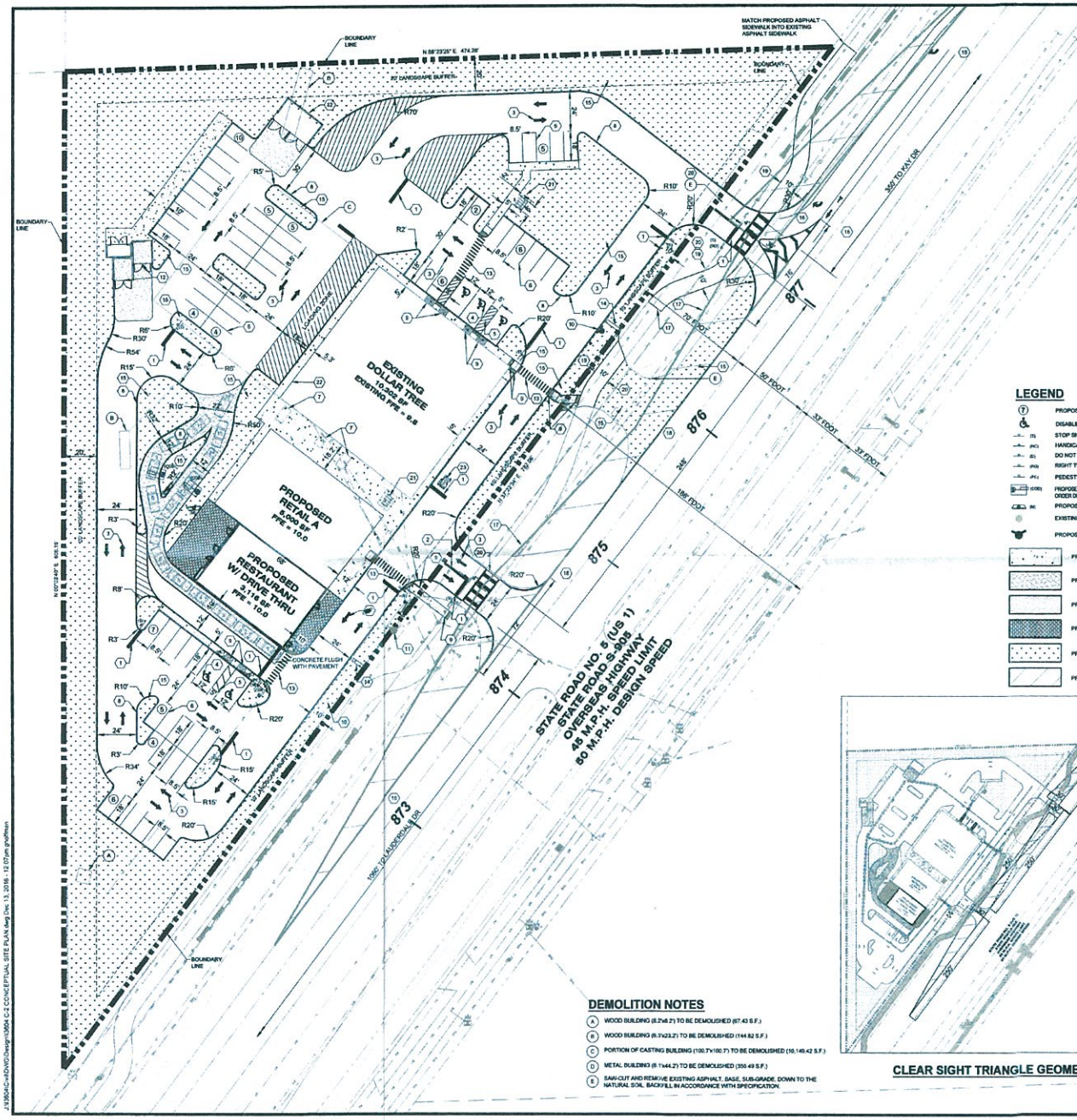
Photo 1: Existing site and southern building facade, from southeast to northwest

