#M26080

FIRST STATE BANK/Sugarloaf

FLUM & MAP AMEND.

Additional Info Added to File #M26080

Richard & Cheryl Gegorek
151 Shore Drive
Sugarloaf Key
FL 33042
305-785-8890

June 28, 2006

Growth Management Division
Attn Nicole Petrick
2798 Overseas Highway Ste410
Marathon, FL 33050

We live within ½ mile of the proposed re-zoning of the two lots legally described as Tract A & B Lots 1&2 Sugarloaf Shores PB7-33 Sugarloaf Key, FL 33042. Real estate numbers 00163011000100 & 00163011000200 at approximate mile marker 17. There is apparently a request to change this from improved subdivision to mixed use, and the future land use from residential medium to mixed use commercial by the Craig Company on behalf of Kieran & Gerri Mahoney.
We oppose the changes because

1. **This is a residential neighborhood on the south side of US one, and we enjoy using it as such.**
2. **We do not want the increased traffic of commercial use at the entrance to our neighborhood.**

Please forward this to the Board of County Commissioners at the hearing scheduled for this change.

Sincerely,

Richard & Cheryl Gegorek

RECEIVED
JUL - 6 2006
MONROE CO. PLANNING DEPT.

July 5, 2006

This petition only covers 6 streets on Lower Sugarloaf Key. Most of the residents in this area are seasonal and therefore we could not obtain their signatures nor do they even know what is being proposed in their neighborhood. It is completely unfair to these home owners who are only here for the winter. We will continue with our petition in the months to come and add to our long list of concerned residents.

Thank you for your time and consideration in this very serious matter.

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JUL - 6 2006
MONROE CO. PLANNING DEPT

Joelle Keane
745-8678

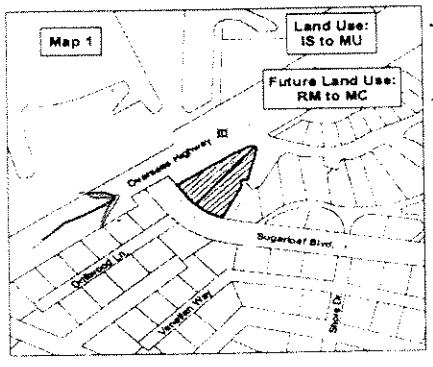
* any questions please call me - Joelle Keane at 745-8678

Whereas we the below neighbors all Active Voters in Monroe Co FL and all live within ½ mile of the proposed re-zoning of the two lot legally described as Tract A and B Lots 1 & 2 Sugarloaf Shores PB7-33 Sugarloaf Key, Monroe County, FL having Real Estate Numbers 00163011000100 and 00163011000200 approximate Mile Marker 17 [see map below] currently owned by Kieran & Gerri Mahoney, whereas we **oppose** this change in zoning from Residential medium to Mixed use Commercial.

This change would put extra traffic at this dangerous 4 way intersection of Sugarloaf Blvd and route 1. It would also change the character of our neighborhood.

Please do NOT allow this change. There is enough commercial already. Recently Lloyd Good received approval for development of several lots for mixed commercial use. Mahoney could purchase a plot from him for his office. We do not need more commercial land.

NAME	ADDRESS	PHONE	DATE
Leslie Artique	102 Venetian way	7451971	6/24/06
Alan Maltz	102 venetian way	745-2832	6/24/06
Alisia Artique	102 venetian way	745-1971	6/24/06
COLIN HANNAFORD	63 VENETIAN WAY	744 9722	6/24/06
David Starkey	83 Venetian Way	7440152	6/24/06
DAN GRUBER	175 SHORE DRIVE	954-415 1480	6/24/06
Gary Randolph	17229 Bonefish Ln E	305-304-3127	7/1/06
[illegible] S.H.	17248 Bonefish Ln.	305 248 6467	
Kathy [illegible]	17221 Angelfish Lane	305 744-4454	
[illegible]	17221 Angelfish	305-744-4452	
[illegible]	73 Venetian Way	407-467-4761	



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MONROE CO. PLANNING DEPT.

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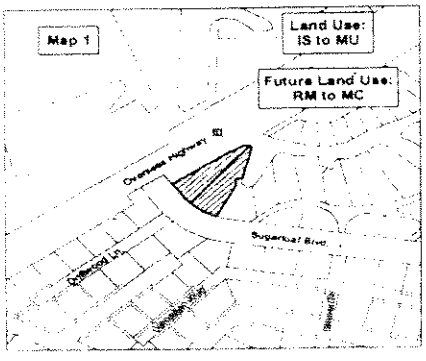
NAME	ADDRESS	PHONE	DATE
Rodney Richardson	253 Venetian Way	401-451-9915	6/24/06
Jacqui Coffman	162 Venetian Way	305-745-4106	6/24/06
Ross Coffman	162 Venetian Way	745-4106	6/24/06
Christina Mattheessen	183 Venetian Way	744-1205	6-24-06
Candice Starkey	83 Venetian Way	440152	6/24/06



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MONROE CO. PLANNING DEPT.

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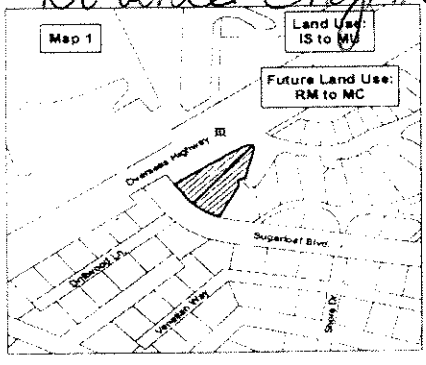
NAME	ADDRESS	PHONE	DATE
PATRICK COOPER	155 SULARCOAF DR	744-3312	6-24-06
Lisa Fell	260 Sugarloaf	745-7434	6-24-06
Susan L. Foth	17213 Snapper Lane	745-2705	6-24-06
Robert L Foth	17213 SNAPPER LANE	745-2705	24 JUN 06
Joe Chapman	17242 SNAPPER LN	744-3302	6/24/06
[illegible]	17252 Snapper Ln	7459486	6/24/06
Arthur J. Randolfi	16821 Driftwood Ln	745-2381	6/25/06
Mary H. Randolfi	16821 Driftwood Ln	745238	6/25/0
Martha Sunell	17138 Bonefish W	745-2707	7/1/06
Bart Chamberlain	17138 Bonefish		7/1/06
Sharon Adair	17158 Bonefish		7/1/06
Robinie Chapman	17081 Starfish Lane West	744-3421	7/1/06
Philip Chapman	17082 STARFISH LN W	745-9457	7/1/06
[illegible]	16921 Driftwood Ct, Summerland Key		
[illegible]	16940 Driftwood Ln,	7863332851	7/1/06



