File #: **2020-158**

Owner's Name: KRZ, LLC

Applicant: SWC

Agent: Sandra Walters

Type of Application: Tier Overlay Amendment

Key: Key Largo

RE: 00508100-000000; 00508110-000000
00508120-000000; 00508130-000000
00508140-000000; 00508150-000000
00507420-000000; 00507430-000000

Additional Information added to File 2020-158

End of Additional File 2020-158

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
SEP 18 2020
2020-158
MONROE CO. PLANNING DEPT.

Request to Amend the Tier Overlay District Map

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

Tier Amendment Application Fee: $1,970.00 for an IS/URM platted lot
$4,670.00 for a non IS/URM platted lot

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: 09 / 17 / 2020
Month Day Year

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

SWC
Applicant (Name of Person, Business or Organization)

Sandra Walters
Name of Person Submitting this Application

5570 3rd Ave, Suite C201, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

305-294-1238
Work Phone

Home Phone

305-924-0195
Cell Phone

sandy@swcinc.net
Email Address

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

KRZ LLC
(Name/Entity)

Brian Conover
Contact Person

101075 Overseas Highway, Key Largo, FL 33037
Mailing Address (Street, City, State and Zip Code)

305-453-0368
Work Phone

Home Phone

305-345-6719
Cell Phone

brian@allkeysconcrete.com
Email Address

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

Block 4,Lots 2-7 & Block 1 Lots 20-21. Hibiscus Park, Key Largo
Block Lot Subdivision

Key
1625922, 1625931, 1625949, 1625957
1625965, 1625973, 1625256, 1625248
Alternate Key Number

508100, 508110, 508120, 508130,508140
508150, 507420, 507430, all-000000
Real Estate (RE) / Parcel ID Number

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

102
Approximate Mile Marker

APPLICATION

Request to Amend the Tier Overlay District Map to Correct a Tier Designation assigned in error in accordance with Section 130-130(e) of the Land Development Code

Size of Site: Approx. 1.07 acres

Platted lot (book/page): Block 4,Lots 2-7 & Block 1 Lots 20-21. Hibiscus Park, Key Largo

Existing Use: The subject parcels are filled as per Monroe County Building Permit No. C21076 issued 01-12-87 (see Attachment 1). Exotic vegetation grew on the lots, and was cleared at various times, most recently following Hurricane Irma. Otherwise, the lots are vacant.

Total Wetlands/Habitat: 0 acres

Total area of native upland habitat: 0 acres

Has clearing of tropical hardwood hammock or pinelands occurred on the property? Describe: The subject parcels are filled as per Monroe County Building Permit No. C21076 issued 01-12-87 (see Attachment 1). Exotic vegetation grew on the lots and was cleared at various times, most recently following Hurricane Irma.

Current Tier: I

Proposed Tier: III

Description of Error (attach additional sheets if necessary):

The lots subject to this application have been filled and scarified since 1987, and, therefore, are inappropriately characterized with the Tier I designation. The majority of the subdivision to the west is characterized as Tier III and contains a mobile home park. Simply because the subject parcels were vacant at the time the tier designations were made, it was designated Tier I, which was not appropriate. The owner wishes to correct a previous mapping error, increase density to less than the adjacent park, and place 4 homes on the property consistent with requirements of the current Comprehensive Plan (Comp Plan) and Land Development Regulations (LDRs), as described in this application along with the concurrently-filed Future Land Use Map (FLUM) and Land Use District (LUD) amendment applications.

Note the subject property is part of an existing plat dating to August 1956 (see Attachment 2).

APPLICATION

Has a previous Tier Overlay District Map amendment application been submitted for this site within the past two years?

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

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

☑ Yes ☐ No Code Case file # CE18040025 Describe the enforcement proceedings and if this application is being submitted to correct the violation: The alledged violations are associated with clearing and fill following Hurricane Irma. IApproval of this application to change the Tier Map designation for this property, along with approval of the associated applications to change the FLUM and Zoning designations, will establish entitlements that would accommodate applications for clearing and fill.

Applicants requesting a Land Use District (Zoning) Map Overlay amendment shall provide for public participation through a community meeting.

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 a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

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.

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 application (*unaltered and unbound)*
- [x] Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Att 3 [x] Proof of ownership (i.e., Warranty Deed)
- Att 4 [x] Current Property Record Card(s) from the Monroe County Property Appraiser
- Att 5 [x] 600 foot radius map from Monroe County Property Appraiser Office
- Att 6 [x] Typed name and address mailing labels of all property owners within a 600 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.
- Att 7 [x] Location map
- Att 8 [x] Photograph(s) of site from adjacent roadway(s)
- Att 9 [x] Copy of the official Land Use District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
- Att 10 [x] Copy of the official Tier Overlay District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
- Att 11 [x] Draft Revised Tier Overlay District Map showing and labeling all proposed changes

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

- Att 12 [x] Notarized Agent Authorization Letter (*required if application is submitted on behalf of another party*)
- Att 13 [x] Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor
- N/A [ ] Vegetation Survey in accordance with Chapter 118-2 of the Land Development Code
  The subject parcels were the subject of extensive examination by the South Florida Water Management District with detailed survey drawings documenting habitat provided to Monroe County as well. Therefore, we do not believe another vegetation survey should be necessary.

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

APPLICATION

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

By signing this application, the owner of the subject property authorizes 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: Sandra Walters **Date:** August 20, 2020

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 20th day of AUGUST, 20 20,

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

_____ as identification.
(TYPE OF ID PRODUCED)

Nancy L. Mischka
Signature of Notary Public, State of Florida

NANCY L. MISCHKA
MY COMMISSION # GG 949879
EXPIRES: January 22, 2024
Bonded Thru Notary Public Underwriters

Nancy L Mischka
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: 01-22-2024

Send complete application package to:

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

ATTACHMENT 1

MONROE COUNTY BUILDING DEPARTMENT

BUILDING PERMIT

No. C21076

NOTE
THIS PERMIT IS NON TRANSFERABLE

Date Issued 1-12-87

Valuation

This is to Certify that E. & O.L. LAND DEVELOPMENT COR.

has permission to Clear land and deposit 6,650 c.y. fill

Lots 19-21 Block 1 Sub'd. landward of m.h.w.

and LOTS 1-7 BLOCK 4

HIBISCUS PARK

Address: Buttonwood Lane and Seagrape Lane

The person accepting this permit shall conform to the terms of the application on file in the office of the Zoning Department of Monroe County and construction shall conform to the requirements of the Monroe County Codes.

B Building Contractor Owner

E Electrical Contractor n/a

P Plumbing Contractor n/a

Inspections Required — 24 Hour Notice Required on All Inspections.

1st ..... 3rd ..... Final .....

2nd ..... 4th ..... Health Department .....

Permit void if construction is not started within thirty days.

Permit void if zoning classification are Violated.

IMPORTANT NOTICE

This card must be displayed on street side of lot in a PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. Card must remain displayed until after final inspections.

NO INSPECTIONS will be made unless a set of plans, each sheet stamped with the approval of the Building Department, and approval of the Health Department, is available for the inspector on the job site.

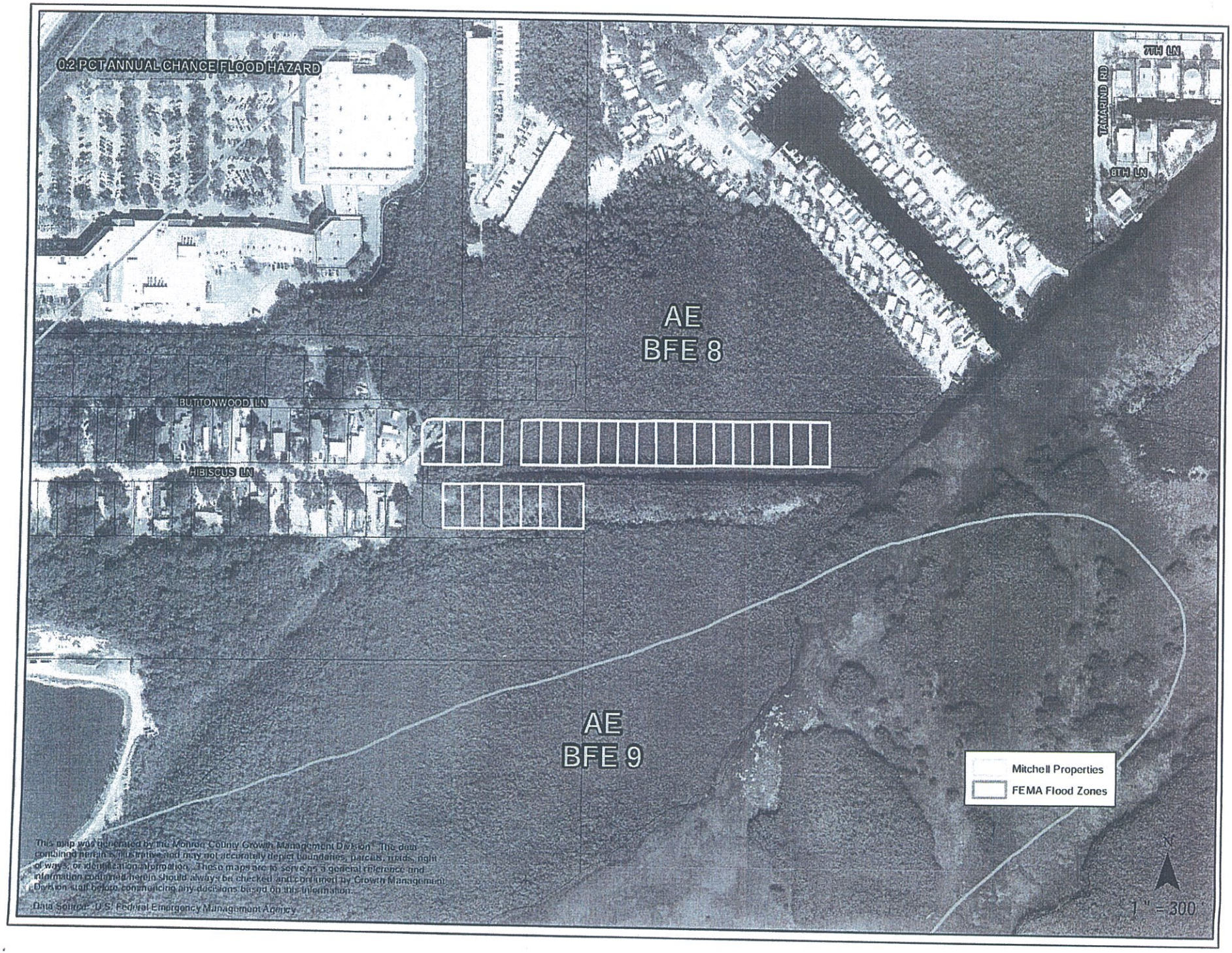
Approved Subject To Health Dept. Approval

Call 852-3296 For Inspections

Inspection Must Be Made Before Proceeding With Subsequent Work.

