

File #: 2020-141

Owner's Name: Big Pine Key Fishing Lodge,
Incorporated

Applicant: Spottswood, Spottswood,
Spottswood & Sterling

Agent: Donald L. Craig, AICP
Erica Sterling

Type of Application: CP Text Amendment

Key: Big Pine Key

RE: 00108630-000000

Additional Information added to File 2020-141

End of Additional File 2020-141

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel

August 25, 2020

Ms. Emily Schemper, AICP CFA
Senior Director of Planning and Environmental Resources
Monroe County
2798 Overseas Highway
Marathon, Florida 33050

Subject: Big Pine Key Fishing Lodge – Application for Comprehensive Plan Text Amendment

Dear Emily:

As you know on behalf of the current owner of the Big Pine Key Fishing Lodge (RE# 00108630-000000), the prospective new owner directed our firm to apply for an amendment to the Tier designation of a portion of the property from Tier I to Tier III. After the County reviewed the application, we were informed that a Comprehensive Plan Text amendment is also necessary because the Big Pine Key and No Nam Key Livable CommuniKeys Plan text refers to the Tier map for Big Pine Key which shows a portion of the subject property being Tier I. The Text amendment is necessary because the CommuniKeys Plan was adopted as a part of the County Comprehensive Plan.

To be very clear, we are not requesting a change of the Comprehensive Plan text, but as directed by staff, we are requesting a change to the CommuniKeys Plan, specifically page 28 where in a reference is made to Figure 2.1. It appears that a similar change was made in 2012 because the words were added to a new version of the Tier Map (now page 28) which replaced the old one, which was crossed out in red ink:

“Ordinance 022-2012
Amended Tier designation from Tier I to Tier III
for eleven (11) parcels”

The change we are proposing would have similar wording:

“Ordinance ___ - 2020
Amended Tier designation from Tier I to Tier III
for one (1) parcel”

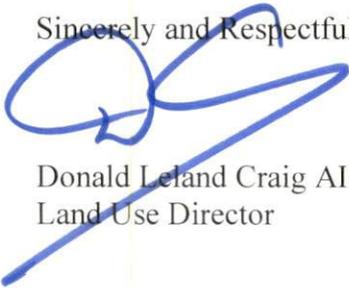
No other part of the CommuniKeys Plan is then affected, nor is it necessary to change any other part.

With the submittal of the attached application, please process it, along with previously submitted Tier change request, for the required Community meeting and the subsequent hearings at the Planning Commission and BoCC levels. We understand the two applications can be processed and heard simultaneously and that the Tier change would be adopted by the BoCC upon approval of the LCP text change by the state Department of Economic Opportunity.

Finally, as per an email from you dated August 13, 2020, you have determined that a traffic study is not required for this minor change to the text of the LCP.

If you or staff have any questions about our applications, please contact me.

Sincerely and Respectfully

A handwritten signature in blue ink, appearing to read "DL Craig", is written over the typed name and title.

Donald Leland Craig AICP
Land Use Director

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Comprehensive Plan (CP) Text Amendment Application

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

Application Fee: \$6,470.00 (plus \$850 for the BOCC adoption hearing)

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

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

Advertising Costs: \$245.00

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

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

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 08 / 25 / 2020
Month Day Year

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

Spottswood, Spottswood, Spottswood and Sterling Donald Leland Craig AICP and/or Erica Sterling

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

500 Fleming Street , Key West , Florida 33040

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

305 294 9556 541 879 0183 305 924 0249 dcraig@spottswoodlaw.com and erica@spottswoodlaw.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Big Pine Key Fishing Lodge Incorporated

(Name/Entity)

Contact Person

33000 Overseas Highway Big Pine Key , Florida 33043 Everett Atwell

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

863 602 0332

863 602 0332

eatwell@tampabay.rr.com

Work Phone

Home Phone

Cell Phone

Email Address

Goal(s), Objective(s) and/or Policy(s) of the Comprehensive Plan Affected:

Page 28 , Figure 2.1of the Big Pine Key LCP. This figure incorrectly identifies the disturbed southern half of the long existing Big Pine Key Fishing Camp RV Park as Tier 1. A Tier Change request complete with a Existing Conditions Report has been submitted. That report identifies the southern half of the property to exhibit the same disturbed developed conditions as the northern half. The Tier 1 designation was applied to the Southern half only because at the time of Tier Maps adoption that portion was owned by the USFW but leased to the owner . The owner purchased the property many years ago. So the reason for the Tier designation has lapsed

Please describe the reason for the proposed text amendment (attach additional sheets if necessary):
See Above.

The requested change is similar in style and substance as the change approved by the County in 2012 via Ordinance 022-2012, which reference is imprinted on Figure 2.1 on Page 28 of the LCP. The requested change is to use the exact same wording, but to change the number of parcels affected to one (1) and to insert the appropriate Ordinance number when approved by the BoCC.

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

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

The requested change is consistent with these portions of the state statues because it will not result in a change of density or intensity . The use of this southern half area for RV usage was already there at the time of of the adoption of the Tier maps and later the LCP. Further, the operation of thre RV Park ,inclusive of the southern portion supports the economy of Big Pine Key and does not create new demands on infrastructure.

The proposed change will not have any effects on coastal resources, surrounding waters or oytther natural systems.

Finally, the proposed change will have no negative effects on adjacne proepties or other local and regional jurisdictions.

2) The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:

The proposed change is consistent with the LCP because that Plan recognized the developed nature of park and did not recommend the acquisition of any portion of the property. The proposed change is consistent with those policies of the the Comptrehensive Plan that require offsetting density be obtained and donated. That is because no new density or intensity will occur because of the change. The change will not affect natural systems or habitat because the change applies only to already highly developed disturbed property protected natural habitat. The policies of the LCP that recognize the non-residential uses on the Island are located along and adjacent to the US1 corridor are supported by the proposed change.

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

See above. The RV park was in existence at the time of the adoption of the 1986 Plan. Previous applications for the development of the Park, in inclusive of the southern portion have been determined to be consistent with the Principles for Guiding Development because building permits for that area have been granted after 1986. and on a regular basis thereafter. The proposed text change and Tier change will not increase density or intensity of the site or any other property on Big Pine Key

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

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

When the Tier maps were first adopted the Tier 1 designation chosen were based solely upon the fact the property was owned by USFS but leased to the RV Park for rv usage. That changed when the curretn owner purchased this parcel from the USFS. Since that time it has continued in the same use - RV park.

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

See 1 above.

3) Data errors, including errors in mapping, vegetative types and natural features:

A Tier 1 designation assumes that the property so designated has hammock or other significant native vegetation or is a transitional vegetation area. Neither of these conditions were true at the time of Tier Map adoption, HCP adoption or CommuniKeys Plan adoption. The totally disturbed characteristics continue to this day.

4) New issues:

NA

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

See above and see attached current Environmental Conditions Report which indicates that the area of the proposed change has not exhibited the characteristics of a Tier 1 area since 1986

6) Data updates:

See all of the above.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

The change of Tier designation and removal of the LCP plan reference to the Tier maps for this location will not change the size, use, density or intensity of the RV park. It will continue in this use as when the LCP was adopted.

* * * * *

Applicants submitting an application for an amendment to the text of the Comprehensive Plan shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Code Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners ("**Impact Meeting**") prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.

Applicants requesting a Comprehensive Plan Text Amendment shall provide for public participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

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

(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Existing text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s) affected
- Proposed amendment(s) to text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s). *Must be provided in strikethrough and underline format.*
- If a site specific amendment is proposed:
 - Proof of ownership (i.e., Warranty Deed)
 - Ownership Disclosure Form
 - Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
 - Copy of current Future Land Use Map (*required if application affects specific and defined area*)
 - Current Property Record Card(s) from the Monroe County Property Appraiser
 - Location map
 - Photograph(s) of site(s) from adjacent roadway(s)
 - Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) 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; total acreage by habitat; and total upland area)
 - Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

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

- 600ft Radius report, prepared by the Monroe County Property Appraiser's Office (required if application affects specific and defined area)
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *
The The The prposal is consistent with e he adopted

Has a previous application been submitted for this site(s) within the past two years? Yes No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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: *R. C. Clyn*

Date: 8/27/2020

STATE OF Florida

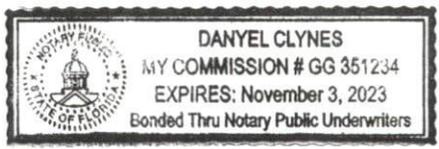
COUNTY OF Monroe

Sworn to and subscribed before me this 27 day of August, 2020,

by Richard J. McClesney, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Danyel Clyn
Signature of Notary Public
Danyel Clyn