Photo 2: Existing site view from northeast to southwest

Site Photos

Photo 3: Existing building facade, from northeast to southwest

Photo 4: Existing site view from southeast to northwest



KEY NOTES

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR, FDOT 17346 (TYP.)
2. 6" WIDE DOUBLE YELLOW LINE (TYP.)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT FDOT 17346 (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT (TYP.)
5. 5' WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT
6. 4" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE (TYP.)
7. EXISTING CONDENSATE UNITS (TO REMAIN)
8. 6" VERTICAL CURB TYPE "D" PER FDOT INDEX 300 (TYP.)
9. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12, PER FDOT INDEX # 304 (CURB RAMP TYPE CR-G)
10. PROPOSED FIRE HYDRANT
11. EXISTING FIRE HYDRANT.
12. DUMPSTER ENCLOSURE.
13. 6' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC PER FDOT INDEX # 17346
14. FREE STANDING SIGN. (BY SEPARATE PERMIT)
15. LANDSCAPE AREA (TYP.)
16. RIGHT TURN LANE WITH CONTINUOUS BICYCLE LANE , AND DRIVEWAY IN ACCORDANCE WITH FDOT INDEX 301, 17346, AND FDOT REQUIREMENTS FOR PAVEMENT SECTION. SEE DETAILS, C-6B.
17. PROPOSED SIGNAGE AND LANDSCAPE SHALL COMPLY WITH CODE OF ORDINANCES PART II LAND DEVELOPMENT, SEC. 114-201 - CLEAR SIGHT TRIANGLES, AND FDOT INDEX 546. SEE GEOMETRY THIS SHEET.
18. CONTRACTOR SHALL PREPARE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT INDEX SERIES 600.
19. PROPOSED FLUSH ASPHALT SIDEWALK
20. CONTRACTOR SHALL PREPARE TEMPORARY PEDESTRIAN AND BICYCLE ACCESS IN ACCORDANCE WITH FDOT INDEX 660.
21. 6 x 2' BIKE RACK, WITH 5' CONCRETE ACCESS AISLE AND PEDESTRIAN ACCESS CONNECTION
22. NEW RECEIVING DOOR LOCATION
23. THERMOPLASTIC MARKING PER FDOT 17340
24. MATCH PROPOSED ASPHALT SIDEWALK INTO EXISTING ASPHALT SIDEWALK

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

LEGEND

- PROPOSED PARKING SPACE
- DISABLED PARKING SIGN
- STOP SIGN (R1-1)
- HANDICAP PARKING SIGN
- DO NOT ENTER SIGN (R5-1)
- RIGHT TURN ONLY (R3-5R)
- PEDESTRIAN CROSSING
- PROPOSED CUSTOMER ORDER DISPLAY SPENDER
- PROPOSED MENU BOARD
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT SIDEWALK
- PROPOSED PAVERS
- PROPOSED OPEN SPACE
- PROPOSED ROW DEMOLITION

SITE DATA

PARCEL IDENTIFICATION NUMBER	00087.350.000000	
TOTAL SITE AREA	144,155 S.F. (3.31 AC.)	
ZONING		
LAND USE (ZONING) DISTRICT DESIGNATION	(SC) SUBURBAN COMMERCIAL	
FUTURE LAND USE (FLUM)	(MC) MIXED USE / COMMERCIAL	
TIER DESIGNATION	III	
FEMA		
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE	X PER MAP NO. 12087C0931K (DATED FEBRUARY 18, 2005)	
SETBACKS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10/15'	FRONT YARD: 40' REAR YARD: 88' SIDE YARD: 126'
BUFFERS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D")	FRONT YARD: 10' NORTH: 20' WEST: 20'
PRESERVATION		
EXTENT AREA OF WETLANDS	N/A	
PRESERVATION AREA	N/A	
CONSERVATION EASEMENTS	N/A	
PARKING		
REQUIRED PARKING		
COMMERCIAL RETAIL 3 SPACE / 1,000 S.F.	45	
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS	12	
TOTAL REQUIRED PARKING	58	
PROPOSED PARKING	69	
DRIVE THROUGH STACKING		
TOTAL REQUIRED STACKING	12	
PROPOSED STACKING	16	
BUILDING	**REQUIRED**	**PROPOSED**
	MAX. BLDG. HEIGHT: 35'	MAX. BLDG. HEIGHT: 35'
DEMOLITION		
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED	10,718 S.F.	
LAND USES		
EXISTING LAND USE	COMMERCIAL RETAIL (RETAIL)	
PROPOSED LAND USE	COMMERCIAL RETAIL (RETAIL & RESTAURANT)	
NONRESIDENTIAL	**TYPE**	**SIZE**
EXISTING DOLLAR TREE	COMMERCIAL RETAIL	10,322 S.F.
PROPOSED RETAIL A	COMMERCIAL RETAIL	5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU	COMMERCIAL RETAIL	3,116 S.F.