APPROVED
Monroe County
Building Department

Monroe County Building Department


0.2 PCT ANNUAL CHANCE FLOOD HAZARD
AE
BFE 8
BUTTONWOOD LN
HIBISCUS LN
AE
BFE 9
7TH LN
TAMARIND RD
8TH LN
Mitchell Properties
FEMA Flood Zones
N
1" = 300'
This map was generated by the Monroe County Growth Management Division. The data combined herein is illustrative and may not accurately depict boundaries, parcels, roads, right of ways, or identification information. These maps are to serve as a general reference and information contained herein should always be checked and confirmed by Growth Management Division staff before commencing any decisions based on this information.
Data Source: U.S. Federal Emergency Management Agency.

HIBISCUS PARK

ATTACHMENT 2

A SUBDIVISION IN SECTION 27—TOWNSHIP 61 SOUTH—RANGE 39 EAST

ON KEY LARGO MONROE COUNTY FLORIDA

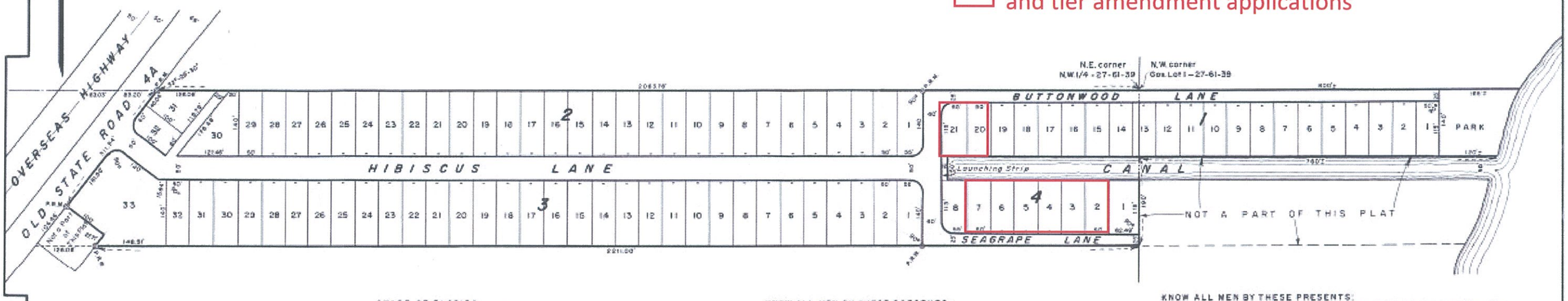
SCALE 1" = 100'

SCALE IN FEET

G.A. CRAWSHAW & ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
ISLAMORADA, FLORIDA

AUGUST 1956

Lots subject of FLUM, zoning and tier amendment applications



STATE OF FLORIDA
COUNTY OF DADE ss

Before me this day personally appeared Charner Robert Skogseth and Priscilla A. Skogseth, his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed.

Witness my hand and official seal this 8th day of September, A.D. 1956.

My commission expires

James E. Thee
Notary Public
State of Florida at large

KNOW ALL MEN BY THESE PRESENTS:

That Charner Robert Skogseth and Priscilla A. Skogseth, his wife, owners of the North 140 feet of Government Lot 1 of Section 27, Township 61 South, Range 39 East, do hereby consent to and join in the attached dedication and plat.

IN WITNESS WHEREOF we have hereunto affixed our hands and seals this 8th day of September, A.D. 1956.

Witnessed by

Joseph T. Lance — Charner R. Skogseth (SEAL)
Betty L. Stebbins — Priscilla A. Skogseth (SEAL)

KNOW ALL MEN BY THESE PRESENTS:

That the Lance-Hall Corp., a Florida corporation, the owner of the hereinafter described property in Section 27, Township 61 South, Range 39 East, on Key Largo, Monroe County, Florida, has caused to be made the attached plat entitled HIBISCUS PARK.

DESCRIPTION:— That part of the North 330 feet of the N.W. 1/4 of said Section 27-61-39 lying East of the right of way of Old State Road 4A, excepting therefrom the following described parcel of land: From the intersection of the north line of said Section 27 and the southeasterly right of way line of Old State Road 4A, run southwesterly along said southeasterly right of way line a distance of 311.54 feet to the Point of Beginning of the parcel hereinafter described; thence run southeasterly at right angles a distance of 100 feet to a point; thence run southwesterly at right angles and parallel with said southeasterly right of way line, a distance of 27.71 feet to the south line of the north 330 feet of the N.W. 1/4 of said Section 27; thence run west along said south line a distance of 128.08 feet to a point on the southeasterly right of way line of Old State Road 4A; thence northeasterly along said southeasterly right of way line a distance of 104.46 feet to the Point of Beginning.

The lanes and park as shown are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

IN WITNESS WHEREOF the Lance-Hall Corp. has caused these presents to be signed in its corporate name by its President, and its corporate seal to be hereunto affixed by its Secretary, this 28th day of August A.D. 1956.

Witnessed by — LANCE-HALL CORP.

Joseph T. Lance — By John N. Hall President
Martha Jo Lance — Attest Mae Sapp Lance Secretary

STATE OF FLORIDA
COUNTY OF MONROE ss

I hereby certify that on this day personally appeared before me, the undersigned authority, John N. Hall, President, and Mae Sapp Lance, Secretary, of the Lance-Hall Corp., to me well known to be the persons described in and who executed the above instrument, and acknowledged that they executed the same freely and voluntarily, that they affixed thereto the official seal of said corporation all by and with the authority of the Board of Directors, and that it is the free act and deed of said corporation.

Witness my hand and official seal this 28th day of August A.D. 1956.

My commission expires March 11, 1960

Joseph H. Bartlett
Notary Public
State of Florida at large

KNOW ALL MEN BY THESE PRESENTS: That J.M. McCoskill, G.E. McCoskill and H.H. Taylor owners and holders of a certain mortgage encumbering the property described hereon, do hereby consent to and joins in the attached dedication and plat:

Witness my hand and seal this 29 day of August A.D. 1956.

Witnessed by

Joseph T. Lance — J.M. McCoskill (SEAL)
Martha Jo Lance — G.E. McCoskill (SEAL)
H.H. Taylor (SEAL)

STATE OF FLORIDA
COUNTY OF DADE ss

Before me this day personally appeared J.M. McCoskill, G.E. McCoskill and H.H. Taylor to me well known to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed.

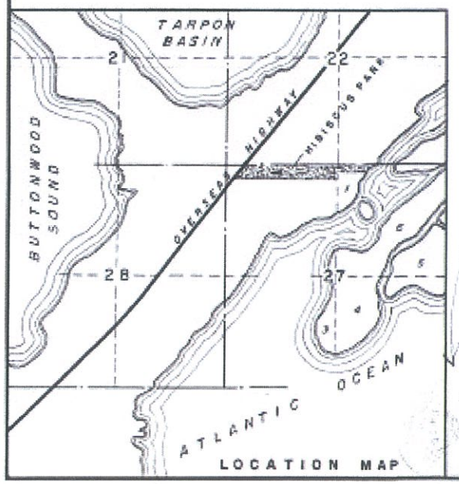
Witness my hand and official seal this 29th day of August A.D. 1956.

My commission expires 12/10/57

Martha Jo Lance
Notary Public
State of Florida at large

I HEREBY CERTIFY that the attached plat of HIBISCUS PARK is a true and correct representation of the property as recently surveyed and platted under my direction. I further certify that the Permanent Reference Monuments were set in accordance with Section 7, Chapter 10275 (No. 253), Laws of the State of Florida.

G.A. Crawshaw
Registered Engineer No. 1557
" Surveyor No. 198
State of Florida



This plat was approved by Resolution of the Board of County Commissioners of Monroe County, Florida, this 18th day of September A.D. 1956 and filed for record in Plat Book 3 at Page 166

Earl N. Adams — Clerk of the Circuit Court
Gerald Lewis — Chairman of the Board

FILED SEPTEMBER 18, 1956 3:15 P.M. 51608

Book 3 Page 166

ATTACHMENT 3

Doc# 2127657 06/16/2017 4:13PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

06/16/2017 4:13PM
DEED DOC STAMP CL: Krys $840.00

IN THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

FIRST STATE BANK OF THE FLORIDA KEYS, a Banking Corporation,

Plaintiffs,

vs.

CASE NO.: 12-CA-293-P

ENNIS MITCHELL a/k/a ENOS MITCHELL a/k/a ENOCH MITCHELL; ORA LEE MITCHELL; THERESA WORDEN, as Trustee; CITIBANK (SOUTH DAKOTA) N.A.; ROSEMARY BARKETT; CARMEN BARKETT DOUMAR; RONALD BARKETT; RICHARD BARKETT; THOMAS BARKETT, JR.; RAYMOND BARKETT; IRMA BARKETT a/k/a IRMA ELDER; MINERVA BARKETT; ANDREW M. TOBIN, P.A.; GILDAMRIC CORP., a Florida corporation,

Defendants.

Doc# 2127657
Bk# 2360 Pg# 364

FILED FOR RECORD
2017 JUN 16 PM 2:56
CLK. CIR. CT.
MONROE COUNTY, FLA

CERTIFICATE OF TITLE

I, KEVIN MADOK, CPA, Clerk of the above entitled Court, do hereby certify that I executed and filed a Certificate of Sale in this action on April 5, 2017, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

Lots 1 through 16 and Lots 18 through 21, Block 1 Hibiscus Park, and Lots 1 through 7, Block 4, Hibiscus Park, according to the Plat thereof, as recorded in Plat Book 3, Page 166 of the Public Records of Monroe County, Florida

STREET ADDRESS: Lots 1 through 16 and Lots 18 through 21, Block 1 and Lots 1 through 7, Block 4, Hibiscus Park, Key Largo, FL 33037

was sold to KB7 LLC
101075 Overseas Hwy, Key Largo, FL 33037

WITNESS, my hand and seal of the Court on June 16, 2017.

KEVIN MADOK, CPA
Clerk of Circuit Court

(Court Seal)

BY: _____
Deputy Clerk

Bid $120,000.00

MONROE COUNTY
OFFICIAL RECORDS

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

Doc# 2122342 05/10/2017 11:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

CASE NO: 44-2012-CA-293-P

FIRST STATE BANK OF THE FLORIDA KEYS, BANKING CORPORATION

PLAINTIFF

VS.

ENNIS MITCHELL, et.al

Defendant

FILED FOR RECORD
2017 MAY -5 PM 1:0
CLERK CIRCUIT COURT
MONROE COUNTY, FL

Doc# 2122342
Bk# 2853 Pg# 1316

CERTIFICATE OF SALE

The undersigned Clerk of the Court certifies that Notice of Public Sale of the property described in the Final Judgment was published in the **KEYNOTER** a newspaper circulated in Monroe County, Florida, in the manner shown by the Proof of Publication attached.

See attached Property Description

And on **May 5, 2017** the property was offered for public sale to the highest and best bidder for cash. The highest and best bid received for the property was submitted by **KRZ LLC** to whom the property was sold. The proceeds of the sale are retained for distribution in accordance with the Final Judgment.

WITNESS MY HAND AND SEAL of this Court on **May 5, 2017**.