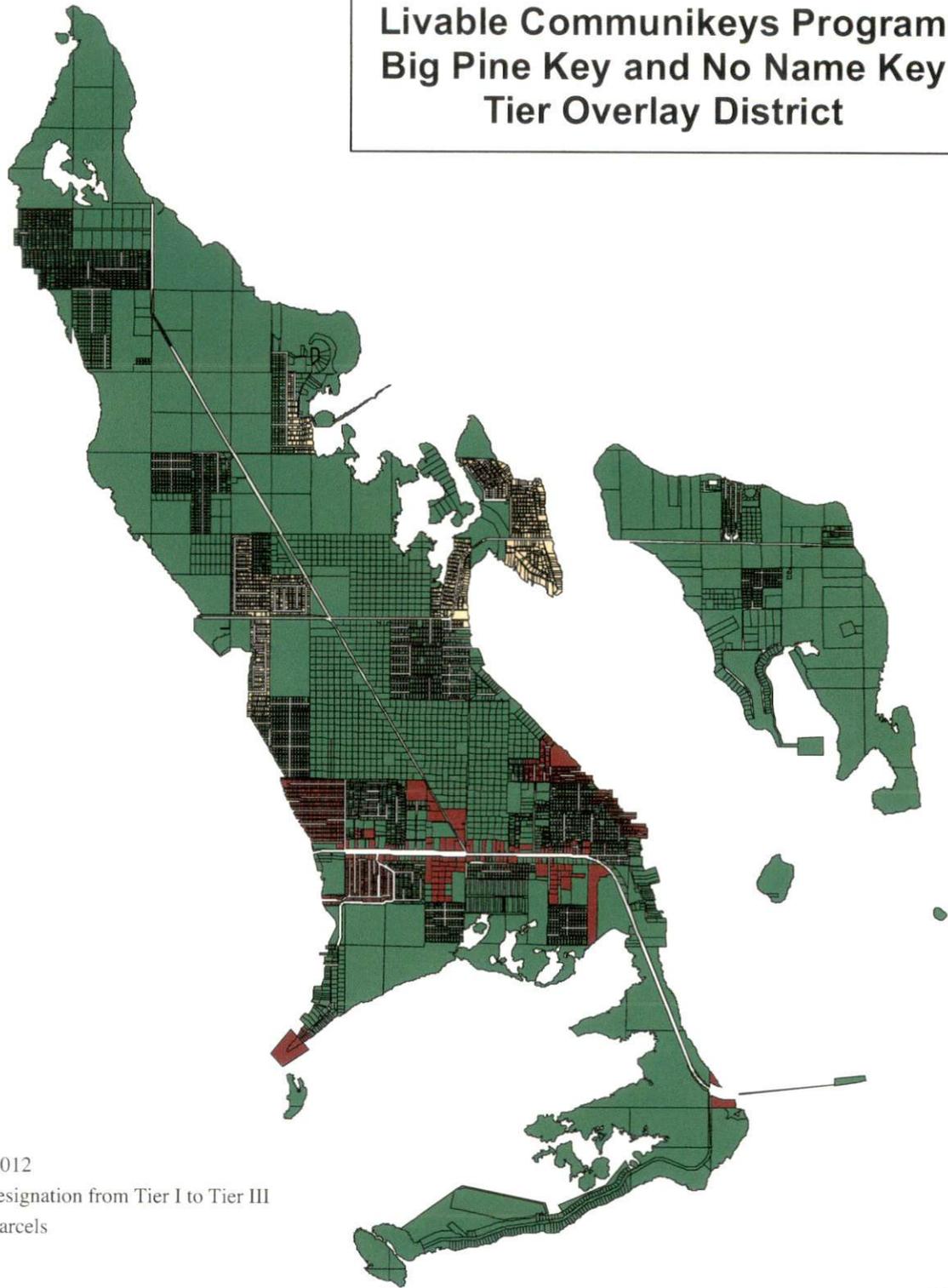


Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: 11/3/2023

Send complete application package to:

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

Livable Communikeys Program Big Pine Key and No Name Key Tier Overlay District



Ordinance 022-2012
Amended Tier designation from Tier I to Tier III
for eleven (11) parcels



Monroe County - Tier Overlay District	
Tier	
	Tier I - Native Area
	Tier II - Transition and Sprawl Area
	Tier III - Infill Area



**Monroe County
Planning and Environmental
Resources Department**

This map is for Monroe County Growth Management/Conservation Programs only. The data contained herein is the latest available and may not include any recent transactions, parcels, zoning, or other information. These maps are to serve as a general reference and should not be used for legal purposes. All rights reserved. All other trademarks are the property of their respective owners. Data Source: Monroe County Growth Management, 2012

Figure 2.1 Tier designations on Big Pine Key and No Name Key. (Ordinance 020-2009, § 1)

Big Pine Key Fishing Lodge Proposed Livable Key CommuniKeys Plan Text Amendment

Proposed change of wording on page 28, Figure 2. Add the following words:

“Ordinance _____ - 2020

_____ Amended Tier designation from Tier I to Tier III

_____ for one (1) parcel”

Prepared by and Return to:
Emily Parry
American Government Services
3812 W. Linebaugh Ave.
Tampa, FL 33618

La-Florida
Land to United States
National Key Deer/Big Pine Key
Fishing Lodge, Inc., a Florida
corporation (2177)
Exchange Land from USA ((102z) part
thereof)

Doc# 1726236 01/12/2009 9:23AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

EXCHANGE DEED (Land for Land)

THIS EXCHANGE DEED is made and entered into on the dates indicated herein, before the undersigned Notaries Public, duly commissioned and qualified, and acting in and for the States and Counties as indicated, and in the presence of the undersigned witnesses, by and between:

BIG PINE KEY FISHING LODGE, INC., a Florida corporation, under the laws of the State of Florida, whose mailing address is P.O. Box 513, Big Pine Key, FL 33043 **and THE UNITED STATES OF AMERICA**, whose address is 1875 Century Boulevard, Suite 420, Atlanta, GA 30345, herein after referred to as **USA**

01/12/2009 9:23AM
DEED DOC STAMP CL: RS \$8,050.00

WITNESSETH:

WHEREAS, the **USA**, acting by and through the Regional Director, U.S. Fish and Wildlife Service, for and on behalf of the Secretary of the Interior, entered into an agreement for the exchange of lands with **BIG PINE KEY FISHING LODGE, INC., a Florida corporation** under the authority of the National Wildlife Refuge System Administration Act of 1966, 16 U.S. C. Section 668dd(b)(3), and

WHEREAS, **BIG PINE KEY FISHING LODGE, INC., a Florida corporation**, owns Tract 2177, within the approved acquisition boundary of the National Key Deer National Wildlife Refuge (NWR) which contains 1.0 acre, more or less, situated in Monroe County, Florida.

WHEREAS, the **USA**, owns a tract of land in the National Key Deer NWR, Monroe County, Florida containing approximately 4.4 acres, more or less.

NOW THEREFORE, in consideration for the exchange of the lands, **BIG PINE KEY FISHING LODGE, INC., a Florida corporation** does hereby convey to the **USA** and hereby covenants that it does fully warrant title to the premises granted and conveyed and will forever defend the same against all lawful claims and demands of all persons whomsoever, the following described lands constituting Tract 2177, National Key Deer NWR which contains 1.0 acre, more or less, situated in Monroe County, Florida.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART (the "Property/Big Pine Key Fishing Lodge, Inc.")

The above herein described property is being acquired for its administration by the Secretary of the United States Department of the Interior for the use and benefit of the U.S. Fish and Wildlife Service.

BIG PINE KEY FISHING LODGE, INC., a Florida corporation, for themselves, their successors and assigns, releases and quitclaims unto the **USA**, and their assigns, all the right, title and interest, legal and equitable, which the **BIG PINE KEY FISHING LODGE, INC., a Florida corporation** may have in the banks, beds, and waters of any streams opposite to or fronting upon said land including all littoral and/or riparian rights incident thereto and in alleys, roads, streets, ways, strips, gores, or railroad right of way abutting or adjoining said lands and in any means of ingress and egress appurtenance thereto.

Doc# 1726236
Bk# 2395 Pg# 1663

SUBJECT, HOWEVER, to the following: Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

AND ALSO SUBJECT, to oil gas and minerals outstanding in third parties, if any, as they appear of record.

AND THE SAID BIG PINE KEY FISHING LODGE, INC., a Florida corporation, for themselves, their successors and assigns, hereby covenants that the property is free of all encumbrances, except as stated above, that it is lawfully seized in fee of the said premises, that it has good right to sell and convey the same to the said USA, and its assigns, forever.

In consideration of the foregoing conveyance, being good and valuable consideration, the USA releases and quit claims to **BIG PINE KEY FISHING LODGE, INC., a Florida corporation** the following described lands being approximately 4.4 acres, more or less, in Monroe County, Florida, to wit:

**SEE EXHIBIT "B" ATTACHED HERETO AND MADE
A PART (the "Property/USA").**

CONVEYANCE OF THE LANDS and interests herein shall not exempt such lands and interests from all federal, state and local laws and regulations applicable thereto by virtue of their characteristics as floodplains, subject to Executive Order 11988 (May 24, 1977), or as wetlands, subject to Executive Order 11990 (May 24, 1977).

FURTHER, the USA, does hereby release, quitclaim unto **BIG PINE KEY FISHING LODGE, INC., a Florida corporation** and its assigns, all rights, title and interest, legal or equitable, which the USA may have in the banks beds and waterways of any stream opposite to and fronting upon said land, including all littoral and/or riparian rights incident thereto and in alleys, roads, streets, ways, strips, gores, or railroad right of way abutting or adjoining said lands, and in any means of ingress and egress, appurtenant thereto.

BIG PINE KEY FISHING LODGE, INC., a Florida corporation declares the total value of the exchange land described in Exhibit "A" is **ONE MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$1,150,000.00) DOLLARS.**

And the USA declares the value of the exchange land described in Exhibit "B" is **ONE MILLION FIFTY THOUSAND AND NO/100 (\$1,050,000.00) DOLLARS.** In order to equalize the values of the lands being exchanged the USA shall tender to **BIG PINE KEY FISHING LODGE, INC., a Florida corporation** the sum of **ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS,** cash, receipt of which is acknowledged, to equalize the values of the lands being exchange.

NOW THEREFORE, the before mentioned USA and **BIG PINE KEY FISHING LODGE, INC., a Florida corporation,** mutually accept in exchange without further compensation the lands herein mentioned, being more fully described and by this reference incorporated therein.

Doc# 1726236
Bk# 2395 Pg# 1664

(This space left intentionally blank)

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned Notary Public and competent witnesses in Big Pine Key Florida, on the 30th day of December, 2008.

WITNESSES:

Ronald K. Jensen
Print Name of Witness

Brenda Seabury
Print Name of Witness

BIG PINE KEY FISHING LODGE, INC.,
a Florida corporation

By: Joan D. Gladwell
Joan D. Gladwell, as President

(CORPORATE SEAL)

ACKNOWLEDGMENT

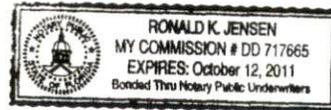
STATE OF FLORIDA
COUNTY OF Monroe

I hereby certify that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared **Joan D. Gladwell, President of Big Pine Key Fishing Lodge, Inc., a Florida corporation**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and Official Seal in the County and State aforesaid, this 30th day of December, 2008

Ronald K. Jensen
Notary Public
Ronald K. Jensen
Print Name of Notary & Number
Commission Expires on 10-12-11

(Seal)



Doc# 1726236
Bk# 2395 Pg# 1665

THE EXCHANGE OF LANDS described herein by this instrument to the United States of America, acting by and through the Secretary of the Interior, is hereby approved for conveyance and acceptance on behalf of the United States Fish and Wildlife Service on this 31st day of December, 2008.