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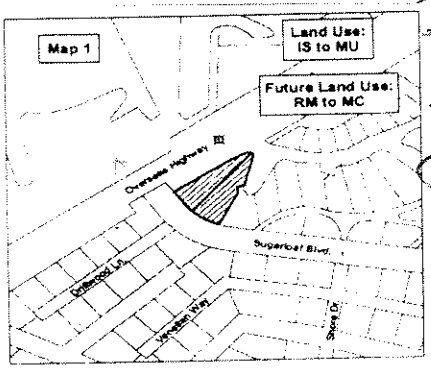
NAME	ADDRESS	PHONE	DATE
B Eardley	16860 Driftwood Lane, Sugarloaf Key FL	305-393-0065	6/20/06
Sandra Eardley	16860 Driftwood Ln Sugarloaf Key	305.745.2901	6/20/06
[illegible]	17051 STARFISH W.	305-744-3421	7/1/06
[illegible] Keane	16960 Driftwood Ln Sugarloaf Key	305-745-8678	6/20/06
[illegible]	16960 Driftwood Ln Sugarloaf Key	305-745-8678	7/1/06
Lora Bonar	23 Sugarloaf Dr.	305-744-0714	6/20/06
[illegible]	128 Sugarloaf Dr.	305-744-0974	6/20/06
Joseph J. Kurite	Sugarloaf Dr		6/20/06
Renee Ribes	43 Sugarloaf Dr	305 745-8690	6/20/06
George Gibson	73 SUGARLOAF DR	745-3348	6/20/06
Dorothy Gibson	73 SUGARLOAF DR	745-3348	
Norman Taylor		745-1795	
Loretta J. Jackson		745-2706	



June 22, 2005

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JUL - 6 2006
MONROE CO. PLANNING DEPT.

To whom it may concern,

I am writing in reference to the Notice To Surrounding Property Owners from the Craig Company on behalf of Kieran and Gerri Mahoney about the property on Lower Sugarloaf Key. I am extremely OPPOSED to changing these lots from Improved Subdivision to Mixed Use/Commercial Use. When my husband and I bought our home in 2003, we took a lot of time to research the neighborhood. We bought our property KNOWING the surrounding lots were designated as Improved Subdivsion and NOTHING ELSE! We have two young children and love the area because they can play in our driveway and on our cul-de-sac knowing they are safe from strangers and traffic. If these lot numbers 00163011.000100 and 00163011.000200 are changed from a subdivision to mixed and/or commercial use, our homes, our children and the children in our community will not be safe. There is plenty of commercial property across US 1 causing enough traffic!!!

I will not be able to attend the public hearing on July 12th and my husband, who is active duty military, will be out of the country on that date and also will not be able to attend. Please help us to fight for our neighborhood and keep it a NEIGHBORHOOD!

Thank you for your time and attention in this very serious matter. If there is anything else I can do to stop this issue, please contact me at 745-8678 at ANYTIME!!!!

Sincerely,

Joelle Keane

Joelle Keane

Monroe County Growth Management
Att: Nicole Petrick - Suite 410
2798 Overseas Highway
Marathon FL 33050

Dear Growth Management:

I live at 16860 Driftwood Lane, Sugarloaf Key FL 33042 within a few hundred feet of the proposed re-zoning of the two lot legally described as Tract A and B Lots 1 & 2 Sugarloaf Shores PB7-33 Sugarloaf Key, Monroe County, FL having Real Estate Numbers 00163011000100 and 00163011000200 approximate Mile Marker 17 currently owned by Kieran & Gerri Mahoney. I **oppose** this change in zoning from Residential medium to Mixed use Commercial.

This change would put extra traffic at this dangerous 4 way intersection of Sugarloaf Blvd and route 1. Extra traffic would also make it harder for residents of our street to exit onto Sugarloaf Blvd.

It would also change the character of our neighborhood. Sugarloaf Shores is zoned as an improved subdivision for single family dwellings with established setbacks and heights restrictions. These regulations form the basis upon which community character has been established. Sugarloaf shores should be maintained as is.

Please do NOT allow this change. There is enough commercial already. Recently Lloyd Good received approval for development of several lots for mixed commercial use. Anyone needing commercial mixed use zoning near Sugarloaf Shores could secure property from Mr. Good. We do not need more commercial land.

Please share this letter at the Public Hearing to be held at the July 12, 2006. If this meeting or other hearing meeting is postponed or rescheduled concerning this property, please share this letter with them. I will be unable to attend a July meeting due to a family matter.

As an active voter in Monroe Co FL I **oppose** any zoning change for Sugarloaf Shores.

Sincerely,

C. Bill Eardley
16860 Driftwood Lane
Sugarloaf Key FL 33042
305-393-0065

RECEIVED
JUN 27 2006
MONROE CO. PLANNING DEPT.

June 24, 2006

Nicole Petrick
Monroe County Growth Management
2798 Overseas Highway, Suite 410
Marathon, FL 33950

Dear Ms. Petrick;

As I will be out of state on the July 12 hearing date, I am writing in opposition to the Craig Company (Mahoney, et al) proposal to change the designation of Lots 1 & 2 on Sugarloaf Boulevard.

Lots 1 & 2, Tract A & B have always been Residential lots, room for only two homes. There are no commercial use lots on Sugarloaf Boulevard and there should not be any.

I live on Driftwood Lane, the 1st street south of Highway 1. If this commercial development were allowed, the traffic at the end of our street would increase many fold. These lots cannot exit directly onto Highway 1 because the canal borders it.

The corner of our street, Driftwood Lane and Sugarloaf Boulevard is a school bus stop. When school is in session, there is a multi-car back up each morning to get out onto Highway 1.

Lloyd Good is the Mahoneys' present landlord. He owns the lots at the intersection of South Pointe Drive and Highway 1. These lots have already been approved as Mixed Use/Commercial along with work force housing. Let the Mahoneys build their office there. That land usage does not have to be changed and would allow all the commercial development to be in one area.

Please go see these two lots before any decision is made. You will see this change from Residential to Commercial is undesirable for everyone.

I do not want it!

Respectfully submitted,

Sandra Eardley

Sandra Eardley PhD
16860 Driftwood Lane
Sugarloaf Key

RECEIVED
JUN 26 2006
MONROE CO. PLANNING DEPT.

End of Additional Information
File#M26080

K134

TRANSMITTAL

- ☐ VIA FAX
- ☐ VIA MAIL
- ☑ VIA HAND DELIVERY
- ☐ VIA FEDERAL EXPRESS

The Craig Company
Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness
Landscape Design

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office Location: 600 White St., 2nd. Fl
Key West, FL 33040

Phone: 305 294-1515
Fax: 305 292-1525
Email: rodney@craigcompany.com

Date: March 15, 2005

To: Aref Joulani, Sr. Development Review Administrator

From: Rodney Corriveau, Planner

CC: Donald Craig, AICP
Dave Kolhagen

Subject: FLUM and rezoning application

Mr. Joulani

Enclosed is a map amendment application for the FLUM and Zoning Map for Monroe County, accompanied by a check in the sum of $5,266.00 for all applicable fees. We are proposing to change one acre (mol) of the improved subdivision zoning to one acre of the mixed-use category in the Sugarloaf Shores subdivision, Section A, Tracts A and B, on Sugarloaf Key.