LAND USE INTENSITY	**BLDG. SIZE**	**PROP. FAR**	**MAX. FAR ALLOWED**
COMMERCIAL (HIGH-INTENSITY)	18,418 S.F.	0.13	0.15

LAND USE CALCULATION	
PROPOSED PERVIOUS AREA	51,795 S.F. (36%)
PROPOSED IMPERVIOUS AREA	92,360 S.F. (64%)
OPEN SPACE REQUIRED	20% MIN.

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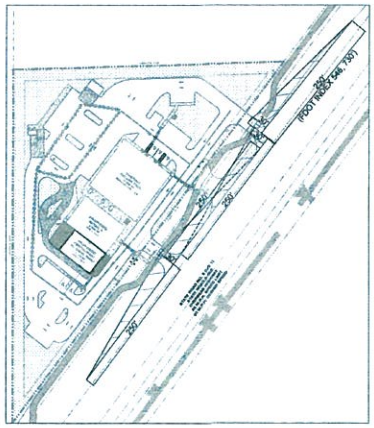
MONROE CO. PLANNING DEPT

DEMOLITION NOTES

- (A) WOOD BUILDING (8.2'x8.2') TO BE DEMOLISHED (67.43 S.F.)
- (B) WOOD BUILDING (8.3'x23.2') TO BE DEMOLISHED (144.82 S.F.)
- (C) PORTION OF CASTING BUILDING (100.7'x100.7') TO BE DEMOLISHED (10,149.42 S.F.)
- (D) METAL BUILDING (8.1'x44.2') TO BE DEMOLISHED (355.49 S.F.)
- (E) SAW-CUT AND REMOVE EXISTING ASPHALT, BASE, SUB-GRADE, DOWN TO THE NATURAL SOIL. BACKFILL IN ACCORDANCE WITH SPECIFICATION.



CLEAR SIGHT TRIANGLE GEOMETRY

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No.	Date	Revision	By
1	07-25-16	PER FDOT COMMENTS (DATED 06-13-16)	
2	07-25-16	PER COUNTY COMMENTS (DATED 07-25-16)	
3	10-05-16	PER COUNTY COMMENTS (DATED 09-16-16)	A.T.S.

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.B.S.
Approved by:	C.B.S.
Scale:	1"=30'
Date:	06/28/16
Job No.:	13604

© 2016

Plans Prepared By:
CPH, Inc.
800 West Fulton St.
Sanford, FL 32771
Ph: 407.323.6461
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7543
Arch. Lic. No. AA2600020
Landscp. Lic. No. LC0000298

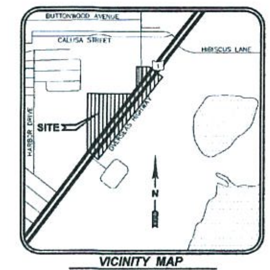
CONCEPTUAL SITE PLAN
KEY LARGO

IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-2

J:\13604\Civil\DWG\Design\13604-C-3 CONCEPTUAL SITE PLAN.dwg Dec 13, 2016 - 12:07pm gwilliam

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR
IMC PROPERTY MANAGEMENT
AT
(OVERSEAS HIGHWAY - KEY LARGO)
LYING IN
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

Legal Description: (PER OWNER'S POLICY NO. OF6-4078272)

THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO. 5 (U.S. NO. 1).

SAID PREMISES IS MORE PARTICULARLY DESCRIBED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER H. OKAHARA, P.L.S., DATED MARCH 3, 1977 UNDER JOB NO. 400-160.00 AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY BAILEY AND POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 349, ISLAMORADA, FLORIDA 33036, UNDER JOB 887-73-0950 AND REVISED JUNE 4, 1974.