THUS DONE AND PASSED, in my office in Atlanta, Dekalb County, State of Georgia, on the 31st day of December, 2008 in the presence of Richard Huffines and Betty Jarous, competent witnesses, who hereunto sign their names with the said appearers and me, Notary and reading of the whole.

WITNESSES:

[Signature]
Signature of First Witness

Richard Huffines
Print Name of Witness

[Signature]
Signature of First Witness

Betty Jarous
Print Name of Witness

[Signature]
UNITED STATES OF AMERICA,
Acting by and through the Secretary of Interior, By, [Signature] Southeast Regional Director, Fish and Wildlife Service, Department of Interior

Doc# 1726236
Bk# 2395 Pg# 1666

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby certify that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Tom Anderson, as Acting SE. Reg Dir. of the UNITED STATES OF AMERICA, acting by and through the Secretary of Interior, By, Southeast Regional Director, Fish and Wildlife Service, Department of Interior, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and Official Seal in the County and State aforesaid, this 31st day of December, 2008

Notary Public
[Signature]
Print Name of Notary & Number
Commission Expires on Feb 7, 2009

(Seal)

Doc# 1726236
Bk# 2395 Pg# 1667

Exhibit "A"

"The Property/Big Pine Key Fishing Lodge"

**Tract 2177, National Key Deer, NWR
Monroe County, Florida**

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, Township 66 South, Range 29 East, on Big Pine Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the centerline of U.S. Highway No. 1 and the West line of the Southwest Quarter of the Northeast Quarter of Section 26, Township 66 South, Range 29 East, bear South 89 degrees, 52 minutes East, a distance of 33 feet;

Thence bear North 50 feet to a point on the North right-of-way line of U.S. Highway No. 1;

Thence bear South 89 degrees, 52 minutes East, along the North right-of-way line of U.S. Highway No. 1, 521.78 feet to the POINT OF BEGINNING of the tract of land hereinafter described;

From said POINT OF BEGINNING, continue bearing South 89 degrees, 52 minutes East along the North right-of-way line of U.S. Highway No. 1, 104.35 feet;

Thence bear North, 417.42 feet;

Thence bear North 89 degrees, 52 minutes West 104.35 feet

Thence bear South 417.42 feet, back to the POINT OF BEGINNING.

Containing 1.0 acre more or less

Doc# 1726236
BK# 2395 Pg# 1668

Exhibit "B"

"The Property/USA"

((102z) part thereof)

Monroe County, Florida

Commence at the Northwest corner of Section 6, Township 67 South, Range 30 East; Thence East along the North property line of Ocean Bluff for 495.0 feet for a Point of Beginning;

Thence South a distance of 55.0 feet
Thence South 52 degrees 30'00" East a distance of 135.0 feet;
Thence South a distance of 150.0 feet
Thence South 53 degrees 00'00" West a distance of 80 feet;
Thence South 30 degrees 30'00" East a distance of 60.0 feet;
Thence North 64 degrees 00'00" East a distance of 135.00 feet;
Thence South 71 degrees 30'00" East a distance of 235.00 feet;
Thence North 72 degrees 30'00" East a distance of 85.00 feet;
Thence South 89 degrees 00'00" East a distance of 160.00 feet;
Thence North 71 degrees 00'00" East a distance of 55.00 feet to the Mean High Water Line of the Atlantic Ocean;

Thence meander of Northwesterly along said Mean High Water Line a distance of 612.00 feet to a point where said meander line intersects with the Northerly boundary line of Ocean Bluff;

Thence West along said North line of Ocean Bluff a distance of 330.00 feet to the Point of Beginning.

The above parcel lying and situate in Section 6, Township 67 South, Range 30 East, Monroe County, Florida, containing 4.4 acres more or less.

**MONROE COUNTY
OFFICIAL RECORDS**

465661

REF REC 0995 PAGE 2128

900
11,825-00

STATE OF FLORIDA
COUNTY OF MONROE

LA-Florida
National Key Deer Refuge
Trust for Public Land
(102z)

WARRANTY DEED

THIS INDENTURE, made this the 11th day of December 1986, between THE TRUST FOR PUBLIC LAND, a non-profit California corporation, whose principal address is 82 Second Street, San Francisco, California 94105, hereinafter referred to as GRANTOR, and the UNITED STATES OF AMERICA, whose address is Washington, D.C. 20240, hereinafter referred to as GRANTEE.

WITNESSETH, that the GRANTOR in consideration of the sum of TWO MILLION THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$2,365,000.00) to it in hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey, unto the United States of America and its assigns forever, in fee simple, a tract of land situate lying and being in the County of Monroe, State of Florida, described as follows:

The Lot numbered 1 of Section 6 in Township 67 South of Range 30 East of Tallahassee Meridian in Florida, according to the Official Plat of the survey of said lands, returned to the General Land Office by the Surveyor General, less and except land conveyed to the State Road Department by Deed recorded in OR Book 173, page 143, of the Public Records of Monroe County, Florida, and to County of Monroe, recorded in Book 174, at page 69, of the Public Records of Monroe County, Florida.

All the described land is being acquired for administration by the Secretary of the Interior through the United States Fish and Wildlife Service as a national wildlife refuge.

Together with all and singular, the tenements, appurtenances, and hereditaments thereunto belonging or in anywise appertaining to the proper use and benefit of the said GRANTEE and its assigns, forever, in fee simple, free and clear from all liens and encumbrances; and, the GRANTOR releases and quitclaims unto the GRANTEE and its assigns, all the right, title and interest, legal and equitable, which the GRANTOR may have in the banks, beds, and water of any streams opposite to or fronting upon said land including all littoral and/or riparian rights incident thereto and in alleys, roads, streets, ways, strips, canals, gores, or railroad right-of-way abutting or adjoining said lands and in any means of ingress and egress appurtenant thereto, and to any portions of the above described property lying below the Mean High Water Line of the Gulf of Mexico and adjacent waters.

This instrument was prepared by
H. Flaaten
U.S. Fish and Wildlife Service
75 Spring Street, SW.
Atlanta, Georgia 30303

DR Paid 11,825⁰⁰ Date 12-12-86
MONROE COUNTY
DANNY KOLHAGE, CLERK CIR. CT.
By Daniel Madaris D.C.

4 6 5 6 6 1

REC 0 9 9 5 PAGE 2 1 2 9

SUBJECT, HOWEVER, to the following:

(1) Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

(2) Unrecorded lease dated April 30, 1986, between Kenneth W. Cleary, Trustee, and Big Pine Key Fishing Lodge, Inc., with expiration date of April 30, 1987.

TO HAVE AND TO HOLD the premises herein granted and conveyed unto the United States and its assigns forever.

AND SAID GRANTOR does hereby fully WARRANT the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR does cause this instrument to be executed on the date first written above. In the presence of:

THE TRUST FOR PUBLIC LAND
 By: W. Dale Allen
 Its: Attorney in Fact

Witness Robert C. McClymonds
 Witness W. Dale Allen

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Dade)

ON THIS 11th day of December, 1986, before me, a Notary Public, State of Florida, duly commissioned and sworn, personally appeared W. Dale Allen, known to me to be an Attorney-in-Fact for THE TRUST FOR PUBLIC LAND, a California non-profit corporation, described herein and that he/she is known to be the person who executed the within instrument on behalf of THE TRUST FOR PUBLIC LAND.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in Dade County, Florida, the day and year in this acknowledgment first written above.

Robert C. McClymonds
Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 9, 1990
BONDED THRU GENERAL INS. UNO.

AGENT AUTHORIZATION FORM

Date of Authorization: 07 / 14 / 2020
Month Day Year

I hereby authorize Spottswood, Spottswood, Spottswood and Sterling be listed as authorized agent
(Print Name of Agent)

representing Big Pine Key Fishing Lodge Incorporated for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Change of the Text of the Big Pine Key Livable Communikeys Plan
(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)

Table with 2 columns: Property Description and Key Information. Includes 'See Attached Survey and Legal Description', 'Big Pine Key', 'Lot', 'Block', 'Subdivision', 'Key (Island)', 'Real Estate (RE) Number', 'Alternate Key Number', 'Street Address', and 'Approximate Mile Marker'.

Authorized Agent Contact Information:

500 Fleming Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)
305 294 9556 541 879 0183 305 924 0249 drcraig@spottswoodlaw.com and erica@spottswoodlaw.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: [Handwritten Signature]

Printed Name of Property Owner: Jay E. Gladwell

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 26 day of August, 2020

by Jay E. Gladwell, who is personally known to me OR produced
(Print Name of Person Making Statement)

Drivers License as identification.
(Print Name of ID Produced)

[Handwritten Signature]
Signature of Notary Public

Christian Harduk
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 06/07/22



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



Ownership Disclosure of Interest

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

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
See Attached Ownership Disclosure	

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

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

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

Name and Address	% of Ownership

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
BPK33, LLC	

* Please provide date of contract May 22, 2020

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

Name and Address

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

Printed Name / Signature of Person Completing Form: Jay Gladwell - Jay E. Gladwell
 State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 26 day of August, by 2020. He/she is personally known to me or has produced Driver's License as identification.



Christian Harduk
 Notary Public
 My Commission Expires 06/07/2022

**Monroe County, Florida
Planning and Environmental Resources Department
Ownership Disclosure of Interest**

Additional Attached:

If the property is owned by a Corporation, list the officers and stockholders and the percentage of stock owned by each.