KEVIN MADOK,
Clerk of the Court

By: _____

Bid: **$120,000.00**

CLERK OF CIRCUIT COURT & COMPTROLLER
SUUM CUIQUE
MONROE COUNTY, FL

Lots 1 through 16 and Lots 18 through 21, Block 1 Hibiscus Park, and Lots 1 through 7, Block 4, Hibiscus Park, according to the Plat thereof, as recorded in Plat Book 3, Page 166 of the Public Records of Monroe County, Florida.

STREET ADDRESS: Lots 1 through 16 and Lots 18 through 21, Block 1 and Lots 1 through 7, Block 4, Hibiscus Park, Key Largo, Florida

FLORIDA KEYS
KEYNOTER
Published Twice Weekly
Marathon, Monroe County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA
COUNTY OF MONROE

Before the undersigned authority personally appeared **RICHARD TAMBORRINO** who on oath, says that he is **PUBLISHER of the FLORIDA KEYS KEYNOTER**, a twice weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: *(date(s) of publication)*

April 1, 8, 2017

Affiant further says that the said FLORIDA KEYS KEYNOTER is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, twice each week (on Wednesday and Saturday) and has been entered as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Florida Keys Keynoter is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.

Richard Tamborrino, Publisher

Sworn to and subscribed before me this

12 Day of April, 2017

Beverly Traeger
Notary
(SEAL)

BEVERLY TRAEGER
MY COMMISSION # FF 108704
EXPIRES: April 18, 2018
Bonded Thru Notary Public Underwriters

Ad# 0003006091

IN THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

CASE NO.: 12-CA-293-P

FIRST STATE BANK OF THE FLORIDA KEYS, a Banking Corporation,

Plaintiffs,

vs.

ENNIS MITCHELL a/k/a ENOS MITCHELL a/k/a ENOCH MITCHELL; ORA LEE MITCHELL; THERESA WORDEN, as Trustee; CITIBANK (SOUTH DAKOTA) N.A.; ROSEMARY BARKETT; CARMEN BARKETT DOUMAR; RONALD BARKETT; RICHARD BARKETT; THOMAS BARKETT, JR.; RAYMOND BARKETT; IRMA BARKETT a/k/a IRMA ELDER; MINERVA BARKETT; ANDREW M. TOBIN, P.A.; GILDAMRIC CORP., a Florida corporation,

Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment of Mortgage Foreclosure dated May 12, 2016 entered in Civil Case No. 12-CA-293-P of the Circuit Court of the 16th Judicial Circuit in and for Monroe County, Florida, wherein FIRST STATE BANK OF THE FLORIDA KEYS, a Banking corporation, is Plaintiff and ENNIS MITCHELL a/k/a ENOS MITCHELL a/k/a ENOCH MITCHELL and ORA LEE MITCHELL, et al., are Defendant(s).

I will sell to the highest bidder for cash, at the **Monroe County Courthouse, Front Door, 500 Whitehead Street, Key West at 11:00 o'clock a. m. on the 8th day of May, 2017** the following described property as set forth in said Default Final Judgment of Mortgage Foreclosure, to wit:

Lots 1 through 16 and Lots 18 through 21, Block 1 Hibiscus Park, and Lots 1 through 7, Block 4, Hibiscus Park, according to the Plat thereof, as recorded in Plat Book 3, Page 166 of the Public Records of Monroe County, Florida.

STREET ADDRESS: Lots 1 through 16 and Lots 18 through 21, Block 1 and Lots 1 through 7, Block 4, Hibiscus Park, Key Largo, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

DATED this 29 day of March, 2017.

KEVIN MADOK, CPA
Clerk of Circuit Court

(Court Seal)

BY: /s/ Jennifer Settoon
Deputy Clerk

James S. Lupino, Esq.
Hershoff Lupino & Yagel, LLP
Attorneys for Plaintiff
90130 Old Highway
Tavernier, FL 33070

Tel: (305) 852-8440
Fax: (305) 852-8848
jlupino@hlylaw.com;
mvanheusen@hlylaw.com;
brittanymiller@hlylaw.com;
kford@hlylaw.com

Published April 1, 8, 2017
Florida Keys Keynoter

STATE OF FLORIDA
C[illegible] OF MONROE
T[illegible] is a True Copy of the
O[illegible] in this Office. Witn
M[illegible] Seal
A[illegible] in full force and e

Th[illegible] 5 [illegible] of May

A.D., 20[illegible] 17

[illegible]ADOK, CPA
[illegible]rcuit Court

By: [illegible]
Deputy C[illegible]

CLERK OF CIRCUIT COURT & COMPTROLLER
SUUM CUIQUE
MONROE COUNTY, FL

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2122342
Bk# 2853 Pg# 1318

ATTACHMENT 4A

qPublic.net™ Monroe County, FL

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	00508100-000000
Account#	1625922
Property ID	1625922
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 4 LT 2 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2331-1400/01 OR2860-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

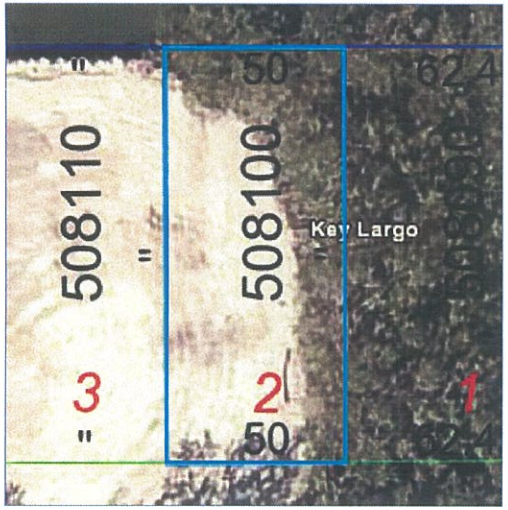
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	50	115

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

Map



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Summary

Parcel ID	00508110-000000
Account#	1625931
Property ID	1625931
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 4 LT 3 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2331-1400/01 OR2860-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

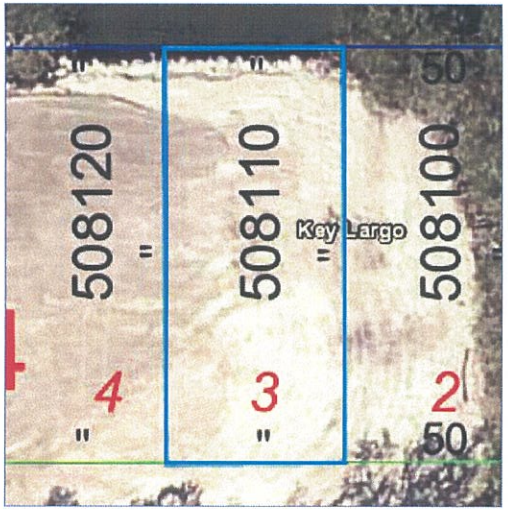
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	50	115

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

Map



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Summary

Parcel ID	00508120-000000
Account#	1625949
Property ID	1625949
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 4 LT 4 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2331-1400/01 OR2680-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

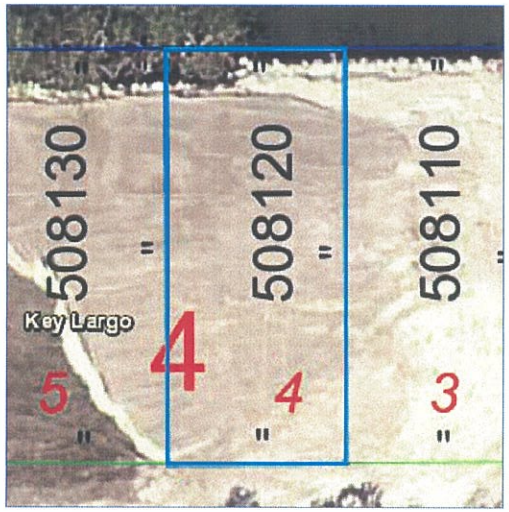
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	50	115

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

Map



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Summary

Parcel ID	00508130-000000
Account#	1625957
Property ID	1625957
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 4 LT 5 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2331-1400/01 OR2860-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

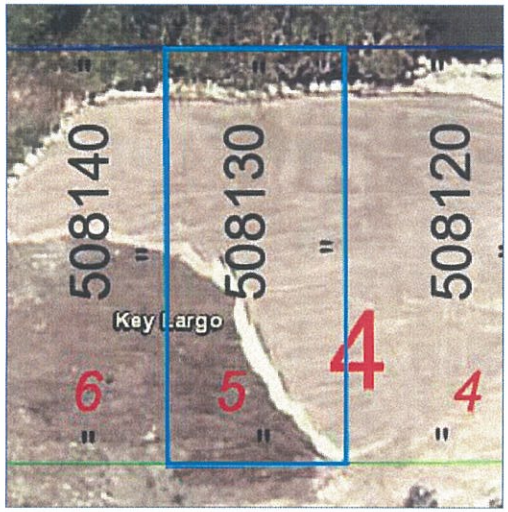
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	50	115

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

Map



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Summary

Parcel ID	00508140-000000
Account#	1625965
Property ID	1625965
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 4 LT 6 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2331-1400/01 OR2860-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

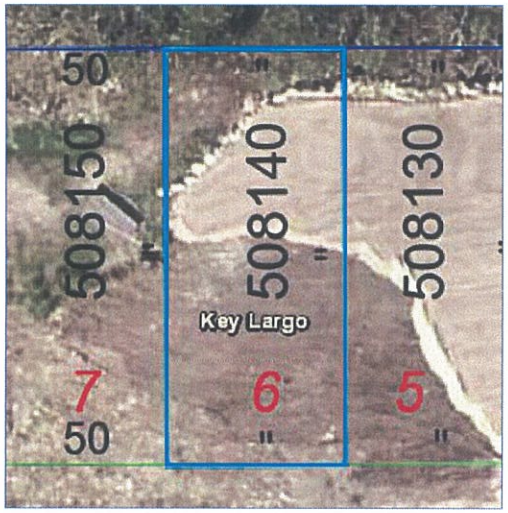
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	50	115

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

Map



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Summary

Parcel ID	00508150-000000
Account#	1625973
Property ID	1625973
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 4 LT 7 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2331-1400/01 OR2860-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

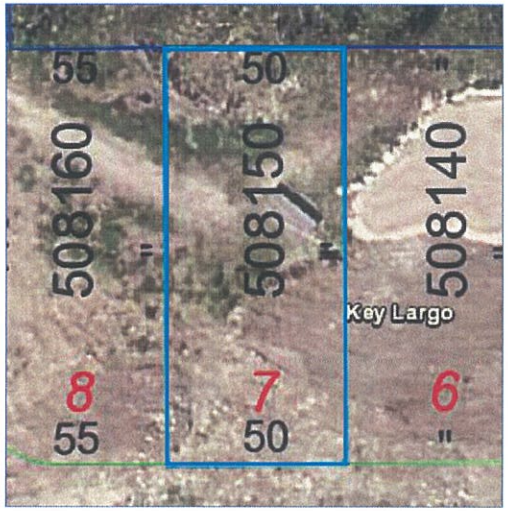
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	50	115

