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

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

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

<table>
<thead>
<tr>
<th>SWC</th>
<th>Sandra Waiters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant (Name of Person, Business or Organization)</td>
<td>Name of Person Submitting this Application</td>
</tr>
<tr>
<td>5570 3rd Ave, Suite C201, Key West, FL 33040</td>
<td></td>
</tr>
<tr>
<td>Mailing Address (Street, City, State and Zip Code)</td>
<td></td>
</tr>
<tr>
<td>305-294-1238</td>
<td>305-924-0195</td>
</tr>
<tr>
<td>Work Phone</td>
<td>Home Phone</td>
</tr>
<tr>
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<td>305-924-0195</td>
</tr>
<tr>
<td>Work Phone</td>
<td>Home Phone</td>
</tr>
<tr>
<td><a href="mailto:sandy@swcinc.net">sandy@swcinc.net</a></td>
<td></td>
</tr>
<tr>
<td>Cell Phone</td>
<td>Email Address</td>
</tr>
</tbody>
</table>
| Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

<table>
<thead>
<tr>
<th>KRZ LLC</th>
<th>Brian Conover</th>
</tr>
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<tbody>
<tr>
<td>(Name/Entity)</td>
<td>Contact Person</td>
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<tr>
<td>101075 Overseas Highway, Key Largo, FL 33037</td>
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<td>Home Phone</td>
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<tr>
<td><a href="mailto:brian@allkeysconcrete.com">brian@allkeysconcrete.com</a></td>
<td></td>
</tr>
<tr>
<td>Cell Phone</td>
<td>Email Address</td>
</tr>
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</table>
| 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

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<td>508150, 507420, 507430, all-000000</td>
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<td>1625965, 1625973, 1625256, 1625248</td>
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<td>Approximate Mile Marker</td>
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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 alleged violations are associated with clearing and fill following Hurricane Irma. Approval 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.)

☑ Complete application (unaltered and unbound)
☑ Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
Att 3 ☑ Proof of ownership (i.e., Warranty Deed)
Att 4 ☑ Current Property Record Card(s) from the Monroe County Property Appraiser
Att 5 ☑ 600 foot radius map from Monroe County Property Appraiser Office
Att 6 ☑ 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 ☑ Location map
Att 8 ☑ Photograph(s) of site from adjacent roadway(s)
Att 9 ☑ Copy of the official Land Use District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
Att 10 ☑ Copy of the official Tier Overlay District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
Att 11 ☑ 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 ☑ Notarized Agent Authorization Letter (required if application is submitted on behalf of another party)
Att 13 ☑ 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: __________________________ Date: __________________________

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this _______ day of AUGUST, 2020,

by ____________________________, (PRINT NAME OF PERSON MAKING STATEMENT)

who is personally known to me OR produced

(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

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
MONROE COUNTY BUILDING DEPARTMENT ATTACHMENT 1

BUILDING PERMIT

No. C21076

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
Buttonwood Lane and Seagrape Lane

Address:

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

Permit void if construction is not
Permit void if zoning classification
started within thirty days.
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.
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.

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.

____________________

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

101075 OVERSEAS HWY, KEY LARGO, FL 33037

WITNESS, my hand and seal of the Court on June 11, 2017.

(Court Seal)

B101 120 000 DD

MONROE COUNTY
OFFICIAL RECORDS

ATTACHMENT 3

CASE NO.: 12-CA-293-P

2017 JUN 16 PM 2:56

FILED FOR RECOR
IN THE CIRCUIT COURT OF THE
SIXTEENTH JUDICIAL CIRCUIT IN AND
FOR MONROE COUNTY, FLORIDA

FIRST STATE BANK OF THE FLORIDA KEYS, BANKING CORPORATION

VS.

ENNIS MITCHELL, et.al

Defendant

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

Bid: $120,000.00
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
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 ENOCH MITCHELL & A/K/A ORA LEE MITCHELL & A/K/A THEBEA WOMEN, et al, Trustee;
CITIBANK (SOUTH DAKOTA) N.A.; ROSEMARY BARKETT; CARMEN BARKETT;
DOUGAR; 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 entitled 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 ENOCH MITCHELL & A/K/A ORA LEE MITCHELL & A/K/A THEBEA WOMEN, et al, are Defendants.