Officers:

President/Director: Joan D. Gladwell
33000 Overseas Highway
Big Pine Key, FL 33043

Secretary/Director: Jay E. Gladwell
29168 Cactus Lane
Big Pine Key, FL 33043

Treasurer/Director: Brenda Scanlon
33000 Overseas Highway
Big Pine Key, FL 33043

The corporations voting stock ownership:

Big Pine Key Fishing Lodge, LLLP - 100% ownership

Big Pine Key Fishing Lodge, LLLP ownership is as follows:

Joan D. Gladwell P.O. Box 430513 Big Pine Key, FL 33043	0.4%
Brenda A. Scanlon P.O. Box 430250 Big Pine Key, FL 33043	31.79995%
Jay E. Gladwell 29168 Cactus Lane Big Pine Key, FL 33043	31.79995%
Gladwell Family Gift Giving Trust P.O. Box 513 Big Pine Key, FL 33043	31.0001%

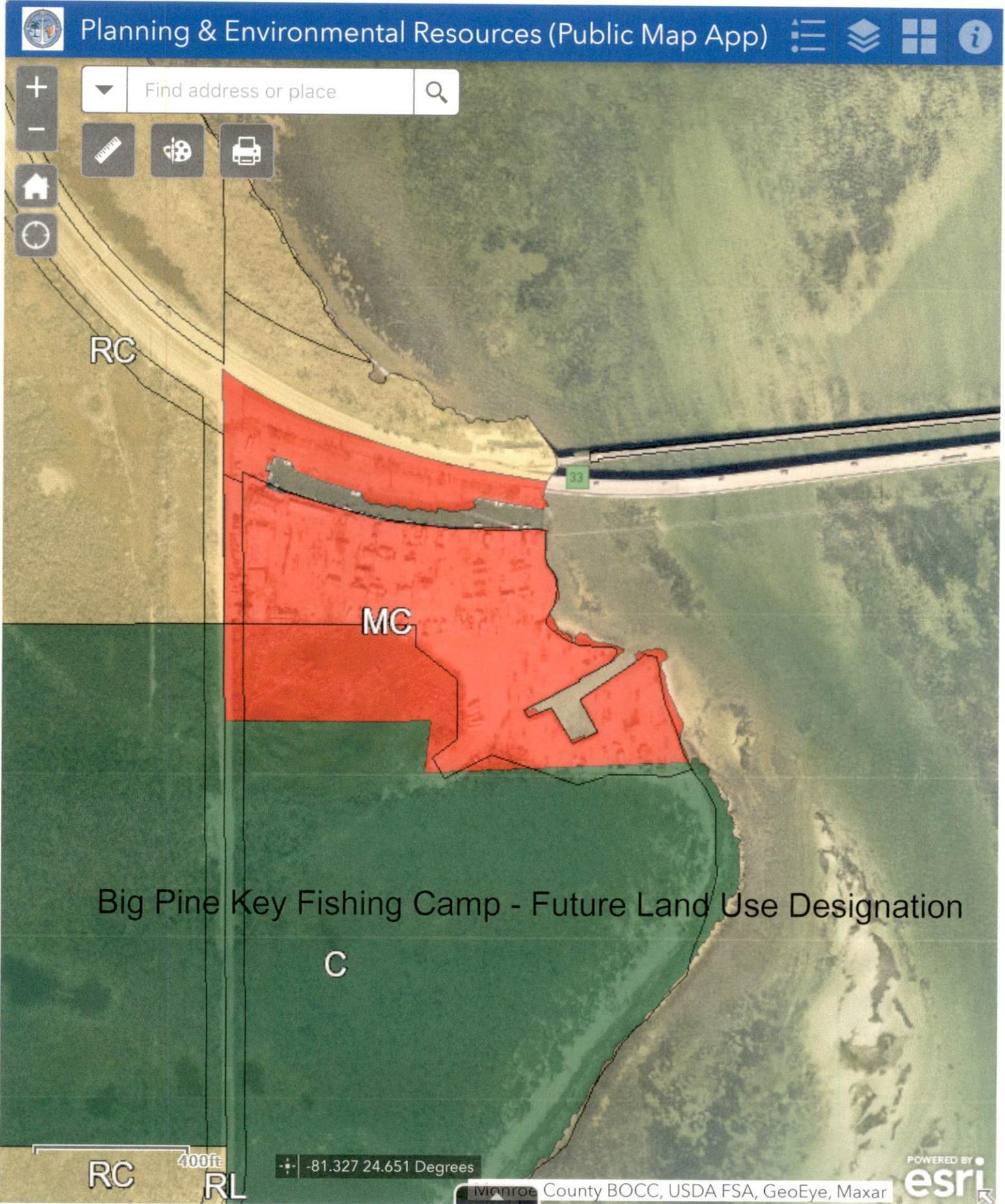
Lisa Calhoun 0.833333%
6623 Winton Street
Dallas, TX 75214

Brian S. Gladwell 0.833334%
30925 Sunshine Lane
Big Pine Key, FL 33043

Amy Ward 0.833333%
29138 Bougainvillea Lane
Big Pine Key, FL 33043

Jed Scanlon 1.25%
117 Newfound Harbor Road
Big Pine Key, FL 33043

Rae L. Scanlon 1.25%
P.O. Box 430250
Big Pine Key, FL 33043





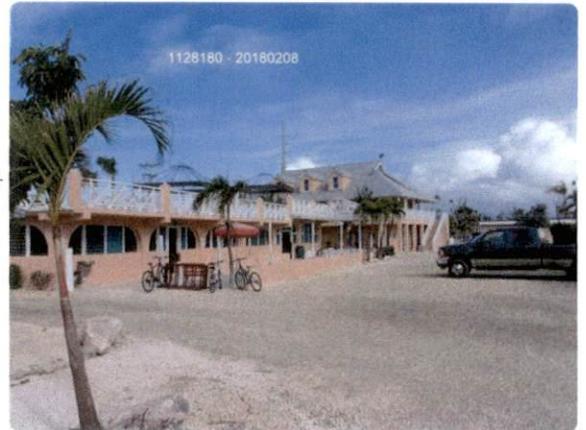
Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00108630-000000
 Account# 1128180
 Property ID 1128180
 Millage Group 100H
 Location 33000 OVERSEAS Hwy, BIG PINE KEY
 Address
 Legal 31 66 30 BIG PINE KEY LOT 1 (5.52AC) AND 6 67 30 BIG PINE KEY PT GOV LOT 1
 Description D3-504 G17-421/23 OR144-284 OR394-972 OR455-696E OR521-1020/22 OR574-514 CTY JUD DOC 75-146 OR891-34 OR949-2025 OR964-2428/2436LEASE OR995-2123C OR995-2124 OR995-2126/27 OR995-2128/29 OR2395-1663/68
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property TRAILER/RV PARKS (2801)
 Class
 Subdivision
 Sec/Twp/Rng 31/66/30
 Affordable No
 Housing



Owner

[BIG PINE KEY FISHING LODGE INC](#)
 PO Box 430513
 Big Pine Key FL 33043

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$2,191,102	\$2,191,102	\$0	\$0
+ Market Misc Value	\$438,221	\$438,221	\$0	\$0
+ Market Land Value	\$6,135,088	\$6,135,088	\$5,243,402	\$6,075,937
= Just Market Value	\$8,764,411	\$8,764,411	\$5,243,402	\$6,075,937
= Total Assessed Value	\$8,622,890	\$7,838,991	\$5,243,402	\$5,135,332
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,764,411	\$8,764,411	\$5,243,402	\$6,075,937

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.17	Acreage	0	0
(2801)	422,081.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CUSTOM POOL	1969	1970	1	338 SF	4
CONCRETE DOCK	1979	1980	1	280 SF	3
WOOD DOCKS	1988	1989	1	168 SF	3
UTILITY BLDG	1989	1990	1	150 SF	3
UTILITY BLDG	1989	1990	1	190 SF	2
UTILITY BLDG	1989	1990	1	42 SF	2
UTILITY BLDG	1989	1990	1	60 SF	3

CONC PATIO	1989	1990	1	600 SF	2
UTILITY BLDG	1989	1990	1	96 SF	3
ASPHALT PAVING	1991	1992	1	276 SF	1
TIKI	1994	1995	1	208 SF	4
TIKI	1994	1995	1	64 SF	4
TIKI	1995	1996	1	112 SF	1
UTILITY BLDG	1995	1996	1	120 SF	2
FENCES	1995	1996	1	220 SF	2
UTILITY BLDG	1995	1996	1	240 SF	2
FENCES	1995	1996	1	264 SF	2
SEAWALL	1995	1996	1	316 SF	4
FENCES	1996	1997	1	108 SF	3
BRICK PATIO	1996	1997	1	1128 SF	1
CONC PATIO	1996	1997	1	1185 SF	2
COM CANOPY	1996	1997	1	240 SF	5
CONC PATIO	1996	1997	1	690 SF	2
SEAWALL	1980	1981	1	5205 SF	4
WALL AIR COND	2001	2002	1	2 UT	2
WOOD DOCKS	1958	1959	1	1432 SF	3
SEAWALL	1988	1989	1	657 SF	1
CONCRETE DOCK	1980	1981	1	5205 SF	3
COMM POOL	1991	1992	1	777 SF	1
BOAT RAMP	1992	1993	1	748 SF	3
FENCES	1993	1994	1	750 SF	2