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

Map



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Summary

Parcel ID	00507420-000000
Account#	1625248
Property ID	1625248
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 1 LT 20 HIBISCUS PARK PB3-166 KEY LARGO OR801-1073D/C OR829-726 OR985-2272 OR2331-1400/01 OR2860-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	50	115

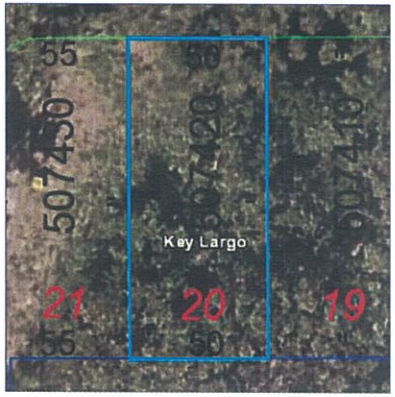
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

View Tax Info

View Taxes for this Parcel

Map



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Summary

Parcel ID	00507430-000000
Account#	1625256
Property ID	1625256
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 1 LT 21 HIBISCUS PARK PB3-166 KEY LARGO OR801-1073D/C OR829-726 OR985-2272 OR2331-1400/01 OR2860-364C/T (Note: Not to be used on legal documents.)
Neighborhood	1854
Property Class	NON AGRICULTURE (9900)
Subdivision	HIBISCUS PARK
Sec/Twp/Rng	27/61/39
Affordable Housing	No

Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$100	$100	$100	$100
=	**Just Market Value**	**$100**	**$100**	**$100**	**$100**
=	**Total Assessed Value**	**$100**	**$36**	**$33**	**$30**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$100**	**$100**	**$100**	**$100**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT CANAL (000C)	1.00	Lot	55	115

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2017	$120,000	Certificate of Title	2127657	2860	364	12 - Unqualified	Improved
6/23/2016	$0	Quit Claim Deed		2804	844	11 - Unqualified	Vacant
8/1/1986	$1	Warranty Deed		985	2272	M - Unqualified	Vacant

Map

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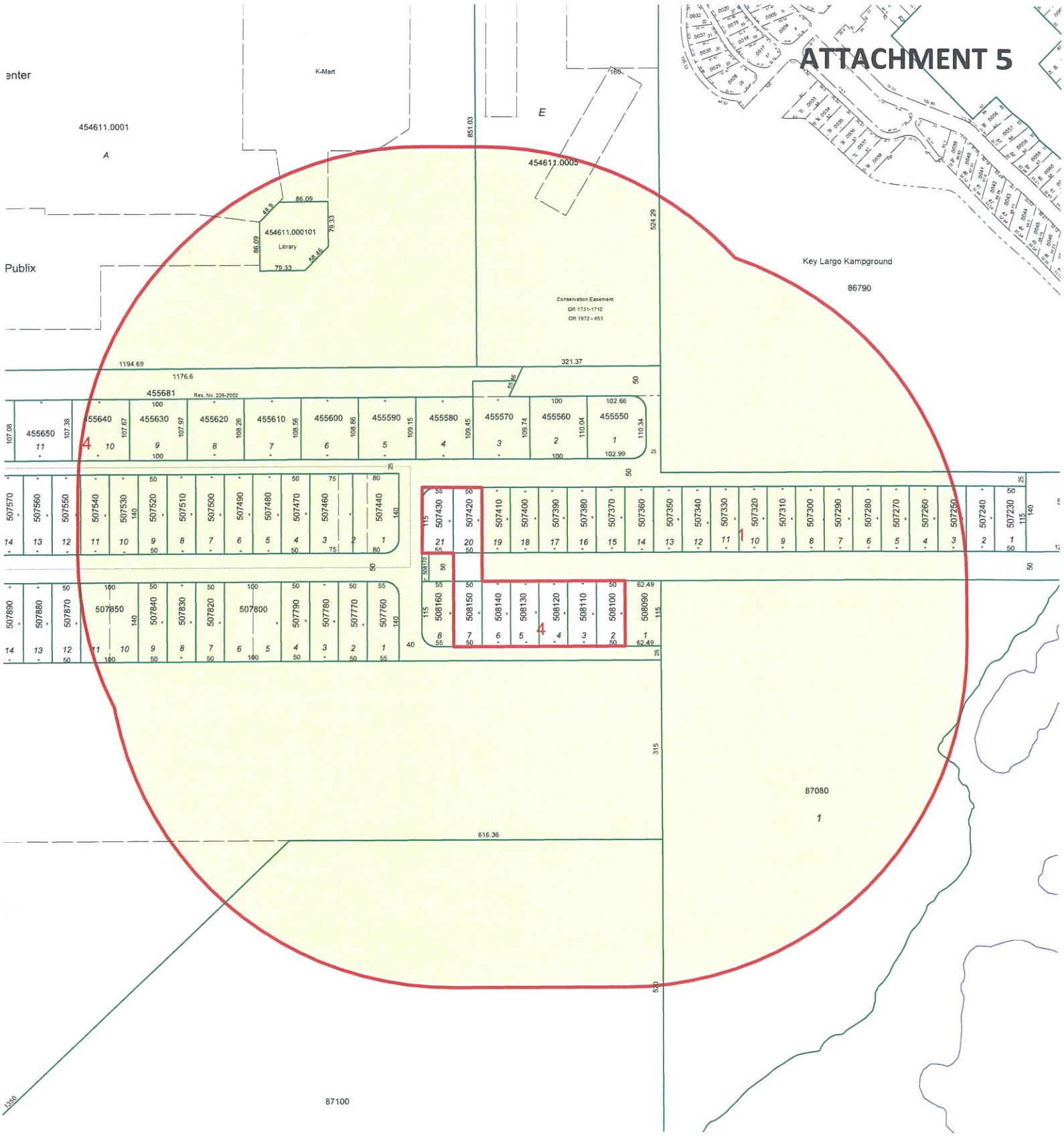


ATTACHMENT 6A

BOT TIIF
C/O DEP, DIV OF ST LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee, FL 32399

KRZ LLC
101075 Overseas Hwy
Key Largo, FL 33037

JOHNSON MAURICE
PO Box 288
Manchester, VT 05254

MONROE COUNTY
1100 Simonton St
Key West, FL 33040

CLAYTON ROSA LEE
PO Box 370679
Key Largo, FL 33037

JOHNSON GEORGINA K
22 Hibiscus Ln
Key Largo, FL 33037

TRADEWINDS KEY LARGO LLC
PO Box 343529
Homestead, FL 33034

HABITAT FOR HUMANITY OF THE UPPER KEYS INC
PO Box 372151
Key Largo, FL 33037

MURRELL PROPERTY MANAGEMENT LLC
349 Vale Dr
St Augustine, FL 32095

SANDERS MARTHA THOMAS
16 Hibiscus Ln
Key Largo, FL 33037

KIR KEY LARGO 022 LLC
3333 New Hyde Park Rd
New Hyde Park, NY 11042

MCKINNEY VERA
PO Box 343110
Homestead, FL 33034

DELANGEN KELLY
247 TAGGE CRES
ONTARIO N2K 3R6
CA

WILLIAMS JOHN A
9 Hibiscus Ln
Key Largo, FL 33037

CRAWFORD ALBERT JR
1 Hibiscus Ln
Key Largo, FL 33037

KEY LARGO CHRISTIAN CENTER OF HIBISCUS PARK INC
PO Box 373218
Key Largo, FL 33037

RODRIGUEZ HUMBERTO
5 Hibiscus Ln
Key Largo, FL 33037

HUELE JEFFREY VAN
PO Box 1531
Islamorada, FL 33036

SCOTT GLENDA JEAN
PO Box 370371
Key Largo, FL 33037

KEYS COMMERCE CORP
9920 SW 84TH ST
MIAMI, FL 33173

SCOTT DARREN
PO Box 373232
Key Largo, FL 33037

PARADISE PIT LLC
743 Largo Rd
Key Largo, FL 33037

WILLIAMS W H
PO Box 370138
Key Largo, FL 33037

ATTACHMENT 6B

CABALLERO CARLOS
5635 W 12th Ct
Hialeah, FL 33012

MACHIN ALAN C AND LENORE FAMILY TRUST 10/17/2003
1800 Hayes Ave
Fremont, OH 43420

TREMBLEY JOHN EDWARD
5800 W State Road 80
Fort Denaud, FL 33935

BOISVERT WM J
262 Fry Ter
Port Charlotte, FL 33952

FORD KENNETH J
101551 Overseas Hwy
Key Largo, FL 33037

THOMAS TIMOTHY L
3700 Jardin Ct
Palm Beach Gardens, FL 33410

VICAT INVESTMENTS LLC
495 Brickell Ave
Miami, FL 33131

STROM RODERICK O MEDICAID ASSET PROT TRUST 11/01/2019
C/O STORM JENNIFER TRUSTEE
360 DODGE RD
Getzville, NY 14068

STEINMUELLER BETTY L
101551 Overseas Hwy
Key Largo, FL 33037

BRANSON WILLIAM R
41 Villanova Ln
Dix Hills, NY 11746

ACKERMAN SCOTT M
10361 Saddle Horse Dr
Sarasota, FL 34241

MASTALERZ DARLENE
6551 SW 56th St
Davie, FL 33314

HEIMBECKER NORMAN
43 VANDERBRENT CRES
ETOBICOKE, ONTARIO M9R 3W9
CA

FOOR GERALD A & KAY L LIVING TRUST 07/27/2016
7989 E Vestaburg Rd
Vestaburg, MI 48891