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 4th day of May, 2017 the following described property as set forth in said Default Final Judgment of Mortgage Foreclosure, to wit:

Lots 1 through 10 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 10 and Lots 18 through 21, Block 1 Hibiscus Park, Key Largo, Florida

MONROE COUNTY OFFICIAL RECORDS
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
ParcID 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 OR2360-364C/7
(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
+ 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 $36 $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 VACANT CANAL (000C)
Number of Units 1.00
Unit Type Lot
Frontage 50
Depth 115

Sales
Sale Date 6/16/2017 6/23/2016 8/1/1966
Sale Price $120,000 $0 $1
Instrument Certificate of Title Quit Claim Deed Warranty Deed
Instrument Number 2127657 2804 985
Deed Book 2860 364 2272
Deed Page 844 12 - Unqualified M - Unqualified
Sale Qualification Improved Vacant Vacant
Vacant or Improved Improved Vacant Vacant
TRIM Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

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

Last Data Upload: 12/28/2018, 1:40:39 AM
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: 00508110-000000
Account#: 1625931
Property ID: 1625931
Millage Group: 500K
Location Address: VACANT LAND, KEY LARGO
Legal Description: BK 41 LT 3 HIBISCUS PARK PB3-166 KEY LARGO OR 829-726 OR 985-2272 OR 2331-1400/01 OR 2860-364C/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
+ Market Improvement Value: $0
+ Market Misc Value: $0
+ Market Land Value: $100
- Just Market Value: $100
- Total Assessed Value: $100
- School Exempt Value: $0
- School Taxable Value: $100

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

Sales
Sale Date: 6/16/2017
Sale Price: $120,000
Instrument: Certificate of Title
Instrument Number: 2127657
Deed Book: 2860
Deed Page: 364
Sale Qualification: 12 - Unqualified
Vacant or Improved: Improved

Sale Date: 6/22/2016
Sale Price: $0
Instrument: Quit Claim Deed
Instrument Number: 2804
Deed Book: 644
Deed Page: 11
Sale Qualification: 11 - Unqualified
Vacant or Improved: Vacant

Sale Date: 8/1/1986
Sale Price: $1
Instrument: Warranty Deed
Instrument Number: 985
Deed Book: 2272
Deed Page: M
Sale Qualification: M - Unqualified
Vacant or Improved: Vacant
No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

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Summary

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<td>Millage Group</td>
<td>500K</td>
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<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
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<tr>
<td>Legal Description</td>
<td>BK 4 LT 4 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2331-1400/01 OR2680-364C/T</td>
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<td>Sec/Twp/Rng</td>
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<td>Affordable Housing</td>
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Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

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<th>Year</th>
<th>Market Improvement Value</th>
<th>Market Misc Value</th>
<th>Market Land Value</th>
<th>Just Market Value</th>
<th>Total Assessed Value</th>
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Land

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<th>Number of Units</th>
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<th>Depth</th>
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Sales

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<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
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<td>6/16/2017</td>
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<td>2860</td>
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<td>Improved</td>
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<td>Vacant</td>
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Disclaimer

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Summary

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<td>Property ID</td>
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<tr>
<td>Millage Group</td>
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<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
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<tr>
<td>Legal Description</td>
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<td>Neighborhood</td>
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<tr>
<td>Property Class</td>
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<tr>
<td>Subdivision</td>
<td>HIBISCUS PARK</td>
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<tr>
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<tr>
<td>Affordable Housing</td>
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Owner

KRZ LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

<table>
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<tr>
<td>Just Market Value</td>
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<td>$100</td>
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<td>$100</td>
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<tr>
<td>Total Assessed Value</td>
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Land

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<th>Deed Book</th>
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<th>Sale Qualification</th>
<th>Vacant or Improved</th>
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<tr>
<td>8/1/1984</td>
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<td>2272</td>
<td>10</td>
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</table>
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Summary

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<td>Location Address</td>
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<tr>
<td>Legal Description</td>
<td>BK 4 LT 6 HIBISCUS PARK PB3-166 KEY LARGO OR829-726 OR985-2272 OR2333-1400/01 OR2860-364C/T</td>
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<td>Subdivision</td>
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Owner

K92 LLC
101075 Overseas Hwy
Key Largo FL 33037

Valuation

<table>
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<th>2018</th>
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<tr>
<td>+ Market Land Value</td>
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Land

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<th>Number of Units</th>
<th>Unit Type</th>
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<tr>
<td>VACANT CANAL (000C)</td>
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<td>Lot</td>
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Sales

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<th>Sale Date</th>
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<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
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<th>Vacant or Improved</th>
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TRIM Notice