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18104050	9/5/2019		\$389,000	Commercial	REPAIR SEAWALL / DOCK 6,400 SF & 285 CY OF FILL
18105080	10/24/2018		\$250,000	Commercial	INTERIOR & EXTERIOR REMODEL / REPAIR: 1ST FLOOR OF COMMERCIAL BLDG - INCLUDES ELEC & PLUMBING
18103171	5/31/2018	6/29/2018	\$41,650	Commercial	DEMO OF WWTP & ABANDONMENT OF 2 FDEP INJECTION WELLS
18101147	3/29/2018	10/3/2018	\$12,000	Commercial	SEWER CONNECTION WITH GRINDER PUMP
17107556	1/12/2018	1/24/2018	\$3,924	Commercial	NEW 30 FT WOODEN POLE, 200 AMP METER COMBO WITH RISER & WIRE (HURR. IRMA)
17106446	11/17/2017	7/31/2018	\$12,500	Commercial	DEMOLITION OF COMMERCIAL PROPERTY - 1 STORY RESIDENCE, 1 SIX UNIT MOTEL BLDG & 5 MOBILE HOMES
17101038	5/2/2017		\$6,500	Commercial	PAVING/DRIVEWAY/SIDEWALK
15105672	11/4/2015	1/6/2016	\$958	Commercial	REPLACE METER AND RISER 100 AMP
15104933	10/1/2015	10/1/2015	\$5,000	Commercial	ELECTRIC
15100059	1/16/2015	1/21/2015	\$2,403	Commercial	BUILD A 8 FT X 3 FT X 10 FT PAD, INSTALL IN GROUND GAS TANK (200 GAL) AND RUN UNDERGROUND LINE TO 1 POST WITH SHUTOFFS AND RUN LINE TO FIRE PIT
14103843	9/3/2014	11/4/2014	\$2,450	Commercial	UPGRADE EXISTING 200 AMP ELECTRICAL SERVICE TO 400 AMP SERVICE
12105030	12/6/2012	1/15/2013	\$1,500	Commercial	PRESSURE CLEAN AND PAINT METAL ROOF
11104777	10/14/2011		\$12,000	Commercial	RESURFACE AND NEW POOL FILTER AND ADDITIONAL ELECTRICAL WORK
11104632	10/13/2011	12/8/2011	\$15,000		MAINTENANCE DREDGE
10104833	9/7/2010	12/21/2010	\$0	Commercial	SALLING REPAIR - APPROX 60 FT OF POOL DECK EDGE, 3 CANTALIVERS, AND RESURFACE POOL DECK
10101649	4/13/2010	4/26/2010	\$26,000		RIP RAP REVETMENT REPAIR
44-0102550-002	10/30/2009		\$0		D.E.P. - RIP RAP
08103953	11/4/2008		\$9,500	Commercial	ROOF/DECK AND RAILING
08103953	11/4/2008	4/15/2009	\$9,500	Commercial	DECK/ROOF/RAILINGS
7103143	10/10/2007	1/1/2008	\$94,000	Commercial	GAS TANKS
01/4528	12/28/2001	12/28/2002	\$4,800	Commercial	RE-ROOF
99-0538	3/10/1999	12/30/1999	\$5,300	Commercial	COMM.MISCELLANEOUS
95-9632	8/1/1995	8/1/1996	\$464,000	Commercial	ADD-COMM.
95-0551	5/1/1995	6/1/1995	\$19,000	Commercial	ROOFING
94-1091	1/1/1995	6/1/1995	\$6,000	Commercial	GARAGE/CARPORT
92-5373	1/1/1993	8/1/1993	\$84,000	Commercial	COMMERCIAL REMODEL
92-5497	1/1/1993	8/1/1993	\$1,500	Commercial	COMMERCIAL MISCELLANEOUS

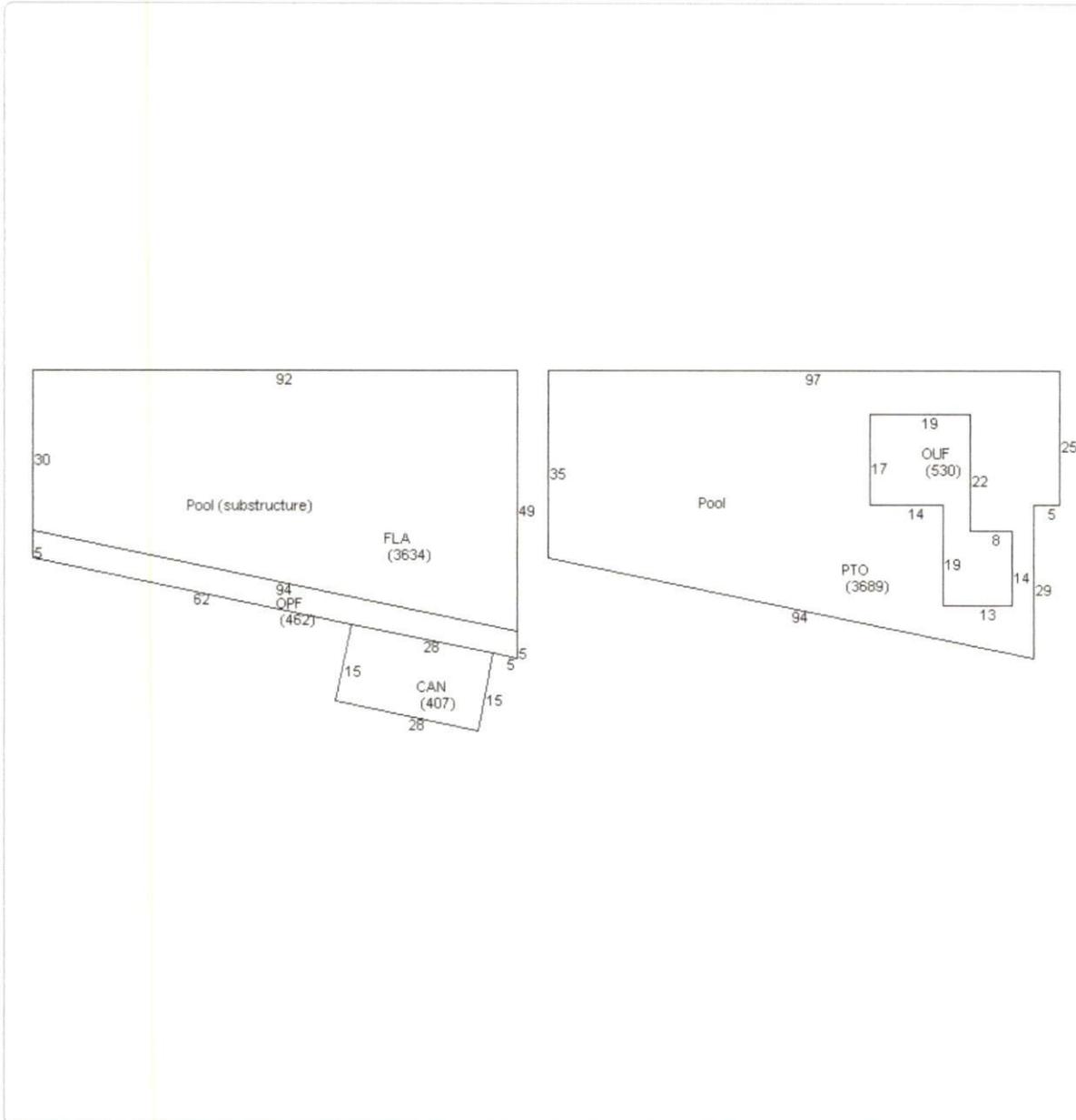
91-2896	7/1/1991	12/1/1992	\$100,000	Commercial
89-2098	5/1/1990	7/1/1990	\$6,800	Commercial
90-0380	5/1/1990	12/1/1990	\$16,940	Commercial
89-2097	3/1/1990	12/1/1990	\$2,000	Commercial
89-2096	10/1/1989	11/1/1989	\$125,000	Commercial
88-2481	12/1/1988	11/1/1989	\$9,240	Commercial
88-1908	10/1/1988	11/1/1989	\$4,800	Commercial
A-8747	10/1/1981	12/1/1982	\$2,000	Commercial

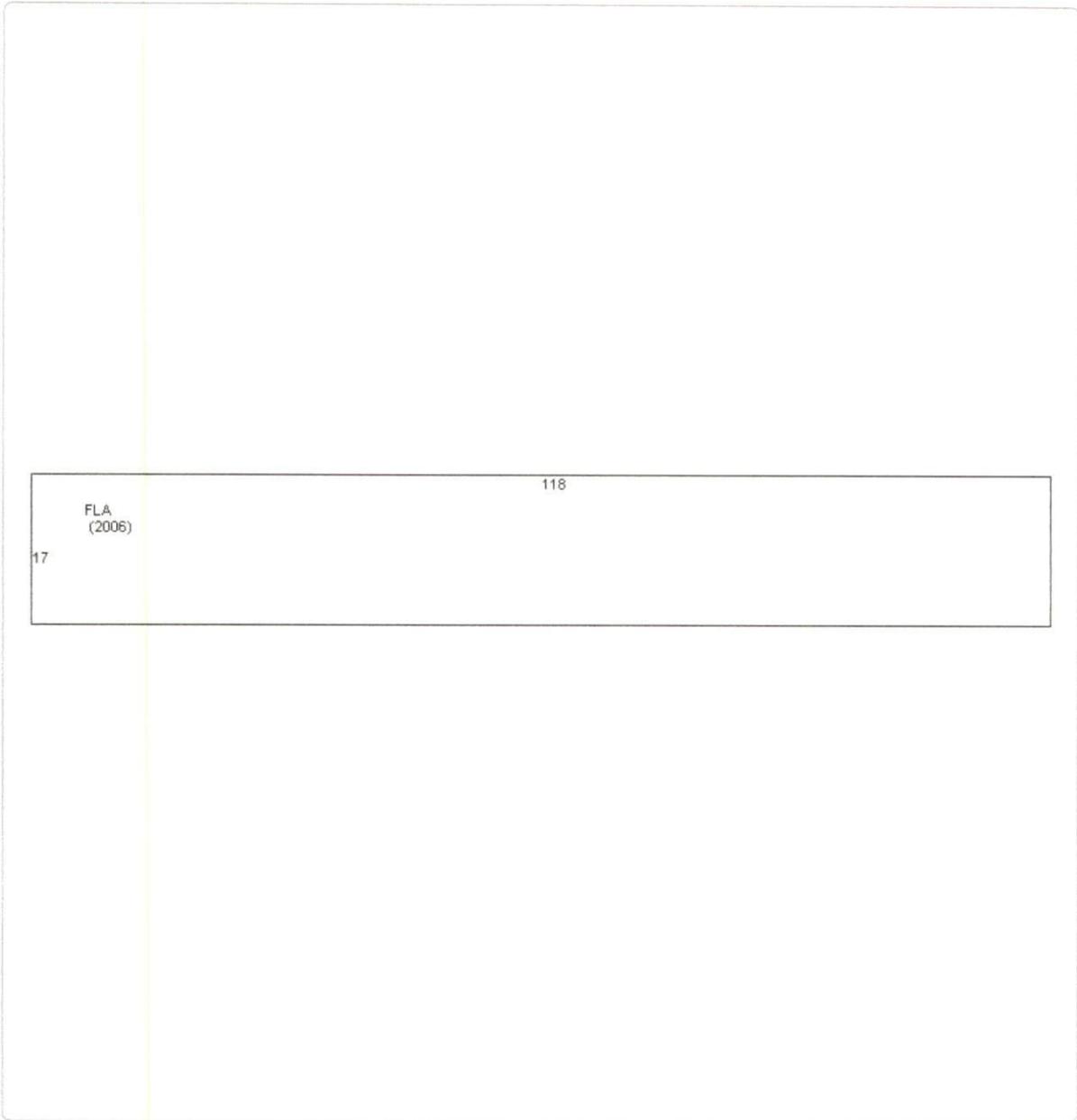
- POOL & SPA
- COMMERCIAL REMOLDING
- DOCKS
- DEMO.& MOVING BUILDING
- COMMERCISL MISCELLANEOUS
- FINGER PIERS
- SEAWALL
- UPGRADE ELECTRIC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