SIEGL AURORA T
499 Oregon Ln
0, FL 33487

KEYZEE 2 LLC
214 S George St
Mount Prospect, IL 60056

KUHN RANDY L
177 Ski Ln
Falling Waters, WV 25419

MCMICHAEL NEIL
606 Truman Ave
Key West, FL 33040

DAVIS FREDERICK
28 Railroad St
Port Austin, MI 48467

GONNELLA RUDY
5791 Waxmyrtle Way
Naples, FL 34109

GIL ALBERT
4550 Sequel Rd
Kissimmee, FL 34746

RECIO LEOPOLDO J
101551 Overseas Hwy
Key Largo, FL 33037

WILE MALCOLM G
35 WINDING WAY
KITCHENER, ONTARIO N2N 1M4
CA

BALES SHERYL
PO Box 424
Wellborn, FL 32094

HULST LIVING TRUST 11/13/2003
10195 8th Ave
Grand Rapids, MI 49534

BARRERA NORBERTO
304 4th Ave
Westwood, NJ 07675

HARTFIEL FAMILY TRUST 3/31/2016
C/O HARTFIEL CAROL A CO-TRUSTEE
PO Box 370862
Key Largo, FL 33037

MACKENZIE KEITH W
6153 Ceres St
Englewood, FL 34224

VICAT INVESTMENTS LLC
495 Brickell Ave
Miami, FL 33131

HAVERDINK ROGER D
11553 Wilmington Dr
Allendale, MI 49401

KOPP ANN T
7733 Red Bay Way
Knoxville, TN 37919

DELAROSA ALFREDO
6955 60th Ter
Miami, FL 33143

PASQUARELLA RENEE
9120 SW 40th St
Miami, FL 33165

SZOPINSKI DANIEL D
1026 Gibraltar Rd
Key Largo, FL 33037

JOHNSON JOHN ROBERT
290 Fern Way
Miami Springs, FL 33166

RODRIGUEZ AURORA
2106 124th St
North Miami, FL 33181

KELLEY JAMES M
132 N Blandford Rd
Blandford, MA 01008

KLEINMAN BURT ESTATE
PO Box 87
Marshalltown, IA 50158

WOODS GURDON R
101551 Overseas Hwy
Key Largo, FL 33037

ZINNI THOMAS
46 Klaum Ave
North Tonawanda, NY 14120

FOLKRINGA PETER D AND KIM L TRUST
11/30/2001
13826 12th Ave
Marne, MI 49435

EIDAM BERNARD T
33720 Coachman Ln
Solon, OH 44139

FAGAN ELAINE
11017 Eastwind Ct
Strongsville, OH 44149

DONAT PHYLLIS M L/E
101551 Overseas Hwy
Key Largo, FL 33037

IGLESIAS JUAN CARLOS
11717 SW 107th Ter
Miami, FL 33186

WEDDERBURN ROBERT
709 Spring Lake Dr
Middle Island, NY 11953

FRANCO ANTONIO J
7550 28th Ter
Miami, FL 33155

FORGAN JAMES W
101551 Overseas Hwy
Key Largo, FL 33037

DELAIR NORMA J TRUST 6/13/2014
2623 Seneca Ave
The Villages, FL 32162

MCDONALD MARJORIE
101551 Overseas Hwy
Key Largo, FL 33037

ADAMS ROBERT J
1806 Wilkinson
Maryville, TN 37803

DEAN WILLIAM H
135 Washington St
Geneva, NY 14456

BORRELLO SALLY
639 Conger St
Grand Rapids, MI 49505

CLOUSE JAMES F
101551 Overseas Hwy
Key Largo, FL 33037

STACHELEK HENRY
87 Glass Rd
Ortonville, MI 48462

KEY LARGO SUNSETS LLC
1133 Bal Harbor Blvd
Punta Gorda, FL 33950

RODRIGUEZ EDUARDO
2106 124th St
North Miami, FL 33181

MCGOWAN SUSAN
6 Virgin Islands Dr
Toms River, NJ 08757

ROBBINS EILEEN J TRUST 3/20/2015
1010 American Eagle Blvd
Sun City Center, FL 33573

RODRIGUEZ EUMELIA
3104 156th Pl
Miami, FL 33185

ROPIZA MICHAEL ANTHONY
4440 SW 26th Ave
Fort Lauderdale, FL 33312

BIGGAR MICHAEL
10122 NW 13th Ct
Plantation, FL 33322

THUMM FREDERICK W
29 Isabelle Rd
Barre, VT 05641

GARCIA ANGEL
101551 Overseas Hwy
Key Largo, FL 33037

SHUMAKER WILMER
1045 Timber Ln
Pottstown, PA 19464

SCHULER JAMES A
18 Ridge Ave
Wheeling, WV 26003

RODRIGUEZ ZOILA E
101551 Overseas Hwy
Key Largo, FL 33037

SHAPPELL MARK C TRUST 4/18/2018
3509 Schultz St
Lansing, MI 48906

DAY CHARLES T
8059 Boomershine Rd
Germantown, OH 45327

SIMMS BETTY ANN
1513 Aqueduct Ln
Key Largo, FL 33037

RODRIGUEZ DENNIS
3330 Arthur St
Hollywood, FL 33021

PEREZ OVIDIO J
135 37th St
Hialeah, FL 33013

MAHIA JORGE
101551 Overseas Hwy
Key Largo, FL 33037

ACEVEDO ROBERTO
9932 147th Pl
Miami, FL 33196

ESCALONA ROMBERTO
16540 SW 276th St
Homestead, FL 33031

SKALNEK JOSEPH
7243 Bluebill St
Clay, MI 48001

STACHELEK HENRY J
87 Glass Rd
Ortonville, MI 48462

FRANCO ANTONIO J
7550 28th Ter
Miami, FL 33155

GONZALEZ JOSE J
101551 Overseas Hwy
Key Largo, FL 33037

DUNNING GREGORY S
61 Shoreland Dr
Key Largo, FL 33037

FABER MARGARET L TR 03/04/05
200 Hawthorn
Crossville, TN 38555

HERNANDEZ KATIE LYNN
9 Tina Pl
Key Largo, FL 33037

SPENCE DAVID J
2516 Pineforest Dr
Gastonia, NC 28056

VICAT INVESTMENTS LLC
495 Brickell Ave
Miami, FL 33131

FIGUEREDO YADIRA
9530 SW 45th Ter
Miami, FL 33165

PACHECO JOSE A
8430 NW 10th St
Pembroke Pines, FL 33024

WILLIAMS JOHN R
48550 North Ave
Macomb, MI 48042

DICECIO ETHEL
68 Brianna Dr
East Setauket, NY 11733

SALIS KEVIN L AND DENISE M LIVING TRUST 12/04/2017
C/O SALIS DENISE L AND KELVIN L TRUSTEES
24929 Wood St

QUEVEDO 101551 OVERSEAS HIGHWAY LLC
725 Sevilla Ave
Coral Gables, FL 33134

VACHON ELECTRICAL & MECHANICAL LTD
3152 DUNDAS ST W
TORONTO, ONTARIO M6P 2A1
CA

SIERRA MARCELO
11780 SW 18th St
Miami, FL 33175

DICECIO ETHEL
68 Brianna Dr
East Setauket, NY 11733

VAN CAMPEN WILLIAM
826 Lafayette Pkwy
Williamsport, PA 17701

SPENCER BRYANT
36 Chestnut St
Weston, MA 02493

PINAMONTI MICHAEL D
3 Victor Ln
Mechanicsburg, PA 17050

CLARK STEPHEN C
1504 Pasadena Ave
Metairie, LA 70001

CARNAGO MARY LYNN
101551 Overseas Hwy
Key Largo, FL 33037

BUNTING ROBERT C
21681 Indian Bayou Dr
Fort Myers Beach, FL 33931

FRASARD KATHLEEN J FAMILY TRUST 1/5/2013
22717 Harper Lake Ave
Saint Clair Shores, MI 48080

SCHUKRAFT MARLENE RICE
96 Tomlinson Rd
Bad Axe, MI 48413

KECSKEMETHY METELLA E
101551 Overseas Hwy
Key Largo, FL 33037

ALVAREZ OSCAR
9530 SW 45th Ter
Miami, FL 33165

ECHEVARRIA LINA M
2220 72nd Ave
Miami, FL 33155

RISPOLI CARMINE M
101551 Overseas Hwy
Key Largo, FL 33037

KAYE RUDY H
P O BOX 506
APSLEY, ONTARIO K0L 1A0
CA

SAYER HANNAH J
73 Heaton Rd
Monroe, NY 10950

DAMERON MERLE W AND PAULINE TR 06/05/1987
20662 Crescent Pointe Pl
Ashburn, VA 20147

GONZALEZ JOSE J
101551 Overseas Hwy
Key Largo, FL 33037

HENDRIX MICHAEL
11230 NW 33rd St
Coral Springs, FL 33065

GUTMAN SUSAN C REV TR AGREEMENT 9/19/1997
816 Lakeside Cir
Pompano Beach, FL 33060

FRASARD KATHLEEN J FAMILY TRUST 1/5/2013
22717 Harper Lake Ave
Saint Clair Shores, MI 48080

HANEY CHRISTINA A
74 Courtney Pl
Palm Coast, FL 32137

ADN INVESTMENT REAL ESTATES INC
4332 US Highway 380
Decatur, TX 76234

CABRERA ELIZARDO
18720 Wentworth Dr
Hialeah, FL 33015

DIAZ GILBERTO
142 6th Pl
Cape Coral, FL 33909

WILLIAMS JOHN R
48550 North Ave
Macomb, MI 48042

CHAMBERLIN DURINDA A TRUST 12/18/2007
4979 Old Mackinaw Trl
Boyne Falls, MI 49713

SIMMS BETTY ANN
1510 86th Ter
Pembroke Pines, FL 33024

LOMBARD DENNIS L AND SUSAN J REV TR 02/07/2006
101551 Overseas Hwy
Key Largo, FL 33037

BAUER RICHARD G
106 Stonegate Ln
Canton, GA 30114

SCHUSTER JONATHAN H
3 Gibbon Rd
Hopkinton, MA 01748

HARLEY'S BOGIE PROPERTIES INC
4979 Old Mackinaw Trl
Boyne Falls, MI 49713

SALIS KELVIN
22025 Ridgeway St
Saint Clair Shores, MI 48080

BRIDGE PATRAICK J AND EILEEN A
REVOCABLE TRUST 8/1/17
452 Filmore Rd
Pittsburgh, PA 15221