SAID PREMISES WAS FORMERLY DESCRIBED AS: ALL THAT PART OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, ACCORDING TO THE SURVEY BY P.F. JENKINS AND PLAT THEREOF IN PLAT BOOK 1, PAGE 68, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS. LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144,160 SQUARE FEET OR 3.31 ACRES MORE OR LESS

OWNER'S POLICY - SCHEDULE B
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NO. OF6-4078272
EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M.

(7) RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT AS RECORDED IN PLAT BOOK 1, PAGE(S) 68, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (BLANKET IN NATURE – AFFECTS SUBJECT PARCEL)

(8) OWNER'S ACKNOWLEDGEMENT OF FIRE WELL RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 77, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AS TO FIRE WELLS SHOWN ON BOUNDARY – AFFECTS SUBJECT PARCEL)

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

(10) MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT EXECUTED BY KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF FIRST BANK OF MIAMI, A FLORIDA BANKING CORPORATION, DATED FEBRUARY 27, 2013 AND RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1473, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL AMOUNT OF $1,500,000.00. (LEASE AGREEMENT – AFFECTS SUBJECT PARCEL)

11. UCC- I FINANCING STATEMENT RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1462, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Survey Notes:

1. "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
2. "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND MATCHED TO FDOT BENCHMARK #PNC 101.0 PROVIDED BY FDOT FINANCIAL PROJECT ID NO. 419846-2-52-01 DATED 4/8/13 HAVING AN ELEVATION OF 10.32.

   SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 OF 3.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 7/7/16; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS PER OWNER'S POLICY NO. OF6-4078272, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. 1) PER ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03 AS BEING N 37°22'34" E AS SHOWN ON SAID BOUNDARY SURVEY.
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125129-0931-K MAP REVISED DATE FEBRUARY 18, 2005, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND LIES IN ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
10. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION C10, TOPCON PS-103A ROBOTIC TOTAL STATION AND A TOPCON GPS HIPER V.
11. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE OWNER'S POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO. OF6-4078272, EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M. AND WAS PROVIDED BY THE CLIENT.
12. THE UNDERGROUND UTILITIES LABELED UE, UT, UW, FM, AND UNK DISPLAYED ON SHEET 3 OF 3 ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. (6500 ALL AMERICAN BOULEVARD, ORLANDO FL 32810, [407] 292-8580).
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A) - ACTUAL
A/C - AIR CONDITIONER
ACSM - AMERICAN CONGRESS ON SURVEYING & MAPPING
ADA - AMERICANS WITH DISABILITIES ACT
ALTA - AMERICAN LAND TITLE ASSOCIATION
APPROX - APPROXIMATE
ARV - AIR RELEASE VALVE
AVE - AVENUE
AVG - AVERAGE
(BB) - BEARING BASIS
BFP - BACK FLOW PREVENTER
BLK - BLOCK
BLDG - BUILDING
BLVD - BOULEVARD
BM - BENCH MARK
BOC - BACK OF CURB
BOW - BACK OF WALK
BSL - BUILDING SETBACK LINE
BWF - BARBED WIRE FENCE
C-X - DENOTES SHEET NUMBERING FOR ENGINEERING PLANS
(C) - CALCULATED
C - CHORD
CATV - CABLE TELEVISION RISER
CB - CHORD BEARING
CBS - CONCRETE BLOCK STRUCTURE
C.C.R. - CERTIFIED CORNER RECORD
C&G - CURB & GUTTER
CI - CATCH INLET
C/L - CENTERLINE
CLF - CHAIN LINK FENCE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
COR - CORNER
CRPP - CORRUGATED PLASTIC PIPE
CUE - COUNTY UTILITY EASEMENT
CWS - CROSSWALK SIGNAL
Δ - DELTA
(D) - DESCRIPTION
DB - DEED BOOK
DBH - DIAMETER AT BREAST HEIGHT IN INCHES
DE - DRAINAGE EASEMENT
DEPT - DEPARTMENT
DIP - DUCTILE IRON PIPE
DR - DRIVE
D/U - DRAINAGE AND UTILITY EASEMENT
(E) - ENGINEERING PLAN
EJB - ELECTRIC JUNCTION BOX
EL - UNDERGROUND ELECTRICAL LINES
ELEC - ELECTRIC
ELEV - ELEVATION
ELLIP - ELLIPTICAL
EOI - END OF INFORMATION
EOP - EDGE OF PAVEMENT
FB - FIELD BOOK
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FF - FINISH FLOOR
FGI - FLAT GRATE INLET
FGLP - FIBERGLASS LIGHT POLE
FHYD - FIRE HYDRANT
FM - FORCE MAIN
FND - FOUND
FP&L - FLORIDA POWER AND LIGHT
(G) - GRID (STATE PLANE)
GL - UNDERGROUND GAS LINES
GOV'T - GOVERNMENT
GPR - GROUND PENETRATING RADAR
GTMH - GREASE TRAP MANHOLE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
HWF - HOG WIRE FENCE
ID - IDENTIFICATION
ICV - IRRIGATION CONTROL VALVE
INFO - INFORMATION
INV - INVERT
IP - IRON PIPE
IP&C - IRON PIPE & CAP
IR - IRON ROD
IR&C - IRON REBAR & CAP
IRR - IRRIGATION
L - ARC LENGTH
LB# - LICENSED BUSINESS NUMBER
LP - LIGHT POLE
(M) - MEASURED
MB - MAP BOOK
MBX - MAILBOX
MES - MITERED END SECTION
MH - MANHOLE
MLP - METAL LIGHT POLE
MPH - MILES PER HOUR
MPP - METAL POWER POLE
N/A - NOT APPLICABLE
NAVD - NORTH AMERICAN VERTICAL DATUM
NAD - NORTH AMERICAN DATUM
NG - NATURAL GROUND
NGS - NATIONAL GEODETIC SURVEY
NGVD - NATIONAL GEODETIC VERTICAL DATUM
N & D - NAIL AND DISK
NO. - NUMBER
NR - NON-RADIAL
NSPS - NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NT - NON-TANGENT
NTS - NOT TO SCALE
OD - OUTSIDE DIAMETER
ORB - OFFICIAL RECORDS BOOK
OR - OFFICIAL RECORDS
OUL - OVERHEAD UTILITY LINES
OTL - OVERHEAD TRAFFIC LINES
(P) - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PCP - PERMANENT CONTROL POINT
PFF - PROPOSED FINISHED FLOOR
PG - PAGE
PGS - PAGES
PI - POINT OF INTERSECTION
PK - PARKER KAYLON
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
POL - POINT ON LINE
PP - POWER POLE
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR & MAPPER
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE PIPE
PVMT - PAVEMENT
R39E - RANGE 39 EAST
R - RADIUS
RAD - RADIAL
RCP - REINFORCED CONCRETE PIPE
REC - RECOVERED
REV - REVISION
RP - RADIUS POINT
R/W - RIGHT-OF-WAY
RLS - REGISTERED LAND SURVEYOR
RP - RADIUS POINT
RWL - UNDERGROUND RECLAIM WATER LINE
RWM - RECLAIMED WATER METER
SE - SPECIAL EASEMENT
SEC 28 - SECTION 28
SMH - SANITARY SEWER MANHOLE
(SP) - STATE PLANE
SQ - SQUARE
SQ FT - SQUARE FEET
ST - STREET
STMH - STORM DRAINAGE MANHOLE
S/W - SIDEWALK
TB - TANGENT BEARING
T61S - TOWNSHIP 61 SOUTH
TELE - TELEPHONE
TL - OVERHEAD TRAFFIC SIGNAL LINES
TOB - TOP OF BANK
TOE - TOE OF SLOPE
TR - TELEPHONE RISER
TRANS - TRANSFORMER PAD
TSB - TRAFFIC SIGNAL BOX
TSSP - TRAFFIC SIGNAL SUPPORT POLE
TVL - UNDERGROUND CABLE TV LINES
(TYP) - TYPICAL
UE - UTILITY EASEMENT
UNK - UNKNOWN
UTL - UNDERGROUND TELEPHONE LINES
W/ - WITH
WL - UNDERGROUND WATER LINE
WLP - WOOD LIGHT POLE
WM - WATER METER
WP - WORK PROGRAM
WPF - WOOD POST FENCE
WPP - WOOD POWER POLE
WV - WATER VALVE