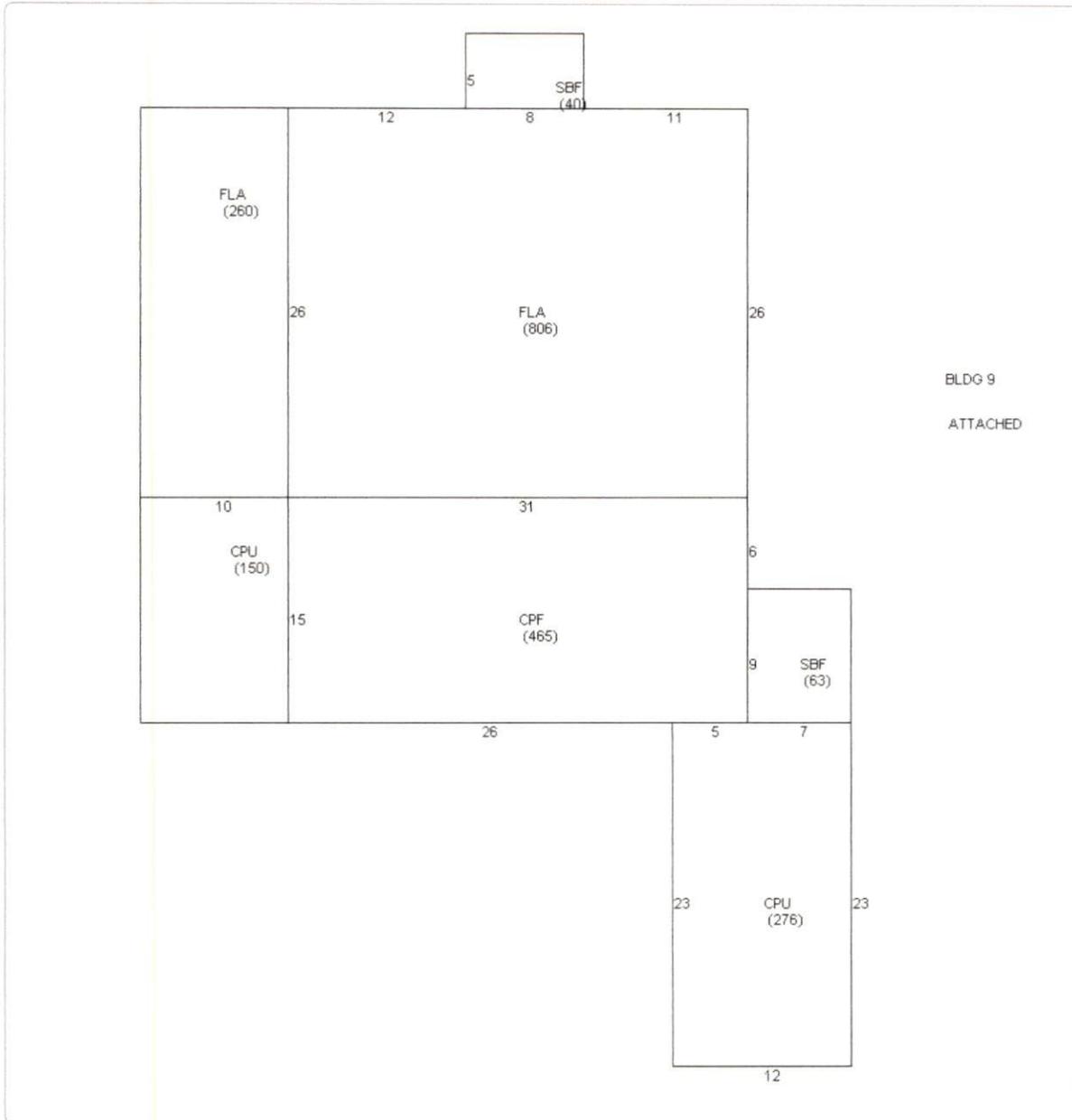


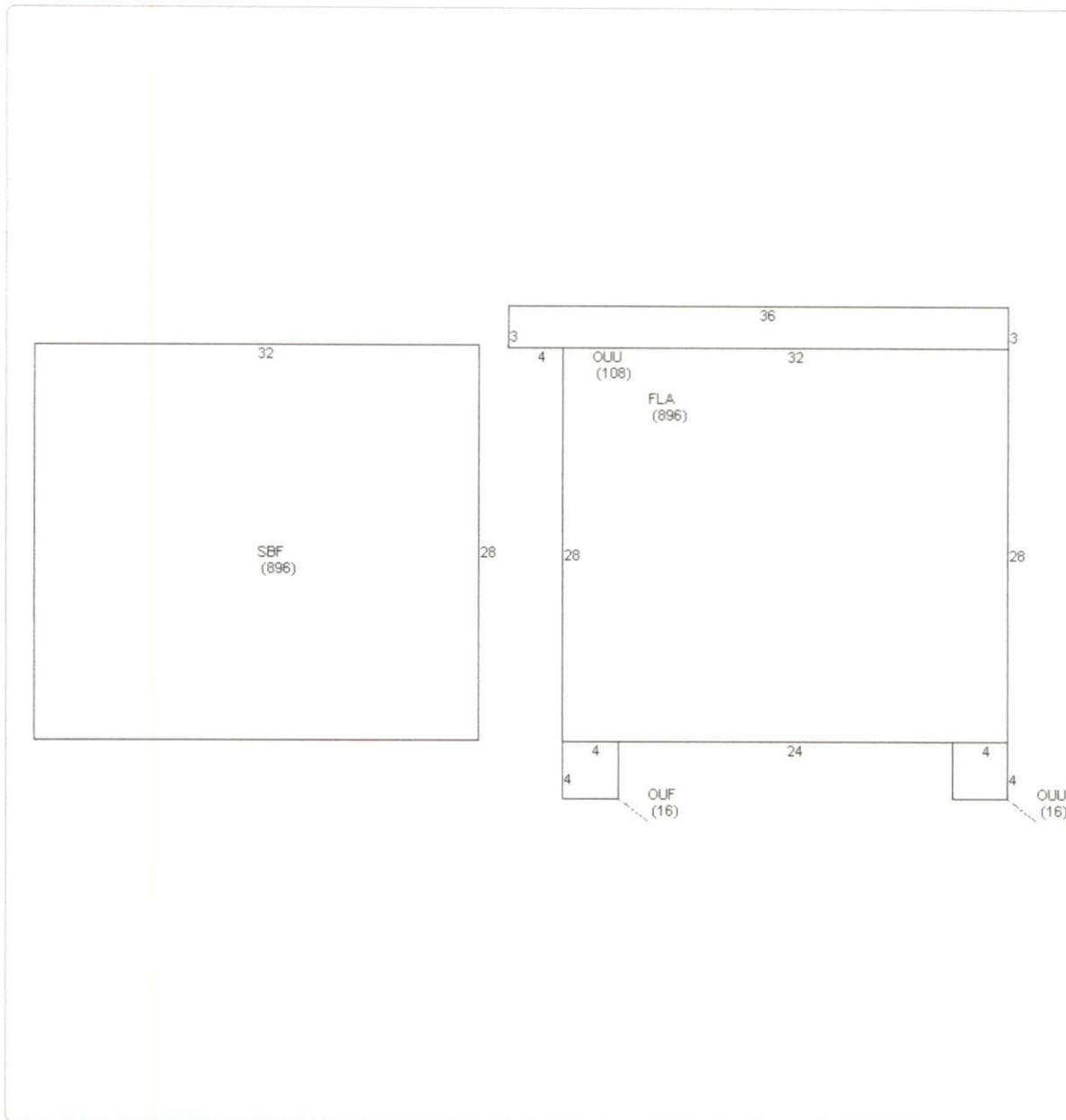


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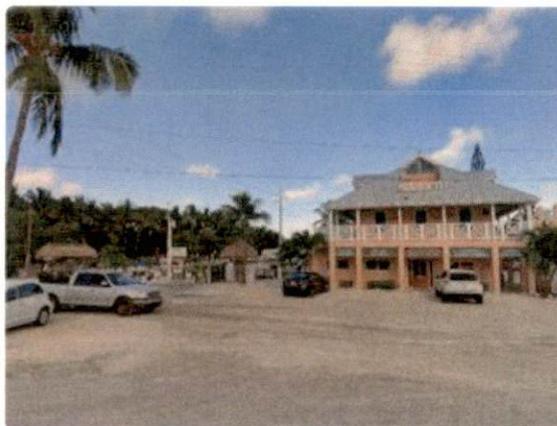
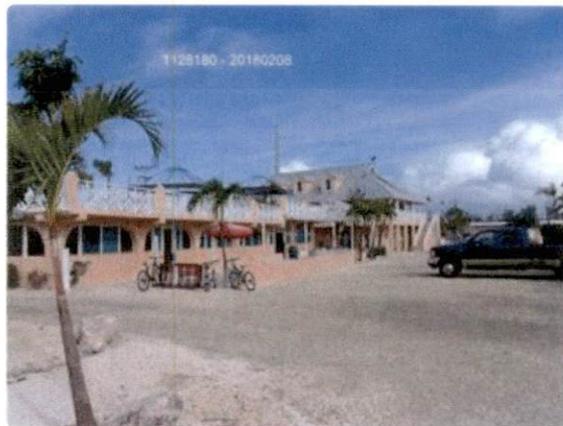
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(2006)