On the site, we are proposing a new building that would have a footprint of approximately 2,500sf; 1,250sf for First State Bank and 1,250sf for a real estate office. The second floor would consist of two affordable housing units. The additional affordable housing units would serve to help alleviate the ongoing problems of affordable housing in Monroe County. Major factors influencing the initiation of this application are flooding at the current bank location and the demolition of the building in 18 months.

Additionally you will find an appendix with the following attachments:

A- First State Bank Customer Comment Letters
B- Vegetation Survey

C- Photographs
D1- Property Survey
D2- Original Plat for Sugarloaf Shores Subdivision
E- Zoning Map
F- Proof of Property Ownership
G- Property Record Card
H- Authorization Letters
I- Mailing Labels

Transmitting

- [x] Correspondence
- [x] Prints
- [x] Other Survey

Reply Immediately

- [ ] By fax
- [ ] By phone
- [ ] By letter

MONROE COUNTY PLANNING DEPARTMENT
MAP AMENDMENT APPLICATION
For Future Land Use Map and Zoning Map

For Section A, Tracts A and B, Sugarloaf Shores Subdivision
Sugarloaf Key, Florida

MONROE COUNTY PLANNING DEPARTMENT
MAP AMENDMENT APPLICATION
For Future Land Use Map and Zoning Map

Note: The applicant must complete the following information for an application: to be accepted for review Please type or print all requested information on this form. Attach additional sheets when necessary. All information, including the application and all other materials, excluding the original photographs, must be submitted on 81/2" x 11, paper. It is the applicant's responsibility to notice the Planning Department of any changes that may occur to the application as it is being processed.

RECEIVED
MAR 15 2006
MONROE CO. PLANNING DEPT.

Applicant' Information:

Mr. Dave Kolhagen
First State Bank
3406 N. Roosevelt Blvd.
Key West, FL 33040

On Behalf of Property Owners:

A) Name(s) of Property Owner(s): Mr. Kieran Mahoney and Mrs. Gerri Mahoney

Mailing Address: 17095 Overseas Highway

City: Sugarloaf Key State: FL Zip Code: 33040

Telephone: Office: 305-745-1856 Home: N/A

B) Applicant/**Agent's Name** (Circle One): Tom Williams, Barbara Mitchell, Rodney Corriveau, or Donald Craig

Firm: The Craig Company

Mailing Address: Street 600 White Street

City: Key West State: FL Zip Code 33040

Telephone: Office 305-294-1515 Fax 305-292-1525 Home N/A

C) Legal Description of Property: Real Estate Number Tract A 00163011-000100
Tract B 00163011-000200

Key Sugarloaf Key Street Sugarloaf Blvd

Mile Marker 17 Section 3 Township 67S Range 27E

Subdivision Sugarloaf Shores

Lot(s) 1 and 2 Section: A

Applicant's Initials

Metes and Bounds description if not in a subdivision (attach additional sheet if necessary):

D) Current Future Land Use Map Designation Residential Medium

Proposed Future Land Use Map Designation Mixed Use Commercial

E) Current Land Use District Designation Improved Subdivision

Proposed Land Use District Designation Mixed Use

F) Size of Parcel One acre, mol (44,142 sf)

G) Existing Use: If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of residential units, or the gross floor area of the commercial development. (If the property contains structures, submit a site plan in addition to your verbal description).

Platted, vacant land

H) It is the applicant's burden to justify overturning existing land use designations previously set by the Board of County Commissioners. Below are the factors that the Board may consider in order to approve a proposed change, as prescribed by Section 9.5-511 *(d)(5)(b)* of the Monroe County Code. However, the Code prohibits any change, which would negatively, impact community character. If you need assistance in preparing a response, please call to schedule a pre-application conference with the planning department. You must submit all supporting information, documentation or exhibits for future public hearings at the time you submit this application so that the Planning Department may use it in preparing its recommendation. Information provided at a later date may not be considered by the Planning Department, Planning Commission or Board of County Commissioners.

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

Currently, the parcel is designated as Residential Medium under the FLUM. Under Policy 101.4.3 of the Monroe County Comprehensive Plan, "...the Residential Medium land use category is to recognize those portions of subdivisions that were lawfully established and improved prior to the adoption of this plan and to define improved subdivisions as those lots served by a dedicated and accepted existing roadway, have an approved potable water supply, and have sufficient uplands to accommodate the residential uses. Under this classification, the area has seen considerable residential development. The proposed FLUM, Mixed Use Commercial (MC) will permit the site to be developed with a low to medium density commercial use and will incorporate an affordable/employee housing component. The residential nature of the site will be retained while providing the opportunity for a commercial component that will integral in the economic feasibility of the project.

According to FEMA (Federal Emergency Management Agency) Maps (panel 1290 of 1585, revised Feb 18, 2005), the entire area on both sides of US 1 is in the AE Zone (coastal flood zone). However, the proposed location is further away from the VE Zone, (coastal flood zone with velocity hazard) than the current location, thus lessening the threat of flood damage to the building. The proposed move would

Applicant's Initials

allow First State Bank (FSB) to construct a new building that would be built to modern building standards, avoiding many of the issues at the current location.

According to Mr. Kolhagen of FSB, the Sugarloaf location was flooded last year due to Hurricane Wilma, with water depths reaching 1.5 to 2 feet inside the building. The bank was inundated with letters of praise from customers after the bank re-opened from a six-week closure due to the hurricane; please see "Attachment A" for letters from local residents. The move could help alleviate problems associated with flooding of the bank, its subsequent closure, and potential adverse effects on the community, which relies upon the bank. The next closest banks are on Summerland Key to the north, and Key West to the south.

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

The requested change reflects the original intent of the site as it was originally platted for non-residential use (a hotel) in the 1950's; please refer to attachment D2, "Sugarloaf Shores Plat". The original hotel parcel was later subdivided into three parcels and a home was built on the southernmost lot. The subject tracts are two of the last undeveloped parcels in the subdivision, possibly due to its proximity to US 1 and its condition (please refer to Attachment B, Vegetative Survey and Attachment C, Photographs for existing conditions) A mixed use land use better reflects the current demographic trend, as it appears that the Sugarloaf Shores subdivision is approximately 90-95% built-out, as observed by the Planner.

According to Policy 101.4.5 of the Monroe County Comprehensive Plan, the principle purpose of the Mixed Use land use category is "...to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment". The proposed change is of a comparable nature with existing residential development as it is a low intensity commercial use that is currently taking place on the opposite side of US 1.