101551 OVERSEAS HWY 170 LLC
101551 Overseas Hwy
Key Largo, FL 33037

WANNOP RICHARD C
47 KATHERINE CRES
STOUFFVILLE, ON L4A 1K4
CA

HARDY H AND E REV TR 9/29/2009
20 Wildwood Ter
Mattapoisett, MA 02739

BOTTING DONALD PETER TRUST
7756 Thornapple Bayou Dr
Grand Rapids, MI 49512

QUESADA RAUL
14160 SW 38th St
Miami, FL 33175

MCLAUGHLIN WILLIAM GENE
1940 16th St
Allegan, MI 49010

SCHUKRAFT MARLENE
8575 E Forest Creek Dr
Port Austin, MI 48467

BENNETT LORA E
101551 Overseas Hwy
Key Largo, FL 33037

POLERO JANET
PO Box 44
Islamorada, FL 33036

ELLIS WALTER LAWRENCE
281 Greentree Ln
Ada, MI 49301

RIVERO MILAGROS
4400 SW 3rd St
Coral Gables, FL 33134

MIRABEN PEDRO
12200 100th St
Miami, FL 33186

KIMBALL EDWARD M
100 Billington Ln
Brewster, MA 02631

PANTALEO DEBRAH
625 N Highland Dr
Hollywood, FL 33021

LAMARRE JOHN L
PO Box 858
Bakersville, NC 28705

ROLLINS LEANNA K
4135 Spruce Dr
Dorr, MI 49323

SHANAHAN SANDRA C
3313 Leritz Ln
Edgewater, MD 21037

WILLCOCKS KENNETH
280 TAY ST
COBOURG, ONTARIO K9A 2T2
CA

RIVER BREEZE APARTMENTS LLC
6555 N Highway 1
Melbourne, FL 32940

PADALINO PAULA M
101551 Overseas Hwy
Key Largo, FL 33037

HARLEY'S BOGIE PROPERTIES INC
4979 Old Mackinaw Trl
Boyne Falls, MI 49713

KELLER CRAIG
1398 Dutch Broadway
Elmont, NY 11003

COCKBURN PETER S
3461 LOUIS LANE RR 3
BRECHIN, ONTARIO L0K 1B0
CA

DULING PAMELA
1515 Fairfax Ln
New Bern, NC 28562

FUNDORA RAUL
101551 Overseas Hwy
Key Largo, FL 33037

MEIERDIRK MICHAEL JOHN
5631 Lincoln St
Hollywood, FL 33021

BOOTH JAMES D
24 Cedarfield Ct
Palm Coast, FL 32137

MARIN JORGE O
8830 180th Ter
Hialeah, FL 33018

FISHER MICHAEL R
169 Burwick Rd
Cleveland, OH 44143

REYES JEFFREY J
16300 SW 145th Ct
Miami, FL 33177

BARTOLI RICHARD M
101551 Overseas Hwy
Key Largo, FL 33037

RIVER BREEZE APARTMENTS LLC
6555 US HIGHWAY 1
Melbourne, FL 32940

WOOD ROBERT
11458 SW 60th Ln
Miami, FL 33173

ARTHURS JAMES
60 Hyannis St
Toms River, NJ 08757

DOMES EDWARD
4001 SW 111th Ave
Davie, FL 33328

MAR JOHN III LLC
109 Hendricks
Ft Lauderdale, FL 33301

SHAW BONNIE M TRUST 1/28/1998
232 Glen Eagle Cir
Naples, FL 34104

RUIZ RAMON
10923 NW 29th Ct
Sunrise, FL 33322

CADWELL LONNIE SUE
PO Box 6579
Sevierville, TN 37864

QUEVEDO 101551 OVERSEAS HIGHWAY LLC
725 Sevilla Ave
Coral Gables, FL 33134

BULTINCK LORNE C
4444 Cycad Ln
Boynton Beach, FL 33436

VICAT INVESTMENTS LLC
498 BRICKELL Ave
Miami, FL 33131

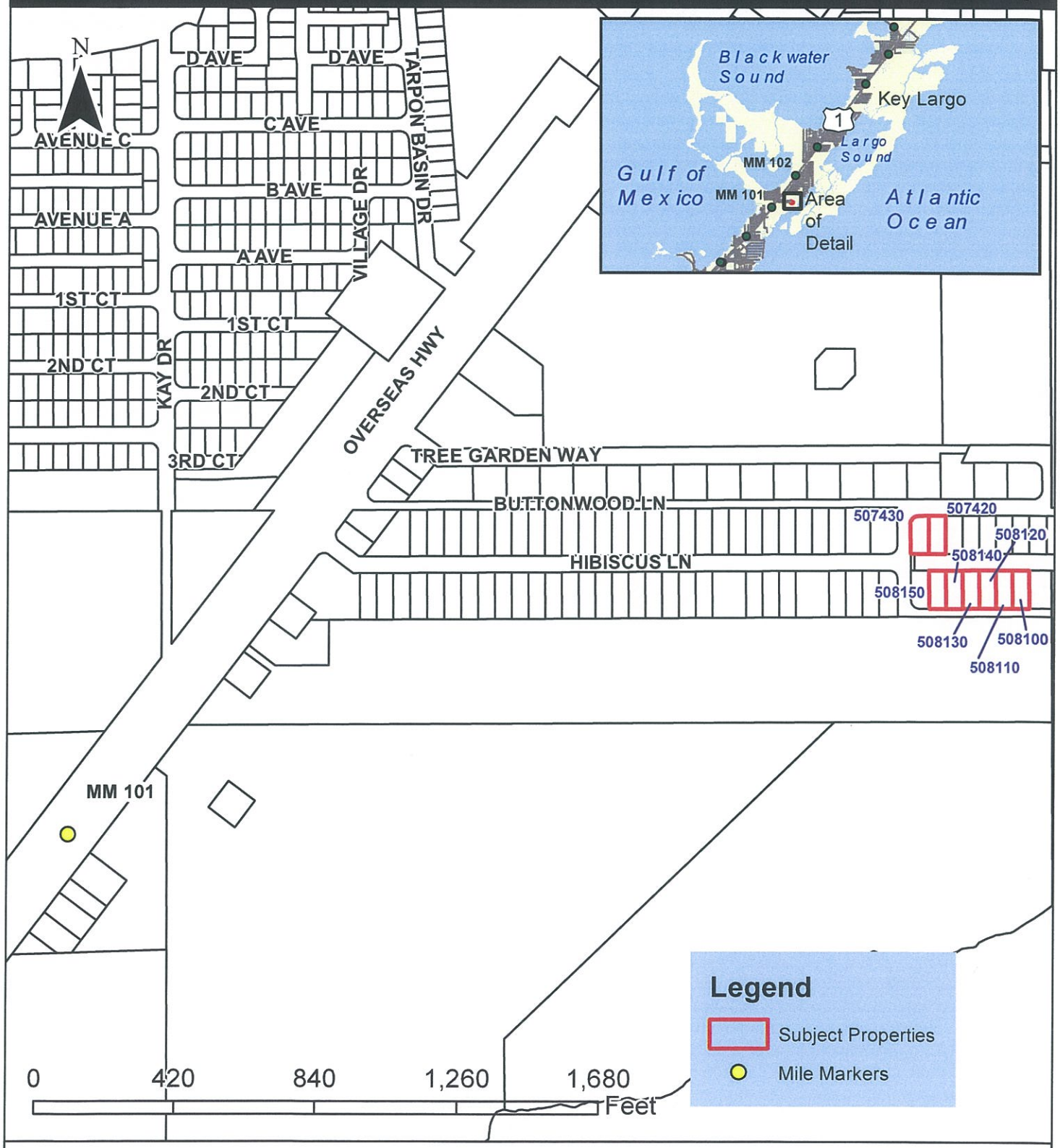
SUAREZ ENRIQUE
1367 2nd Ave
Hialeah, FL 33010

LOPEZ ENRIQUE
13231 22nd St
Miami, FL 33175

Key West • Miami
Hollywood • Fort Myers
www.swcinc.net

Land Use District Amendment Application
KRZ LLC Property, MM 102, Key Largo, July 29, 2020

ATTACHMENT 7
Location Map



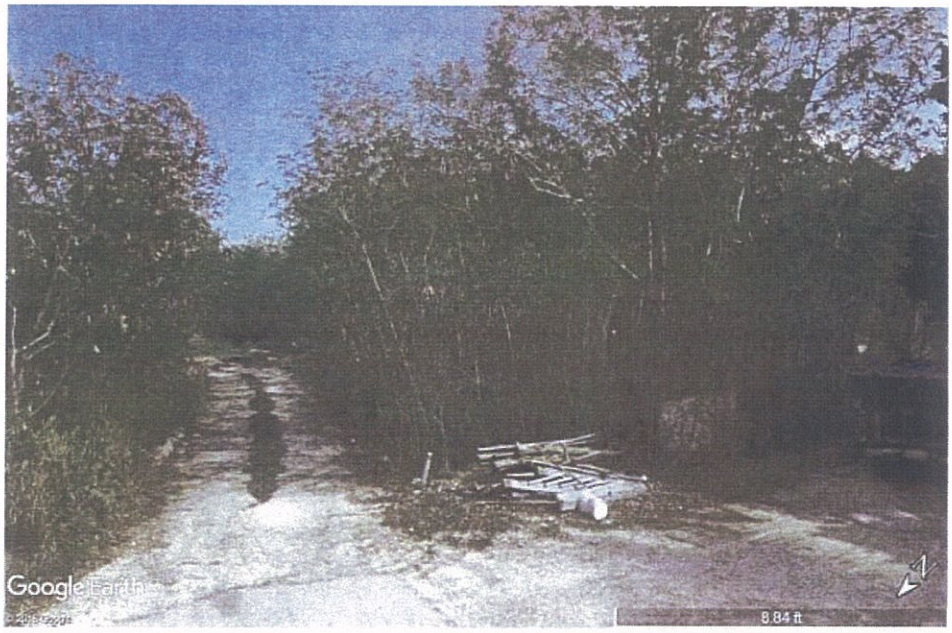
Source: Monroe County Property Appraiser

Created by Kristy Possien, SWC

ATTACHMENT 8A
Historic Photos Showing Clearing & Exotics

Google Earth

2006 Google Earth aerial of cleared area, .



2011 Google Earth street view showing recolonization by dense exotics.

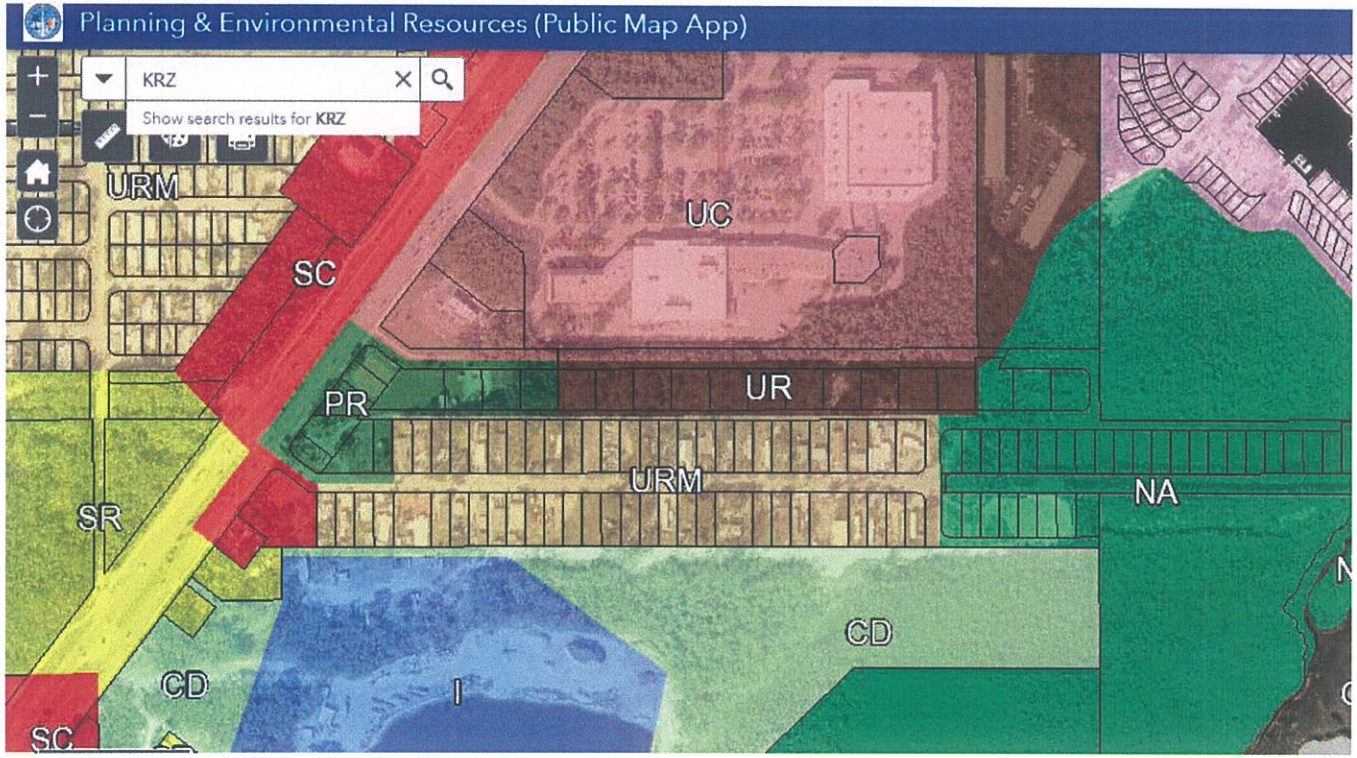
ATTACHMENT 8B
Recent Photos Showing North Parcels Covered with Exotics

Photos taken by SWC staff May 17, 2019

View to east of Lot 21 north of canal showing exotic vegetation and grasses that provide clear evidence of historic clearing.