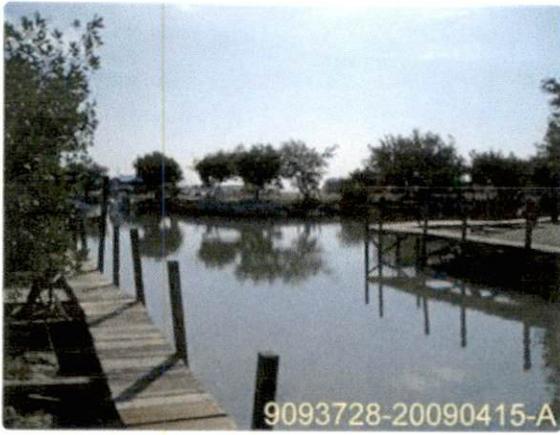
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Photos





Map



TRIM Notice

2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales.

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[Version 2.3.80](#)



Overview



Legend

-  Major Roads
-  Centerline
-  Easements
-  Hooks
-  Lot Lines
-  Road Center
-  Rights of Way
-  Shoreline
-  Condo Building
-  Key Names
-  Parcels

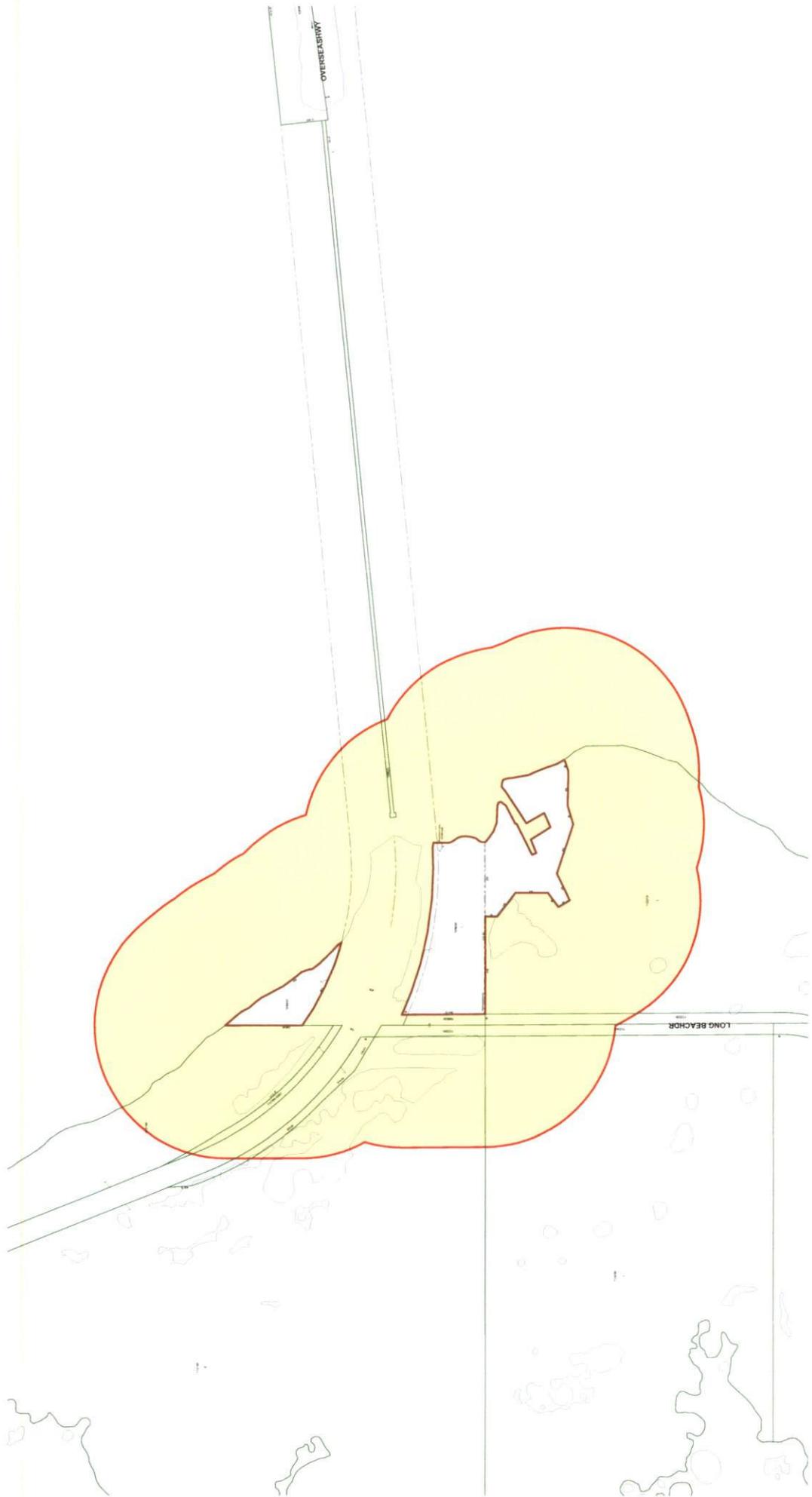
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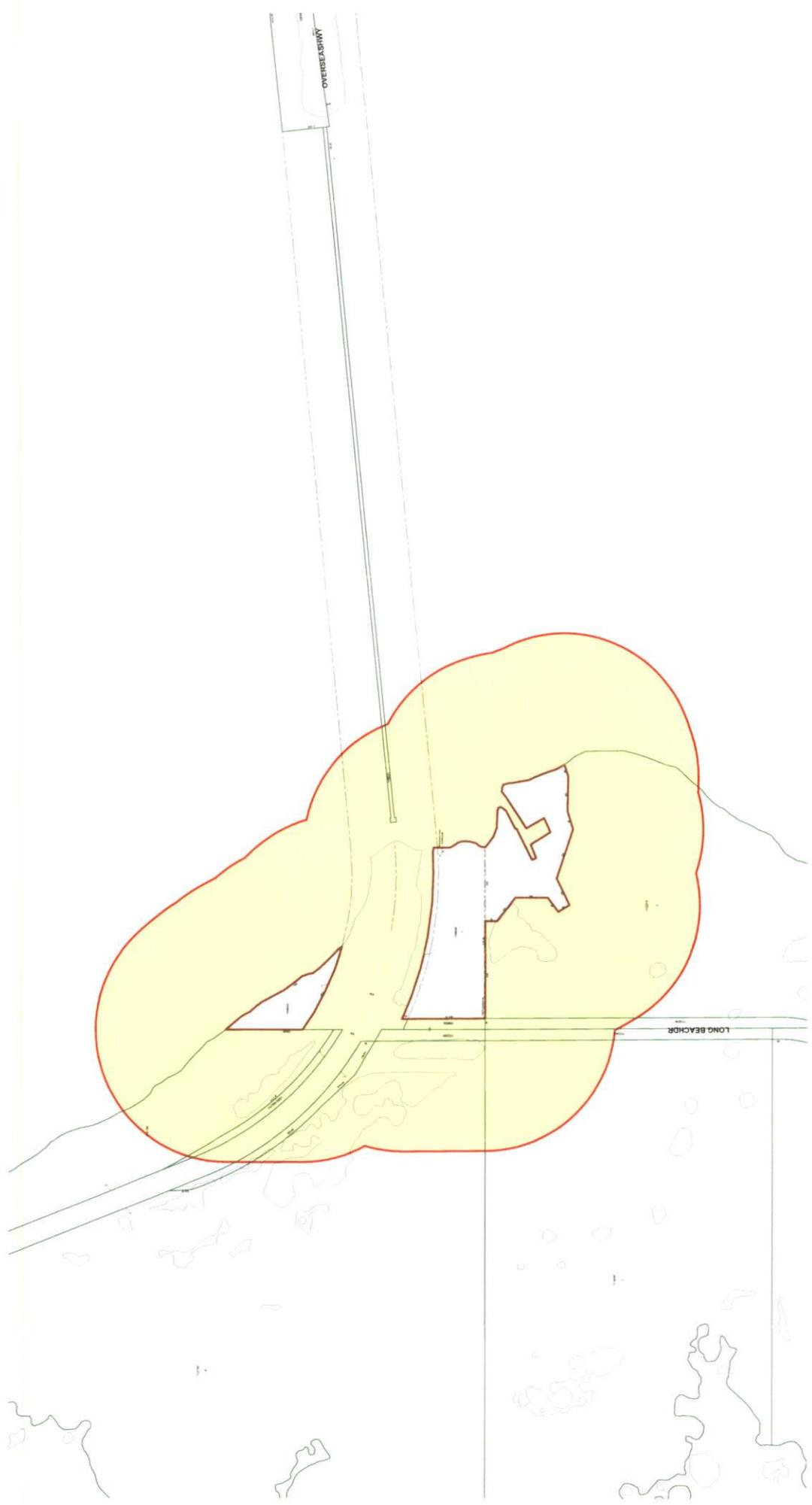
Developed by  **Schneider**
GEOSPATIAL