We are proposing to change one acre (mol) of the improved subdivision zoning to one acre of the mixed-use category. On the site, we are proposing a new building that would have a footprint of approximately 2,500sf; 1,250sf for the bank and 1,250sf for a real estate office located adjacent to the current bank. The second floor would consist of two affordable housing units. The additional affordable housing units would serve to help alleviate the ongoing problems of affordable housing in Monroe County and specifically in this area, thus bringing the county closer to its goal of allocating at least 20% residential (non-transient) to affordable housing (Policy 101.2.4 of the Monroe County Year 2010 Comprehensive Plan. The proposed employee/affordable housing use is consistent with the recently approved and constructed affordable housing development known as Dolphin Cove located across the canal to the east of the site.

Since the bank and real estate office are currently located in the same vicinity of a residential subdivision and along US 1, we do not anticipate an increase in traffic volume since we are not actually adding to the net amount of commercial space along the corridor, only relocating it. This proposal will facilitate the ingress/egress for customers and their subsequent safety along US 1 by providing access along Sugarloaf Blvd, then onto US 1. Additionally, many of the customers of the bank actually live in the Sugarloaf Shores Subdivision, thus the move will encourage a more pedestrian friendly facility and would alleviate the issues of patrons crossing US 1 to access the bank.

Applicant's Initials

According to a vegetative survey of Tracts A and B performed by Terramar Environmental Services, dated March 8th, 2006, "The habitats on the property include vegetated disturbed uplands, scarified disturbed uplands, and disturbed wetlands associated with man-made canals" As evident from the aerial photographs (see Attachment C), the disturbed condition of the property, along with its proximity to US 1, could be a decisive factor in the reason that these two tracts have been left undeveloped in the subdivision. The remaining vegetation that is listed as threatened, endangered, or regionally important will be part of a mitigation strategy that will include mapping, directing development away from, and relocating these species. Please refer to Attachment B, Vegetation Report for a complete report. The site is not considered environmentally important and has not yet been removed from the FEMA Flood Insurance list; however, the landowner is actively seeking to rectify this issue. Regardless of FEMA status of this property, First State Bank is self-insured and will not seek insurance coverage from FEMA.

3. Data errors, including errors in mapping, vegetative types and natural features described in any section of the comprehensive plan.

   None known

4. New issues.
   The owner of the current building has indicated to FSB that this building will be demolished in 18 months. In order to continue to provide this service to the Sugarloaf community, the bank needs to find a new location. The bank is seeking to establish a facility that will provide security for continued business operations as well as provide an employee housing component that is so significantly needed in this community.

5. Recognition of a need for additional detail or comprehensiveness; or,
   None.

6. Data updates.
   None.

I) Include 2 different photographs of the subject parcel(s)-12 copies of each. Only original photos or color copies will be accepted. Aerial photos may not be used to meet this requirement but may be used for support information.

   "See Attachment C"

J) Include a survey with a site plan if structures exist on the property.

   "See Attachment D1, Survey and D2, Original Plat for Sugarloaf Shores Subdivision"

K) Include a copy of the zoning map, clearly marking the boundaries of the property being considered. The Planning Department will be able to assist you in obtaining a copy of the zoning map.

   "See Attachment E"

L) Attach proof of ownership (i.e. copy of deed or tax bill).

   "See Attachment F"

Applicant's Initials

M) Include a copy of the property record card from the property appraiser's office.

"See Attachment G"

N) Attach a notarized letter from the owner authorizing the applicant or agent to seek the amendment(s) and to represent the owner. All correspondence from Monroe County on this issue will be addressed to agent and not property owner(s), unless otherwise specified.

"See Attachment H"

(O) TYPED NAME AND ADDRESS **MAILING LABELS** of property owners within a 200 feet radius of the subject property(s). This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the two-hundred (200) feet, each unit owner must be included.

"See Attachment I"

P) The application must be accompanied by the appropriate fee. The fee schedule is as follows:

***Please Note: Higher fees are applied for any changes into Non-Residential.**
Subject to additional fees; $245 for newspaper advertisement and $3 per property owner notice
Subject to technology fee of $20.00 for records conversion, storage, and retrieval

Amendment to the Future Land Use Map and Land Use District Map

*(Non-Residential)	(Residential)
$4,950.00	$3,940.00

Amendment to the Future Land Use Map Only

*(Non-Residential)	(Residential)
$4,020.00	$3,010.00

Amendment to Land Use District Map Only

*(Non-Residential)	(Residential)
$3,970.00	$2,940.00

Applicant's Initials_____

I certify I am familiar with the information contained in this application, and, to the best of my knowledge such information is true, complete, and accurate. I also certify I possess the authority to undertake the proposed amendment(s). I understand the submission of false information may lead to denial or revocation of the requested amendment(s).

Applicant: _____ 15 MARCH 06 Rodney Corriveau
Signature Date Print Name

Notary

STATE OF Florida COUNTY OF Monroe
BEFORE ME this day personally appeared Rodney Corriveau
who, is personally known to me or has produced _____
as identification.
Sworn to and subscribed before me this 15 day of March, A.D. 2006.

NOTARY PUBLIC:
_____
Print: _____
State of _____
My Commission Expires

Jodell Roberts
MY COMMISSION # DD271574 EXPIRES
January 31, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

Applicant's Initials _____

053243

FIVE THOUSAND TWO HUNDRED SIXTY-SIX DOLLARS and 00 CENTS

MONROE COUNTY PLANNING DEPT 053243 03/10/2006 ***5,266.00*

KEY WEST FL 33040

⑈053243⑈ ⑆067000438⑆ 0100001195⑈

RECEIVED
MAR 15 2006
MONROE CO. PLANNING DEPT.

Attachment A

Customer Letters

Sugarloaf Key, FL
33042

First State Bank
Of the Florida Keys

January 2, 2006,

To Whom It May Concern:

We just wanted to write a short letter to tell you how much we appreciate your Sugarloaf Branch office. We have lived in Sugarloaf Key for six years and originally chose to do our banking with First State Bank because of the proximity of the Sugarloaf Branch to our home.

But after six years, we continue to do our banking at this particular office, not only for the convenience, but because of the professional, friendly, and helpful members of the staff. It is so nice to have a bank that helps maintain a small town atmosphere, which is such a fundamental part of the Florida Keys lifestyle.

After hurricane Wilma, especially, we realized how thankful we are for the Sugarloaf Branch. Not only did we notice how inconvenient it was to have our bank closed for that short amount of time. But we realized how much we appreciated a smiling friendly face amidst all the stress of clean-up and rebuilding after the storm.

Thank you for providing us with such a great group of people to do our banking with, and we look forward to doing business with them for many years to come.

Sincerely,

November 30, 2005

To Whom This May Concern:

I would just like to take a moment to thank whoever is responsible for making the decision to reopen the Sugarloaf branch of First State. The closing of this convenient location during the cleanup from Wilma made banking difficult. I was so unhappy when I heard rumors that the branch was going to remained closed, I had made plans to close my accounts and transfer everything to TIB Bank since I have my mortgage w/ them. I'm so glad I didn't have to bother with those changes.

Thanks again!