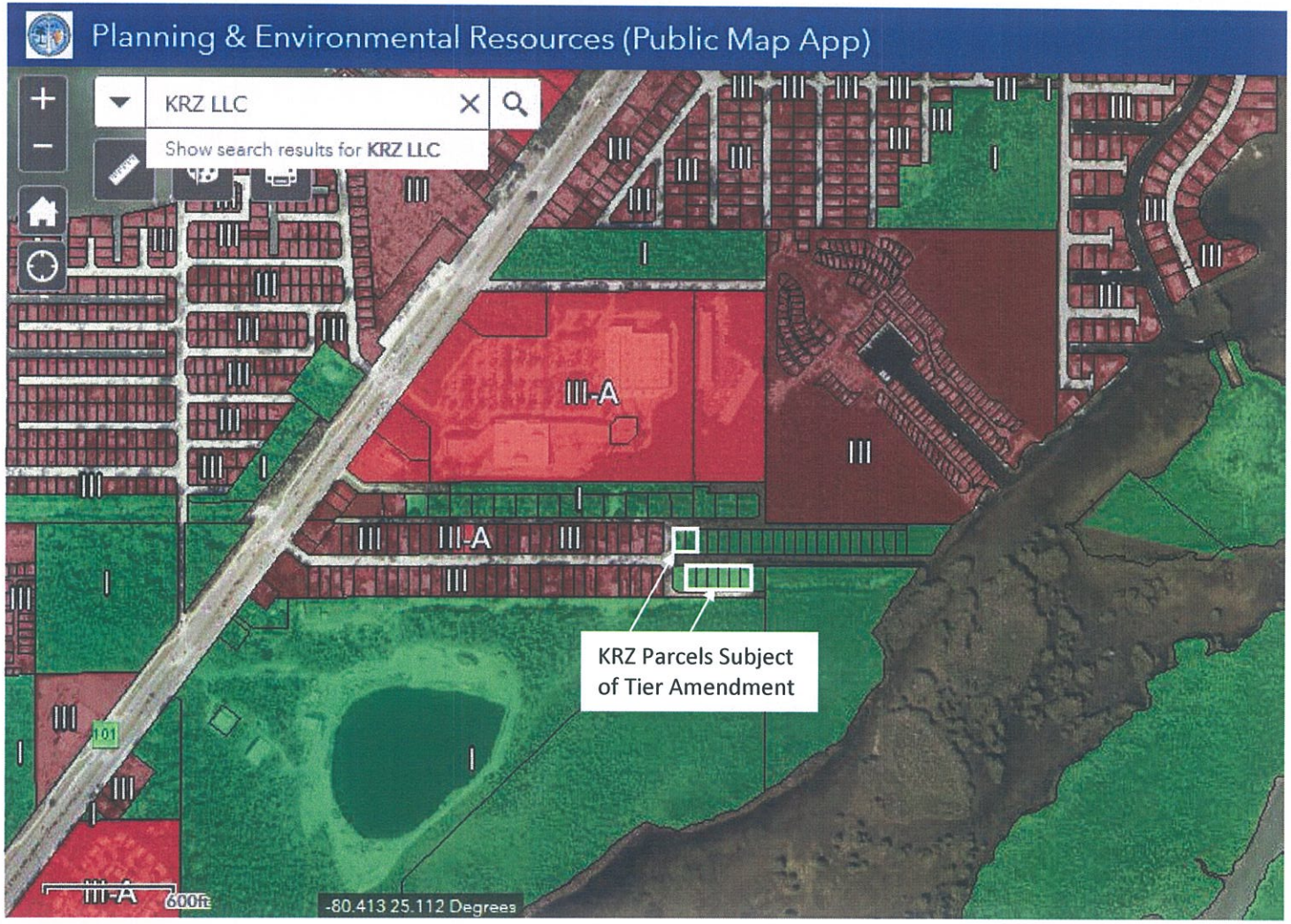
View to southwest of Lot 20 north of canal showing same indication of highly disturbed area and clearly not native conditions.

ATTACHMENT 9
Current Land Use District Map

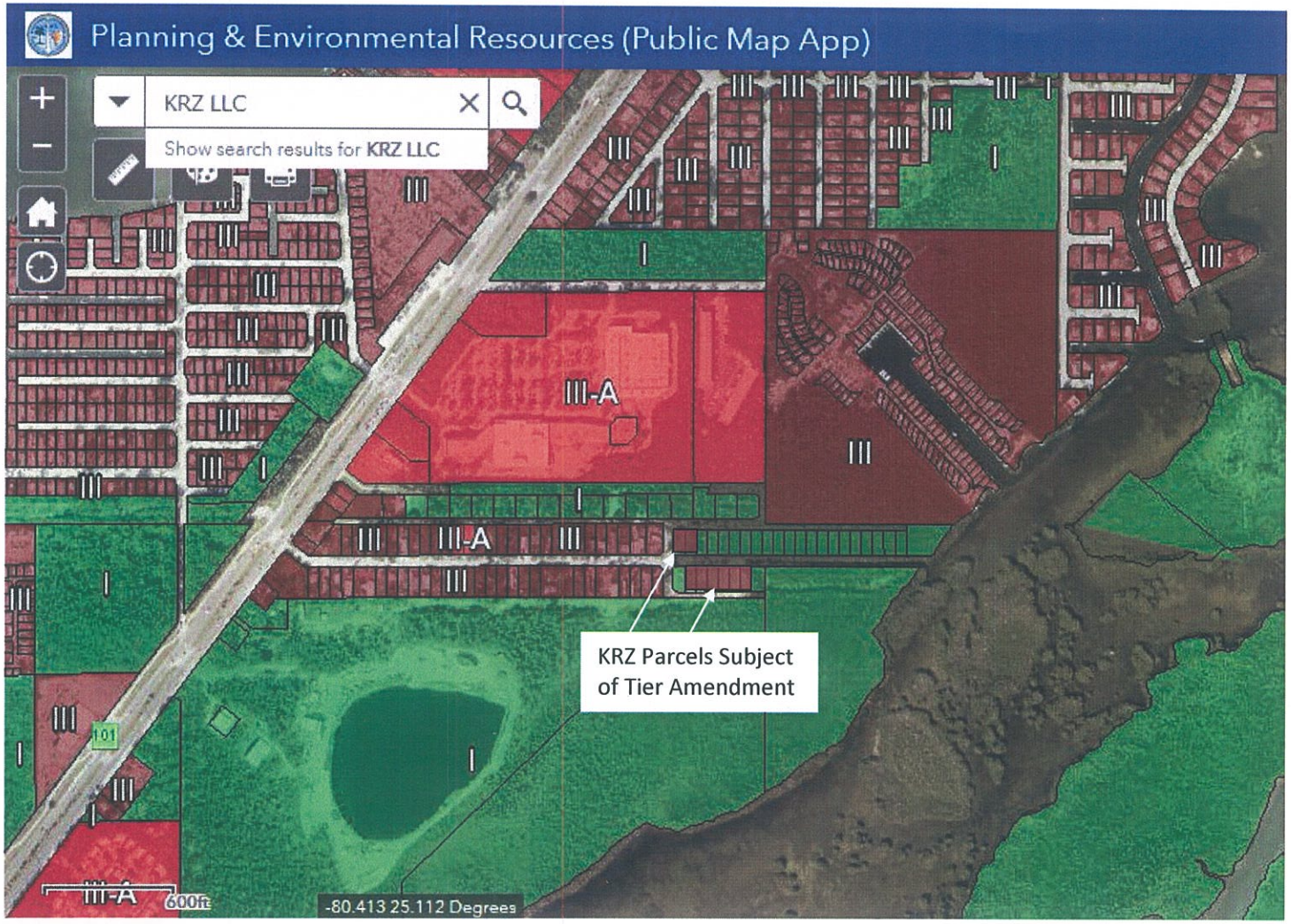


Planning_Environmental_Public
US1 Mile Markers
Current Parcels
LUD - Zoning
- Resolutoin 217-1984
- ACCC
- AD - Airport District
- C1 - Commercial 1
- C2 - Commercial 2
- CD - Conservation District
- Commercial Fishing District
- DR - Destination Resort
- I - Industrial
- INC - Incorporated
- IS - Improved Subdivision
- IS-D - Improved Subdivision (Duplex)
- IS-DM - Improved Subdivision (Duplex Masonry)
- IS-M - Improved Subdivision (Masonry)
- IS-V - Improved Subdivision (Vacation Home)
- MF - Military Facilities
- MI - Maritime Industries
- MN - Mainland Native Area
- MU - Mixed Use
- NA - Native Area
- OS - Offshore Island Area
- PR - Park and Refuge
- RV - Recreational Vehicle
- Research
- SC - Suburban Commercial
- SR - Suburban Residential
- SR-L - Suburban Residential Limited
- SS - Sparsely Settled
- UC - Urban Commercial
- UR - Urban Residential
- URM - Urban Residential Mobile Home
- URM-L - Urban Residential Mobile Home Limited

ATTACHMENT 10
Current Tier Overlay Map



ATTACHMENT 11
Proposed Tier Overlay Map



ATTACHMENT 12

AGENT AUTHORIZATION FORM

Date of Authorization: 07 / 08 / 2020
Month Day Year

I hereby authorize SWC & Sandra Walters, president be listed as authorized agent
(Print Name of Agent)

representing KRZ LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of All planning & environmental work, and applications for amendments to FLUM, LUD & tier designations
(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)

Block 4, Lots 1-7 & 20-21, Hibiscus Park, Key Largo
Lot Block Subdivision

Key (Island)
1625922, 1625931, 1625949, 1625957, 1625965, 1625973, 1625256, 1625248

508100, 508110, 508120, 508130, 508140, 508150, 507430, 507420, all -000000
Real Estate (RE) Number

Alternate Key Number

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

102
Approximate Mile Marker

Authorized Agent Contact Information:

5570 3rd Ave, Suite C201, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

305-294-1238 Work Phone
Home Phone
305-924-0195 Cell Phone
sandy@swcinc.net 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: _____

Printed Name of Property Owner: Allison Conover, Managing Partner

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 8th day of July, 20 20,

by Allison Conover, who is personally known to me OR produced
(Print Name of Person Making Statement)

_____ as identification.
(Type of ID Produced)

Jody M. Flanagan
Signature of Notary Public

Jody M. Flanagan
Print, Type or Stamp Commissioned Name of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
Jody M. Flanagan
Commission # GG185615
Expires: February 14, 2022
Bonded thru Aaron Notary