Line Legend:
NOT TO SCALE

= 1 FOOT CONTOURS
= 5 FOOT CONTOURS
= ADJOINER PROPERTY LINES
= BARBED WIRE FENCE
= BROKEN LINE
= BURIED CABLE
= BURIED CABLE TELEVISION
= BURIED ELECTRIC
= BURIED FIBER OPTICS
= BURIED GAS
= BURIED RECLAIMED WATER LINE
= BURIED SANITARY LINES
= BURIED SANITARY SEWER FORCE MAIN LINE
= BURIED TRAFFIC CONTROL
= BURIED TELEPHONE LINE
= BURIED WATER LINES
= CENTER LINE R/W
= CHAIN LINK FENCE
= EASEMENT LINES (EXISTING)
= EASEMENT LINES (PROPOSED)
= EDGE OF WATER LINES
= EXISTING DRAINAGE PIPES
= EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
= FIRE WATER MAIN LINES
= HOT WATER SUPPLY LINES
= IRRIGATION LINES
= OVERHEAD TRAFFIC LINES
= OVERHEAD UTILITY LINES
= RAILROAD TRACKS
= RIGHT-OF-WAY LINES
= SECTION LINES
= STONE WALL LINES
= TOP OF BANK LINES
= TOE OF SLOPE LINES
= TREE LINES
= TRAVERSE LINES
= UNKNOWN BURIED LINES
= SILT FENCE
= WOOD FENCE
= WETLAND LINE

Symbol Legend:
NOT TO SCALE

- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CONCRETE
- CLEAN OUT
- CONCRETE MITERED END SECTION
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GREASE TRAP MANHOLE
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- CONCRETE LIGHT POLE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PULL BOX (AS NOTED)
- PARKING SPACES (2)
- REVISION NUMBER (3)
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SCHEDULE B ITEM NUMBER (8)
- GROUND LIGHT
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- WATER METER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- UNKNOWN MANHOLE
- CONCRETE PAVERS
- DETECTABLE WARNING AREA
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- UNKNOWN RISER
- VENT (AS NOTED)
- WIRE HEIGHTS (SEE CHART)
- CROSSWALK SIGNAL POLE

NOTE: THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

Sign Legend:
NOT TO SCALE

(R1) ROW NUMBER SIGN
(B) BUS STOP SIGN
(DE) DEAD END SIGN
(DNE) DO NOT ENTER SIGN (R5-1)
(HC) HANDICAP SIGN
(KR) KEEP RIGHT SIGN
(LTO) LEFT TURN ONLY
(ME) MEDIAN SIGN
(ND) NO DUMPING SIGN
(NL) NO LEFT TURN SIGN (R3-2)
(NLI) NO LITTERING SIGN
(FL) NO PARKING FIRE LANE SIGN
(NOR) NO RIGHT TURN SIGN (R3-1)
(NOT) NO TRUCKS (R5-2)
(NP) NO PARKING SIGN
(1W) ONE WAY SIGN (R6-2)
(PE) PEDESTRIAN CROSSING SIGN
(RTO) RIGHT TURN ONLY
(SL) SPEED LIMIT SIGN
(ST) STOP SIGN (R1-1)
(SS) STREET SIGN
(TZ) TOW AWAY ZONE SIGN
(TE) TRUCK ENTRANCE SIGN
(U) UNKNOWN SIGN
(WL) WEIGHT LIMIT SIGN
(WW) WRONG WAY SIGN
(Y) YIELD SIGN

Reference Material

1) FDOT MAP SECTION 90060 DATED 03-02.
2) ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03.
3) MODEL LAND COMPANY, PLAT PB 1, PG 68 (4 PAGES).

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landsp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
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Index of Sheets

1 ALTA/NSPS LAND TITLE SURVEY (COVER SHEET)
2 ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)
3 ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

Surveyor's Certification:

Certified to: KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13-16, 18 and 19 of Table A thereof. The field work was completed on July 7, 2016.