December 8, 2005

First State Bank
1201 Simonton Street
Key West, Florida
33040

Attn: Karen Sharp

Dear Ms. Sharp,

This is to tell you of how grateful my wife and I are for the reopening of your branch office on Sugarloaf Key.

It was extremely inconvenient for us while the branch was closed in that the nearest ATM was about ten miles from our home and what had been a matter of minutes to go to the bank to conduct bank business became a much longer trip. Your personnel in the Sugarloaf branch was quite accommodating while the office was closed if my wife needed to access the materials in her safety deposit box, but it is a relief for my wife now to have instant access to her things.

I have had an account in that office for the last nine years and before that my mother and father held accounts there for almost thirty years. In short your bank is something of an institution for my family.

Today, this branch of your bank is, and has always been, a pleasure to walk into. The tellers and the managers are invariably friendly and welcoming. And helpful should the need for help ever arise.

Thank you,

Barbara and Chisholm Gentry

December 7, 2005

Karen Sharp
First State Bank
Sugarloaf Key, FL 33042

Dear Karen Sharp:

I would like you to know how happy I am (everyone is) to have the Sugarloaf Branch of First State Bank open and operating again.

This small branch is a very important part of our community. And it is something we all appreciate.

There's another thing you should know. The people in the bank are exceptional. They are bright, cheerful, helpful. They make it a pleasure to go in and conduct business. You are very lucky to have such a great crew.

And we're lucky to have them too.

Sincerely,

Sugarloaf Key, FL 33042

11 December 2005

To : First State Bank
From :
Re : Sugarloaf Key Branch

I wanted to take this opportunity to thank you for re-opening the Sugarloaf Key Branch of the First State Bank. We certainly missed the convenience of banking in our own neighborhood. It's a very nice feeling to deal with people you know and trust.

Again, many thanks!

Yours truly,

December 9, 2005

Ms. Karen Sharp
President
First State Bank
Key West, Florida

Dear Ms. Sharp,

I am writing to tell you how wonderful it is to have the Sugarloaf branch of First State Bank open and operating once again, and to thank all of the people at First State Bank for working so diligently to get the branch up and running. This branch is an important part of our "Sugarloaf" community, and I and many others are delighted to have it and the wonderful people who work there back again.

With best regards for a wonderful holiday season,

Sincerely,

Enclosure

Sugarloaf, Fl.
Dec. 8, 2005

To: Jason O'Brien Mgr.
First State Bank
Sugarloaf Key, Fl.
33042

Dear Jason,

We are delighted that the Sugarloaf branch has re-opened.

It is so convenient and delightful to have this branch at this location.

The staff are always so helpful and supportive.

Hats off to a great team!

Regards.

Sugarloaf Shores FL 33042

First State Bank
Key West, FL 33040

To whom it may Concern:
I have been a Customer at First State Bank Sugarloaf Shores branch for over nine years. Of course I enjoy the convenience, but more than that, the staff is exceptional — always courteous, helpful and friendly. The Sugarloaf Branch is a real asset to our community, and I hope that it will remain open.

Sincerely,

January '06

To the great staff at the Sugarloaf First State Bank,

Welcome Back! We pure did miss you (you have no idea!!) & everyone is so glad you are finally back taking your standard good care of us again.

Thanks!!

Dec 19, 05

Dear First State Bank,

Thank you for your rush to reopen the Sugarloaf branch of First State Bank. It's like having family home for the holidays, and everyone in the community is so glad that you back home!

Sincerely

First State Bank
Sugarloaf Branch

We would like to tell you how wonderful it is to have our branch up and running again on Sugarloaf.

Everytime we walk in and see the smiling faces of Vanessa, Lori and Jason it's like being at home with close friends. The warmth is always there and we couldn't think of banking anywhere else.

Thanks for opening so quickly after Wilma.

Sincerely

P.S. We've banked here at Sugarloaf since the branch opened.

December 5, 2005

To Whom it may concern:

As a daily depositor at First State Bank I would like to thank you for opening your Sugarloaf Key Bank so quickly after hurricane Wilma.

Sugarloaf Bank is not only the most convenient location for depositors as myself, it is also manned with an incredibly competent and friendly staff.

Many thanks to Jason, Vanessa and Lori for all their hard work, diligence and professionalism. Please be assured of the need for the Sugarloaf Key branch.

Sincerely,

Dear Carex,

Thanks for opening again your Sugarloaf Branch. Your staff; Lori, Jason + Vanessa are terrific. Our small community needs them very much. I can speak for the Marin Nancy, Steve, Lin, etc. we were lost when Wilma took them away.

Thanks

Attachment B

Vegetation Survey

TerraMar Environmental Services

Vegetation Survey
Tracts A and B, Sugarloaf Shores
Lower Sugarloaf Key

March 8, 2006

1241 Crane Blvd Sugarloaf Key, FL 33042
Phone (305) 745-1192 Fax (305) 745-1192
email: terramar@bellsouth.net

INTRODUCTION

A vegetation survey was conducted on Tracts A and B, Sugarloaf Shores, on March 4-5, 2006. The purpose of the vegetation survey was to establish the habitat types on the parcels and identify the vegetation present so that a vegetation mitigation plan may be developed if and when the property is developed. Because a site plan for development has not yet been developed, a mitigation plan specific to the development proposal was not prepared as part of this vegetation survey.

DESCRIPTION OF PROPERTY

The property includes two parcels, Tract A and B, Sugarloaf Shores (Figure 1). The habitats on the property include vegetated disturbed uplands, scarified disturbed uplands, and disturbed wetlands associated with man-made canals. The vegetation survey was conducted on the vegetated disturbed upland portion of the property (Figure 1).

The vegetated disturbed upland portion of the property is located adjacent to Sugarloaf Boulevard and consists of a mixture of non-native vegetation and native vegetation. The property owner recently completed the removal of the invasive exotic Brazilian pepper that had infested the property, leaving a mixture on non-native landscape plants and native hardwood species in an open park-like setting.

Signs of prior development are present on the parcels including access roads, cleared and filled areas, an old power pole, a cistern, and the presence of several large cultivated exotic landscape plants including date palm, washingtonia palm, purple tabebuia, and snake plant.

METHODS

The vegetation survey was conducted in the upland portion of the property adjacent to Sugarloaf Boulevard (Figure 1). The mangroves and transitional wetlands adjacent to the canals were not included in the vegetation survey. All native plant species located in the disturbed upland portion of the property were identified to species. All threatened, endangered, commercially exploited, and regionally important native plant species, and all native trees with a diameter at breast height (DBH) of greater than four inches, were tagged with fluorescent green flagging tape.