My commission expires: 2/14/2022

Last Revised October 2016

AGENT AUTHORIZATION FORM

Date of Authorization: 07 / 08 / 2020
Month Day Year

I hereby authorize SWC & Sandra Walters, president be listed as authorized agent
(Print Name of Agent)

representing KRZ LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of All planning & environmental work, and applications for amendments to FLUM, LUD & tier designations
(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)

Block 4, Lots 1-7 & 20-21, Hibiscus Park, Key Largo
Lot Block Subdivision

Key (Island)
508100, 508110, 508120, 508130, 508140, 508150, 507430, 507420, all -000000
Real Estate (RE) Number

1625922, 1625931, 1625949, 1625957, 1625965, 1625973, 1625256, 1625248
Alternate Key Number

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

102
Approximate Mile Marker

Authorized Agent Contact Information:

5570 3rd Ave, Suite C201, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

305-294-1238		305-924-0195	sandy@swcinc.net
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: John LaRocco

Printed Name of Property Owner: John LaRocco, Managing Partner

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 8th day of July, 2020,

by John LaRocco, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.
(Type of ID Produced)

Jody M. Flanagan
Commission # GG185615
Expires: February 14, 2022
Bonded thru Aaron Notary

Jody M. Flanagan
Signature of Notary Public

Jody M. Flanagan
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 2/14/2022

AGENT AUTHORIZATION FORM

Date of Authorization: 07 / 08 / 2020
Month Day Year

I hereby authorize SWC & Sandra Walters, president be listed as authorized agent
(Print Name of Agent)

representing KRZ LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of All planning & environmental work, and applications for amendments to FLUM, LUD & tier designations
(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)

Block 4, Lots 1-7 & 20-21, Hibiscus Park, Key Largo
Lot Block Subdivision

Key (Island)
1625922, 1625931, 1625949, 1625957, 1625965, 1625973, 1625256, 1625248

508100, 508110, 508120, 508130, 508140, 508150, 507430, 507420, all -000000
Real Estate (RE) Number

Alternate Key Number

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

102
Approximate Mile Marker

Authorized Agent Contact Information:

5570 3rd Ave, Suite C201, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

305-294-1238 Work Phone
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305-924-0195 Cell Phone
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Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Brian Conover, Managing Partner

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 8th day of July, 2020,

by Brian K. Conover, who is personally known to me OR produced
(Print Name of Person Making Statement)

_____ as identification.
(Type of ID Produced)

Jody M Flanagan
Signature of Notary Public

Jody M. Flanagan
Print, Type or Stamp Commissioned Name of Notary Public

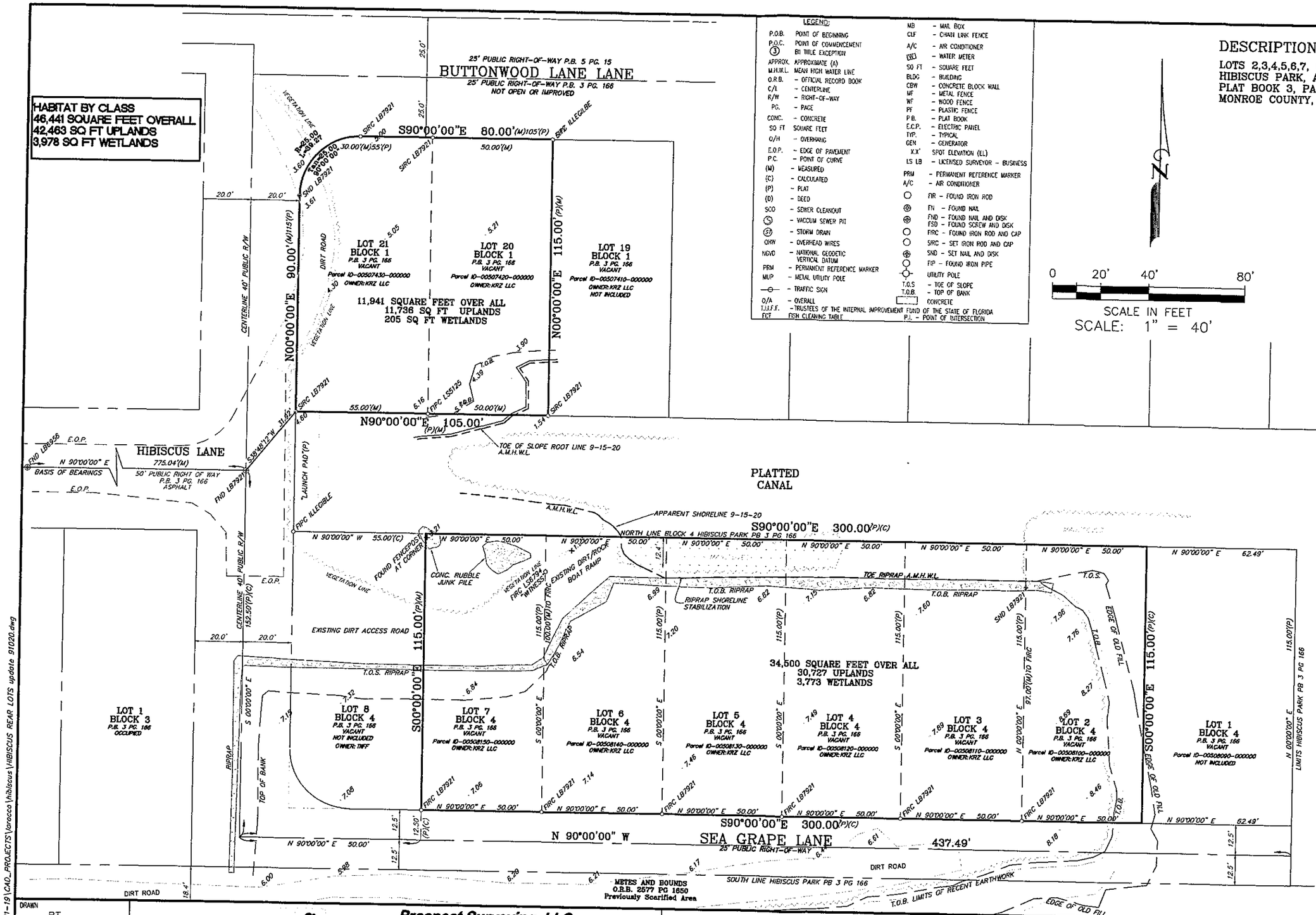
Jody M. Flanagan
Commission # GG185615
Expires: February 14, 2022
Bonded thru Aaron Notary

My commission expires: 2/14/2022

HABITAT BY CLASS
46,441 SQUARE FEET OVERALL
42,463 SQ FT UPLANDS
3,978 SQ FT WETLANDS

LEGEND:

P.O.B.	POINT OF BEGINNING	MB	- MAIL BOX
P.O.C.	POINT OF COMMENCEMENT	CLF	- CHAIN LINK FENCE
(3)	BII TITLE EXCEPTION	A/C	- AIR CONDITIONER
APPROX.	APPROXIMATE (A)	WM	- WATER METER
M.H.W.L.	MEAN HIGH WATER LINE	SQ FT	- SQUARE FEET
O.R.B.	- OFFICIAL RECORD BOOK	BLDG	- BUILDING
C/L	- CENTERLINE	CBW	- CONCRETE BLOCK WALL
R/W	- RIGHT-OF-WAY	MF	- METAL FENCE
PG.	- PAGE	WF	- WOOD FENCE
CONC.	- CONCRETE	PF	- PLASTIC FENCE
SQ FT	SQUARE FEET	P.B.	- PLAT BOOK
O/H	- OVERHANG	E.C.P.	- ELECTRIC PANEL
E.O.P.	- EDGE OF PAVEMENT	TYP.	- TYPICAL
P.C.	- POINT OF CURVE	GEN	- GENERATOR
(M)	- MEASURED	X.X'	SPOT ELEVATION (EL)
(C)	- CALCULATED	LS LB	- LICENSED SURVEYOR - BUSINESS
(P)	- PLAT	PRM	- PERMANENT REFERENCE MARKER
(D)	- DEED	A/C	- AIR CONDITIONER
SCO	- SEWER CLEANOUT	○	FIR - FOUND IRON ROD
(S)	- VACCUM SEWER PIT	⊕	FN - FOUND NAIL
(ST)	- STORM DRAIN	⊕	FND - FOUND NAIL AND DISK FSD - FOUND SCREW AND DISK
OHW	- OVERHEAD WIRES	○	FIRC - FOUND IRON ROD AND CAP
NGVD	- NATIONAL GEODETIC VERTICAL DATUM	○	SIRC - SET IRON ROD AND CAP
PRM	- PERMANENT REFERENCE MARKER	⊕	SND - SET NAIL AND DISK
MUP	- METAL UTILITY POLE	○	FIP - FOUND IRON PIPE
—○—	- TRAFFIC SIGN	-○-	UTILITY POLE
O/A	- OVERALL	T.O.S	- TOE OF SLOPE
T.I.I.F.F.	- TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA	T.O.B.	- TOP OF BANK
FCT	FISH CLEANING TABLE		CONCRETE
		P.I.	- POINT OF INTERSECTION



0 20' 40' 80'
SCALE IN FEET
SCALE: 1" = 40'

DESCRIPTION:

LOTS 2,3,4,5,6,7, BLOCK 4, AND LOTS 20 AND 21, BLOCK 1, HIBISCUS PARK, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 166, OF TH EPUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

3. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

4. BEARINGS SHOWN HEREON ARE BASED UPON THE MONUMENTED CENTER LINE OF HIBISCUS LANE BEING EAST PER PLAT N.90°00'00"E.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE PROSPECT SURVEYING, LLC ACCEPTS NO RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

6. LAST DATE OF FIELD SURVEY: 9-11-18/9-16-20.

7. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 NGVD 29'. ALL DISTANCES PLAT AND MEASURED UNLESS OTHERWISE NOTED. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

KR2LLC
SWC INC.
Prospect Surveying, LLC
Certificate of Authorization
No. LB 7921

BRENT JOSEPH THURKETTLE
FLORIDA LICENSE - LS 6794

Z:\bp backup 6-21-19\CAD_PROJECTS\coraca\hibiscus\HIBISCUS REAR LOTS update 91020.dwg

DRAWN	BT
CHECKED	BT
Q.C.	GB
COGO FILE	HIBISCUS PAD

Prospect Surveying, LLC
Surveying•Planning•GIS
6465 Overseas Highway . Suite 4 . Marathon . FL 33050
www.prospectsurveying.com
305.587.4235

BOUNDARY SURVEY

LOTS 2,3,4,5,6,7, BLOCK 4 AND LOTS 20,21 BLOCK 1
HIBISICUS PARK
PLAT BOOK 3 PAGE 166
MONROE COUNTY, FLORIDA

NO.	DATE	REVISIONS	APP'D BY

JOB No.	18-125/20-215
FIELD BOOK & PAGE	36-34
DATE:	9-10-20
SCALE:	1"=40'
SHT.	1
OF	1