Also

I hereby certify that the attached "ALTA/NSPS Land Title Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on July 7, 2016. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: [signature]
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

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No.	Date	Revision	By
Δ	11/9/16	REVISE STATE MAP SITE ARROW	

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	N/A
Date:	7/7/16
Job No.:	I3604
File: I3604.dwg	© 2016

Survey Prepared By:
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Licenses:
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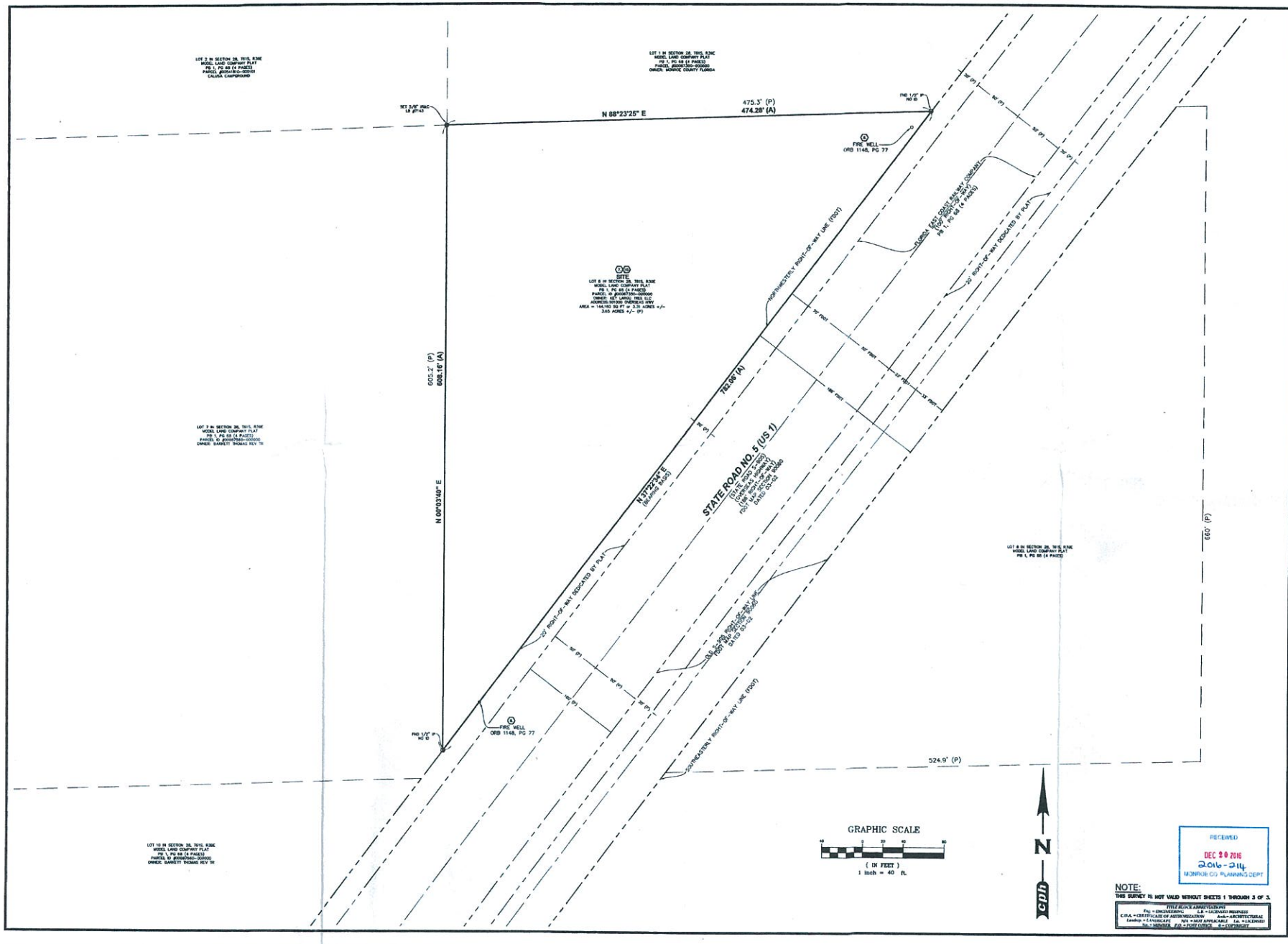
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. 1 of 3