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Summary
Parcel ID: 00508150-000000
Account#: 16253973
Property ID: 16253973
Millage Group: 500K
Location Address: VACANT LAND, KEY LARGO
Legal Description: BLK 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 document
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
+ Market Improvement Value: $0
+ Market Misc Value: $0
+ Market Land Value: $100
+ Just Market Value: $100
+ Total Assessed Value: $100
- School Exempt Value: $0
= School Taxable Value: $100

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

Sales
Sale Date: 6/16/2017
Sale Price: $120,000
Instrument: Certificate of Title
Instrument Number: 2127657
Deed Book: 2860
Deed Page: 364
Sale Qualification: 12 - Unqualified
Vacant or Improved: Improved

Sale Date: 6/23/2016
Sale Price: $0
Instrument: Quit Claim Deed
Instrument Number: 2804
Deed Book: 844
Deed Page: 11
Sale Qualification: 11 - Unqualified
Vacant or Improved: Vacant

Sale Date: 8/1/1986
Sale Price: $1
Instrument: Warranty Deed
Instrument Number: 2272
Deed Book: 985
Deed Page: 22
Sale Qualification: 11 - Unqualified
Vacant or Improved: Vacant
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**Valuation**

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**Land**

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**Sales**

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**View Tax Info**

[View Taxes for this Parcel]
TRIM Notice

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Summary
- Parcel ID: 00507430-000000
- Account #: 1625266
- Property ID: 1625256
- Millage Group: 50K
- Location Address: VACANT LAND, KEY LARGO
- Legal Description: BK 117 T 21 HIBISCUS PARK PB3-166 KEY LARGO OR801-1073D/C OR829-726 OR965-2272 OR2331-1400/01 OR2860-364C/T
- 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

<table>
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<tr>
<td>School Taxable Value</td>
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<td>$100</td>
<td>$100</td>
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Land
- Land Use: VACANT CANAL (000C)
- Number of Units: 1.00
- Unit Type: Lot
- Frontage: 55
- Depth: 115

Sales

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<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
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<tr>
<td>8/1/1986</td>
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<td>2272</td>
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<td>Vacant</td>
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TRIM Notice

Trim Notice

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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

RECO 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

HARTFIELD FAMILY TRUST 3/31/2016
C/O HARTFIELD 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
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<td>2516 Pineforest Dr</td>
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<td>VICAT INVESTMENTS LLC</td>
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<td>FIGUEREDO YADIRA</td>
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<td>Macomb</td>
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<td>68 Brianna Dr</td>
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<td>SALIS KEVIN L AND DENISE M LIVING TRUST 12/04/2017</td>
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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
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Miami, FL 33173

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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
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BULTINCK LORNE C
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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
ATTACHMENT 8A

Historic Photos Showing Clearing & Exotics

Google Earth

2006 Google Earth aerial of cleared area.

Google Earth

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.
AGENT AUTHORIZATION FORM

Date of Authorization: 07/08/2020

I hereby authorize ____________________________ SWC & Sandra Walters, president
(Print Name of Agent)
representing _________________________________ KRZ LLC
(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
508100, 508110, 508120, 508130, 508140, 508150, 507430, 507420, all -000000
Real Estate (RE) Number
Alternate Key Number

102
Street Address (Street, City, State & Zip Code)
Key (Island)
1625922, 1625931, 1625949, 1625957, 1625965, 1625973, 1625256, 1625248

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:

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, 2020.
by ____________________________ , who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced)

Signature of Notary Public
My commission expires: 01/14/2022

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

Last Revised October 2016
AGENT AUTHORIZATION FORM

Date of Authorization: 07/08/2020

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
508100, 508110, 508120, 508130, 508140, 508150, 507430, 507420, all -000000
Real Estate (RE) Number Alternate Key Number
102

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

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)

Signature of Notary Public

My commission expires: 01/14/2022

Last Revised October 2016
AGENT AUTHORIZATION FORM

Date of Authorization: 07/08/2020

I hereby authorize SWC & Sandra Walters, president (Print Name of Agent)
representing KRZ LLC (Print Name of Property Owner(s) the Applicant(s))
for the application submission 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 508100, 508110, 508120, 508130, 508140, 508150, 507430, 507420, all -000000
Key (Island) 1625922, 1625931, 1625949, 1625957, 1625965, 1625973, 1625256, 1625248
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 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: ____________________________

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 (Print Name of Person Making Statement), who is personally known to me OR produced as identification.

(Type of ID Produced)

Signature of Notary Public

My commission expires: 11/14/2023

Last Revised October 2016