RESULTS

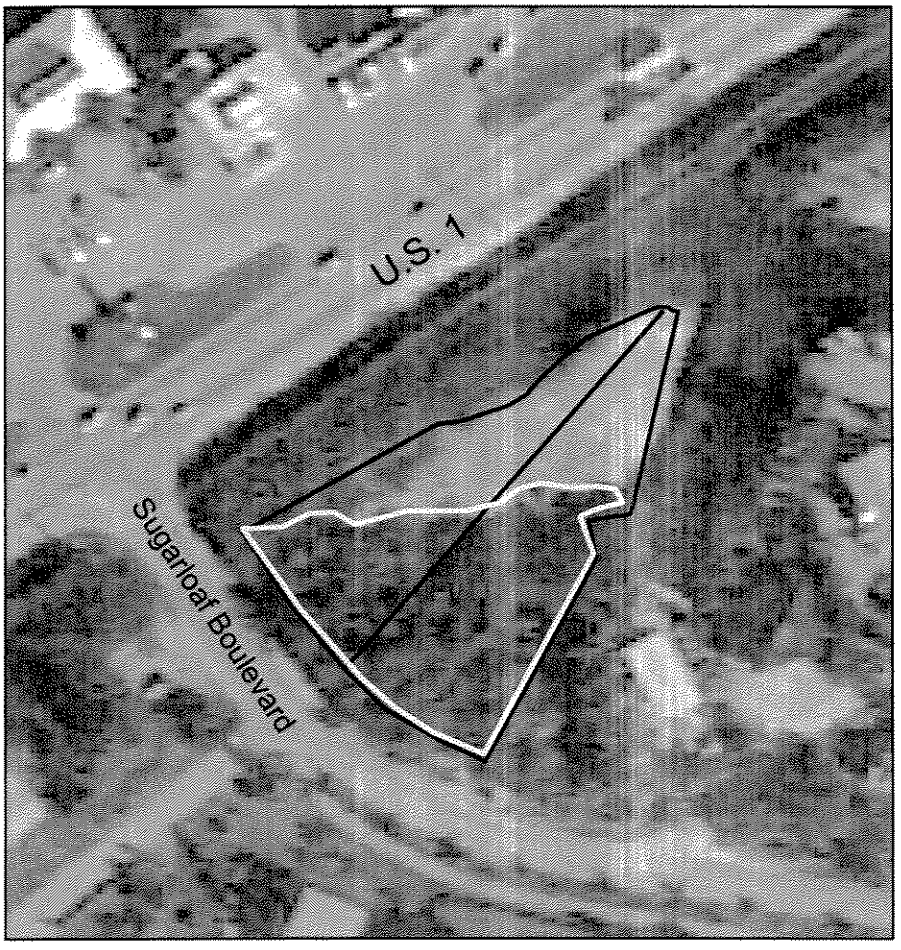
A total of 19 species of native woody plants were identified within the limits of the vegetation survey, with five species listed as threatened, endangered, commercially exploited, or regionally important (Table 1).

Key thatch palm was by far the most common listed plant on the property, being abundant throughout the upland portion of the property. A single individual of joewood and myrtle-of-the-river were found; locustberry and wild dilly were uncommon, being limited to only a few individuals each.

In addition to listed plants, specimen trees with a DBH greater than four inches were abundant throughout the survey area. The most common specimen trees included buttonwood, Jamaica dogwood, seagrape, and blolly.

Table 1. Woody plant species native to the Florida Keys found on Tract A and B, Sugarloaf Shores. Listed status refers to a plants status as Endangered (E), Threatened (T), Commercially Exploited (CE), or Regionally Important (RI) as established by the Florida Department of Agriculture.

Common Name	Scientific Name	Listed Status	Notes
Blackbead	*Pithecellobium guadalupense*		common
Blolly	*Guapira discolor*		common
Buttonwood	*Conocarpus erectus*		common
Cabbage Palm	*Sabal palmetto*		several near Sugarloaf Blvd., poss. in ROW
Jamaica Caper	*Capparis cynophallophora*		uncommon
Jamaica Dogwood	*Piscidia piscipula*		common
Joewood	*Jacquinia keyensis*	T	one small specimen
Key Thatch Palm	*Thrinax morrisii*	E	common
Locustberry	*Brysonima lucida*	T	common, poss. in ROW
Myrtle-of-the River	*Calyptranthes zuzygium*	E	uncommon
Poisonwood	*Metopium toxiferum*		uncommon
Randia	*Randia aculeata*		uncommon
Rhacoma	*Crossopetalum rhocoma*		uncommon
Saffron Plum	*Bumelia celastrina*		several small specimens
Seagrape	*Coccoloba uvifera*		common
Shortleaf Fig	*Ficus citrifolia*		one large specimen
Snowberry	*Chiococca alba*		common
Spanish Stopper	*Eugenia foetida*		common
Wild Dilly	*Manilkara bahamensis*	RI	uncommon



Parcel Boundary

Limits of Vegetation Survey

0 40 80 160 Feet

Terramar Environmental Services
1241 Crane Blvd
Sugarloaf Key, FL 33042
terramar@bellsouth.net

Figure 1. Tract A and B, Sugarloaf Shores showing parcel boundary and limits of vegetation survey.