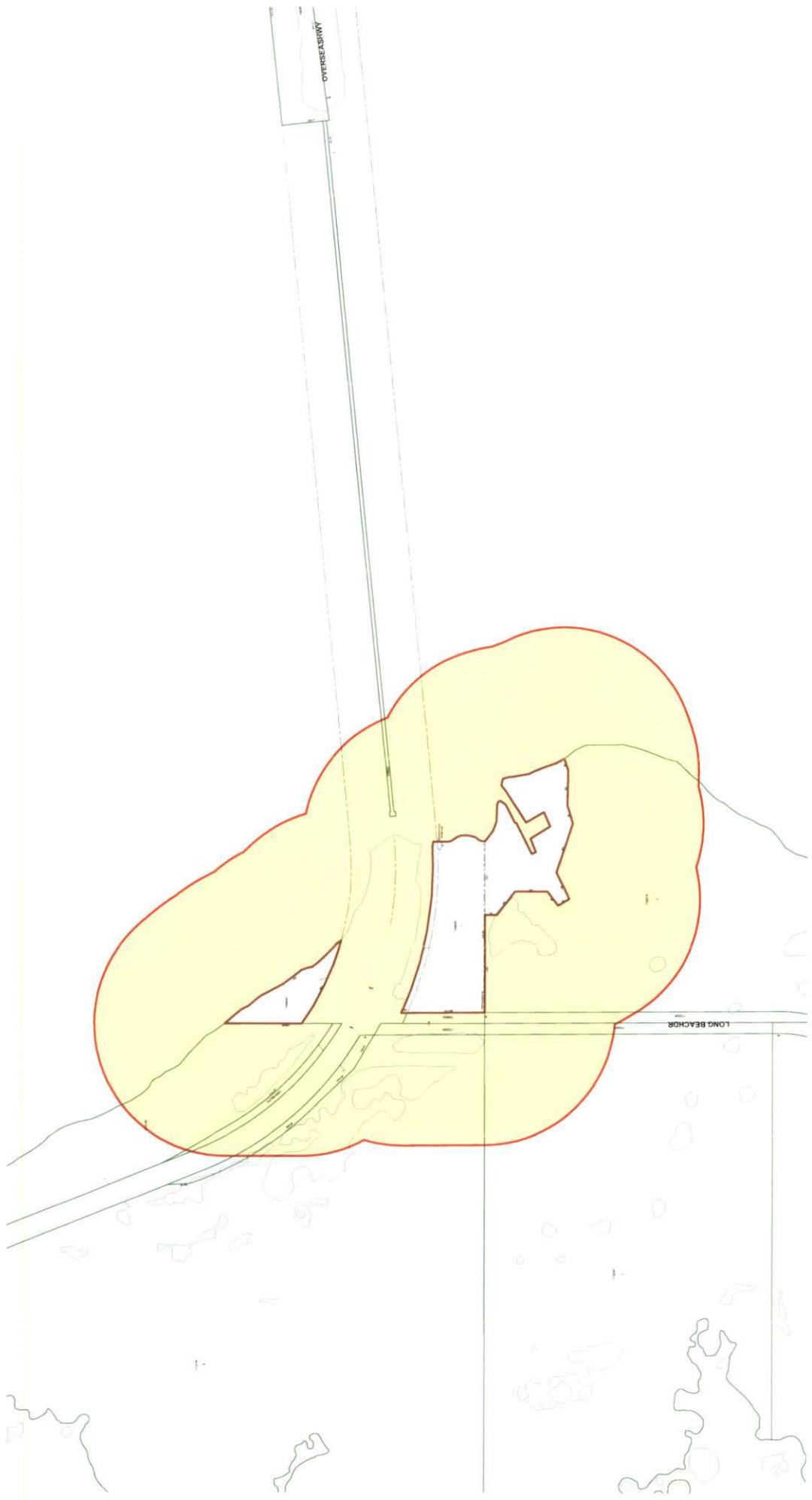
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00112210-000000	US FISH AND WILDLIFE SERVICE DEPT OF REALTY	1875 Century Blvd NE			Atlanta, GA 30345	
00108630-000000	BIG PINE KEY FISHING LODGE INC	PO Box 430513			Big Pine Key, FL 33043	
00108621-000000	BOT TIIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee, FL 32399	
00112220-000000	DOT/ST.OF FL	3900 The Capitol			Tallahassee, FL 32399	
00108620-000000	DOT/ST.OF FL	3900 The Capitol			Tallahassee, FL 32399	
00112200-000000	DOT/ST.OF FL	3900 The Capitol			Tallahassee, FL 32399	
00112240-000000	DOT/ST.OF FL	3900 The Capitol			Tallahassee, FL 32399	
00112190-000100	DOT/ST.OF FL	1317 NE 4TH STREET			FT LAUDERDALE, FL 33304	
00112190-000000	US FISH AND WILDLIFE SERVICE DEPT OF REALTY	1875 Century Blvd NE			Atlanta, GA 30345	
00112230-000000	USA DEPARTMENT OF FISH AND WILDLIFE	1875 Century Blvd NE			Atlanta, GA 30345	

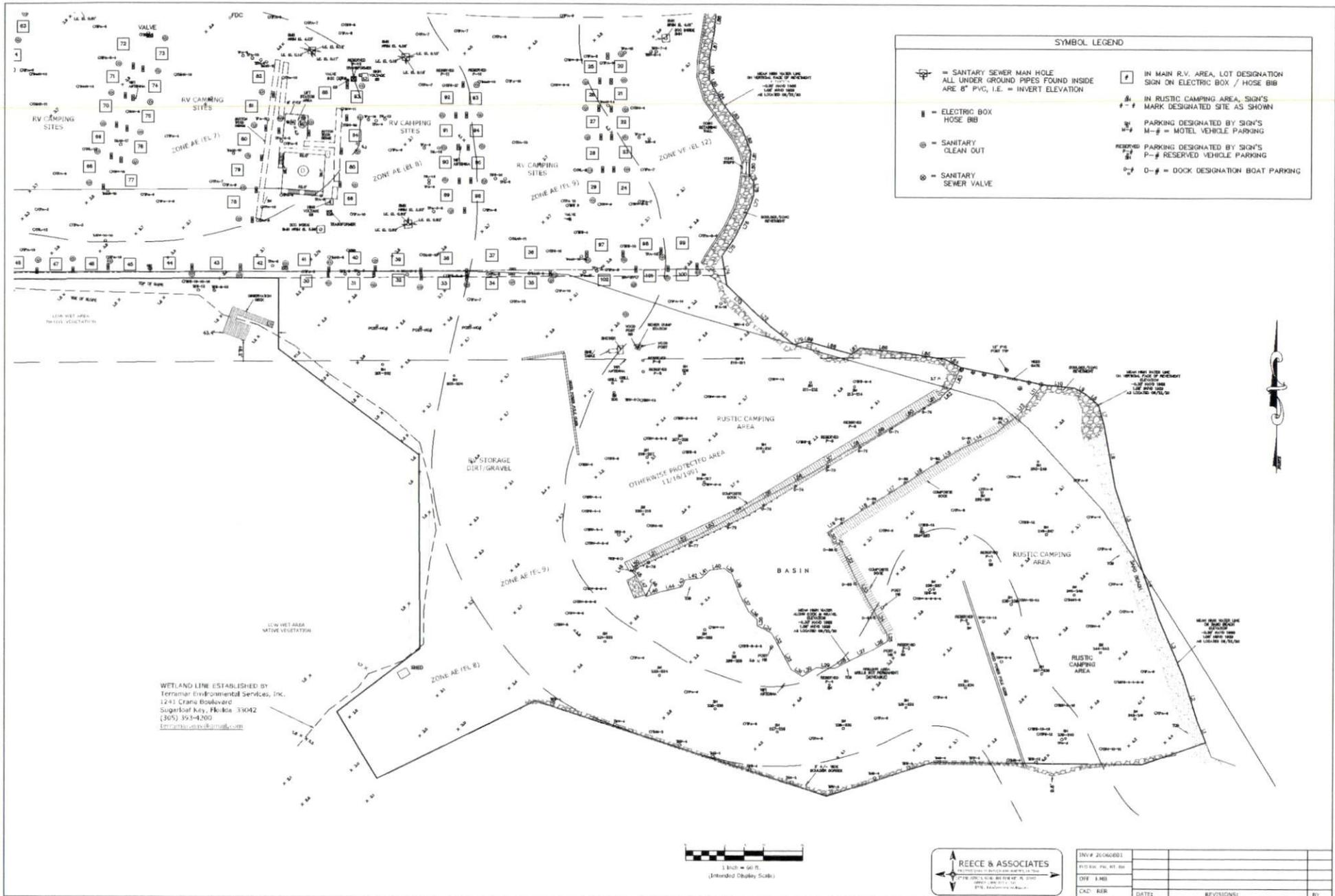
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00112230-000000	USA DEPARTMENT OF FISH AND WILDLIFE	1875 Century Blvd NE			Atlanta, GA 30345	









SYMBOL LEGEND	
	= SANITARY SEWER MAN HOLE ALL UNDER GROUND PIPES FOUND INSIDE ARE OF PVC, I.E. = INVERT ELEVATION
	= ELECTRIC BOX HOSE BIB
	= SANITARY CLEAN OUT
	= SANITARY SEWER VALVE
	IN RUSTIC CAMPING AREA, SIGN'S MARK DESIGNATED SITE AS SHOWN
	PARKING DESIGNATED BY SIGN'S M-# = MOTEL VEHICLE PARKING
	PARKING DESIGNATED BY SIGN'S P-# = RESERVED VEHICLE PARKING
	D-# = DOCK DESIGNATION BOAT PARKING
	IN MAIN R.V. AREA, LOT DESIGNATION SIGN ON ELECTRIC BOX / HOSE BIB

WETLAND LINE ESTABLISHED BY
Terramar Environmental Services, Inc.
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Sugarloaf Key, Florida 33042
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terramar@earthlink.net



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