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Field Crew:	L.S.							
Drawn by:	J.A.B.							
Checked by:	R.L.R.							
Approved by:	T.J.G.							
Scale:	1"=40'							
Date:	7/7/16							
Job No.:	13604							
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BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
A.K.A. NEW SITE

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 36 EAST
MONROE COUNTY, FLORIDA

Sheet No.
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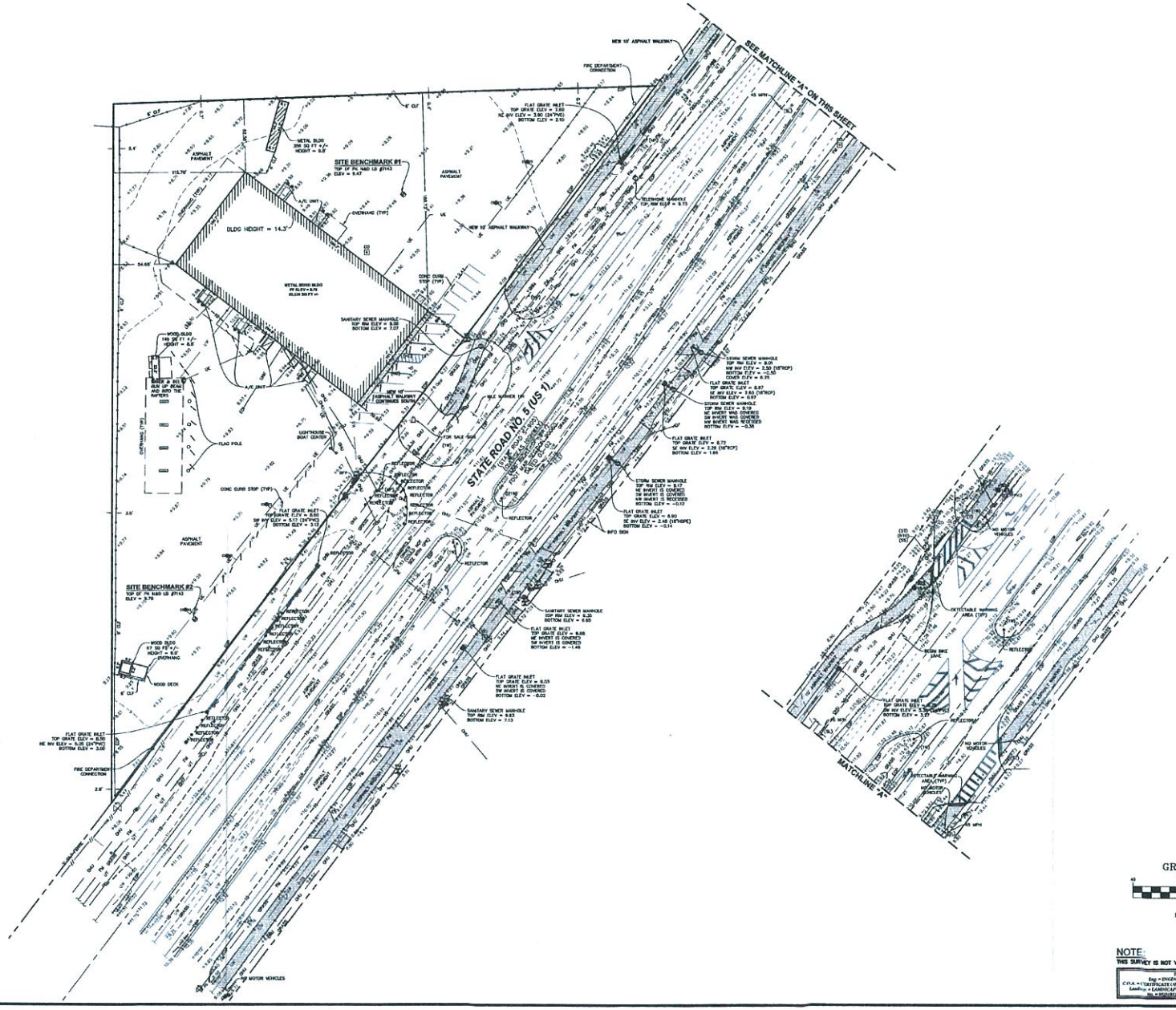
of 3



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Job No.:	13604
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BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 38-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

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of 3