Attachment C

Photographs

View from Sugarloaf Boulevard

Interior View of Property

View from Sugarloaf Boulevard

Interior View of Property

View from Sugarloaf Boulevard

Interior View of Property

View from Sugarloaf Boulevard

Interior View of Property

View from Sugarloaf Boulevard

Interior View of Property

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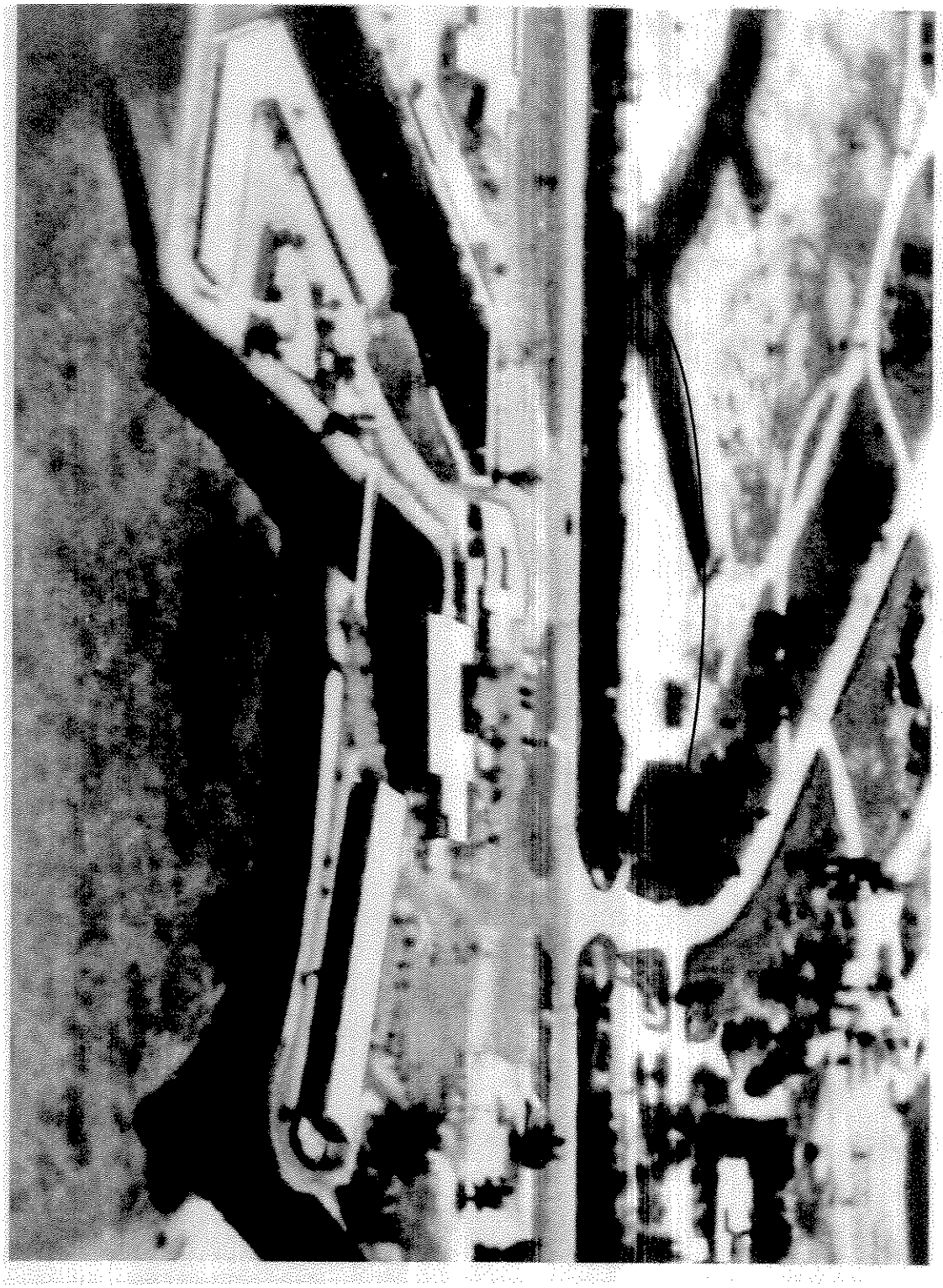
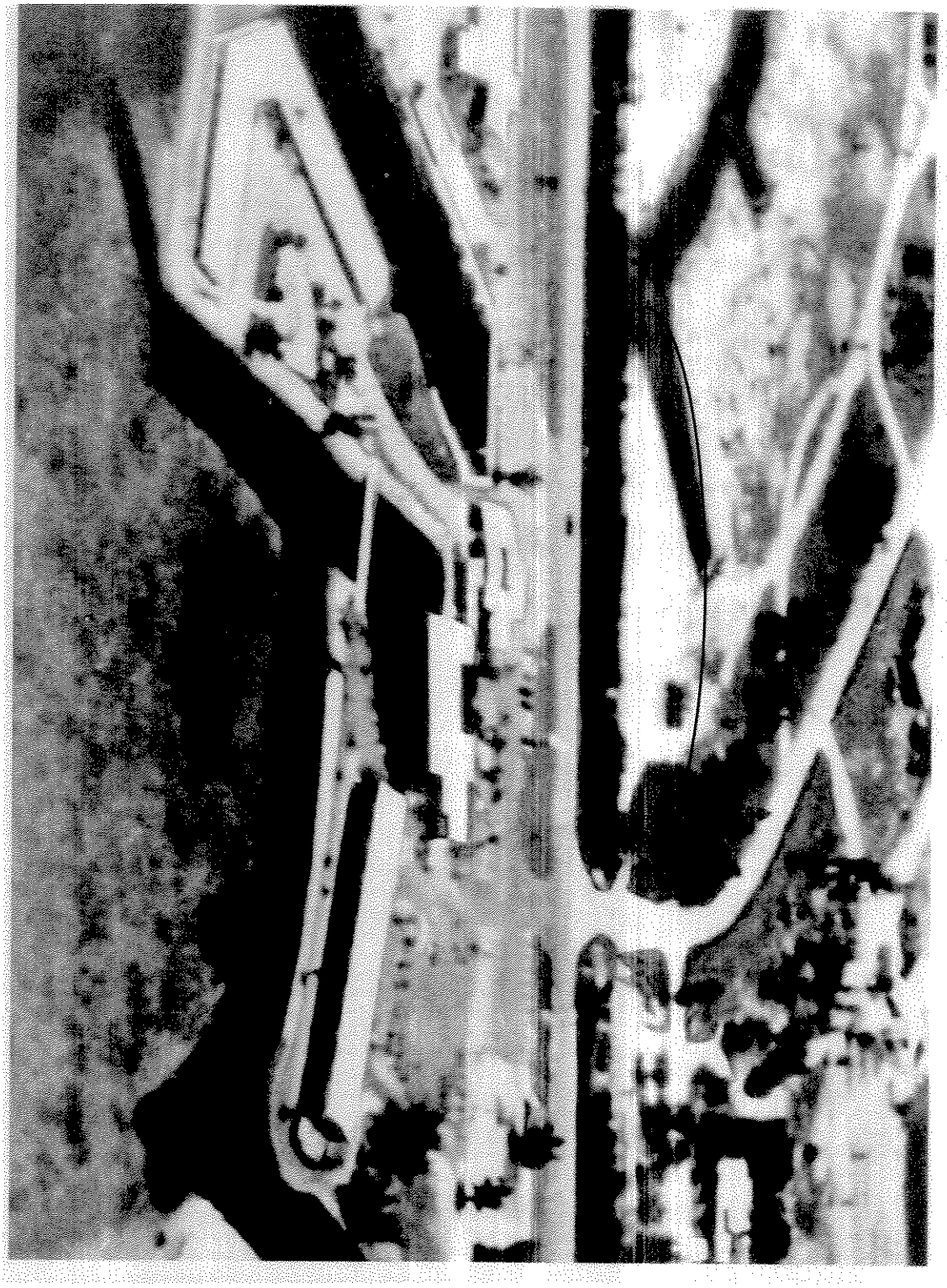
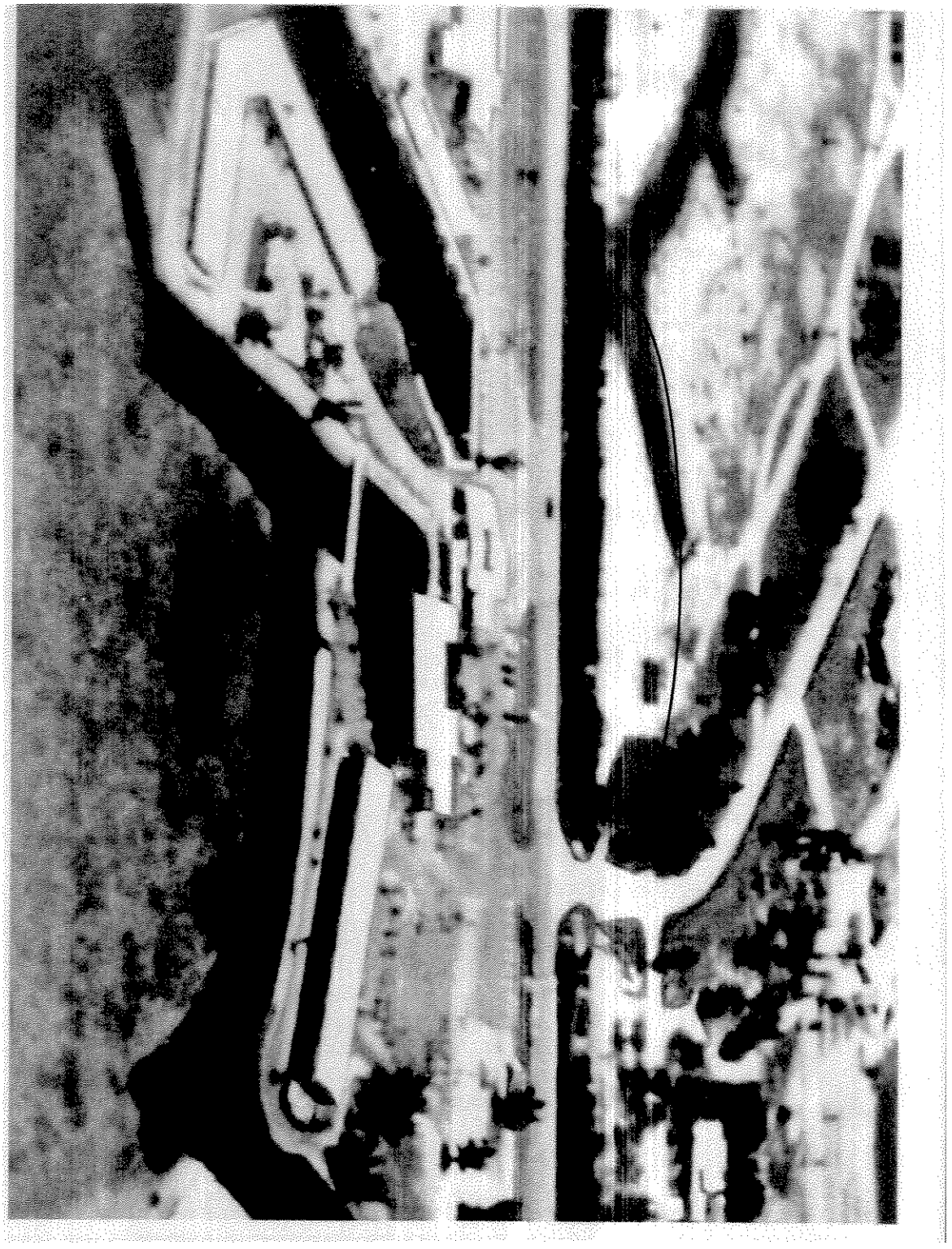
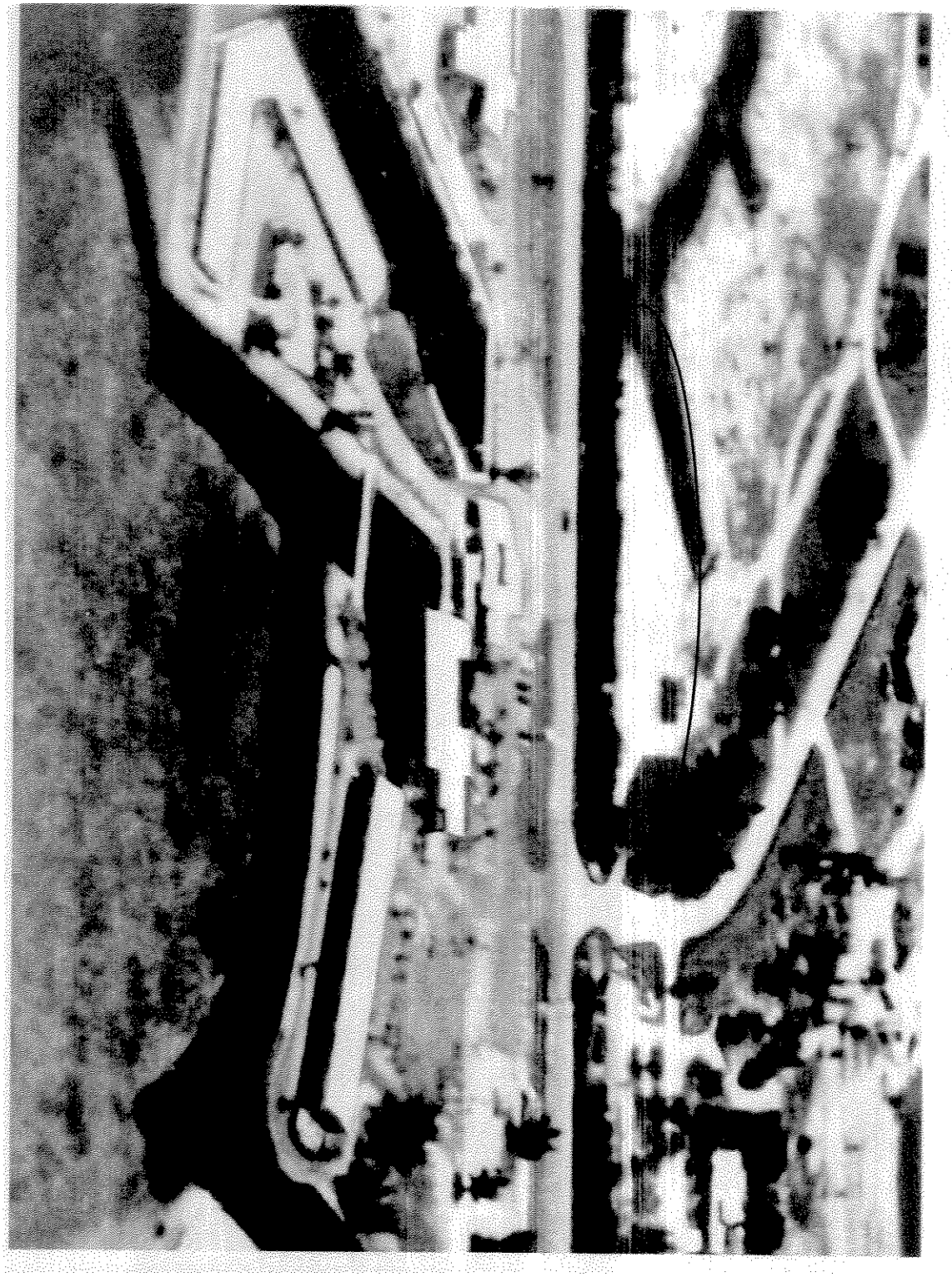
View from Sugarloaf Boulevard

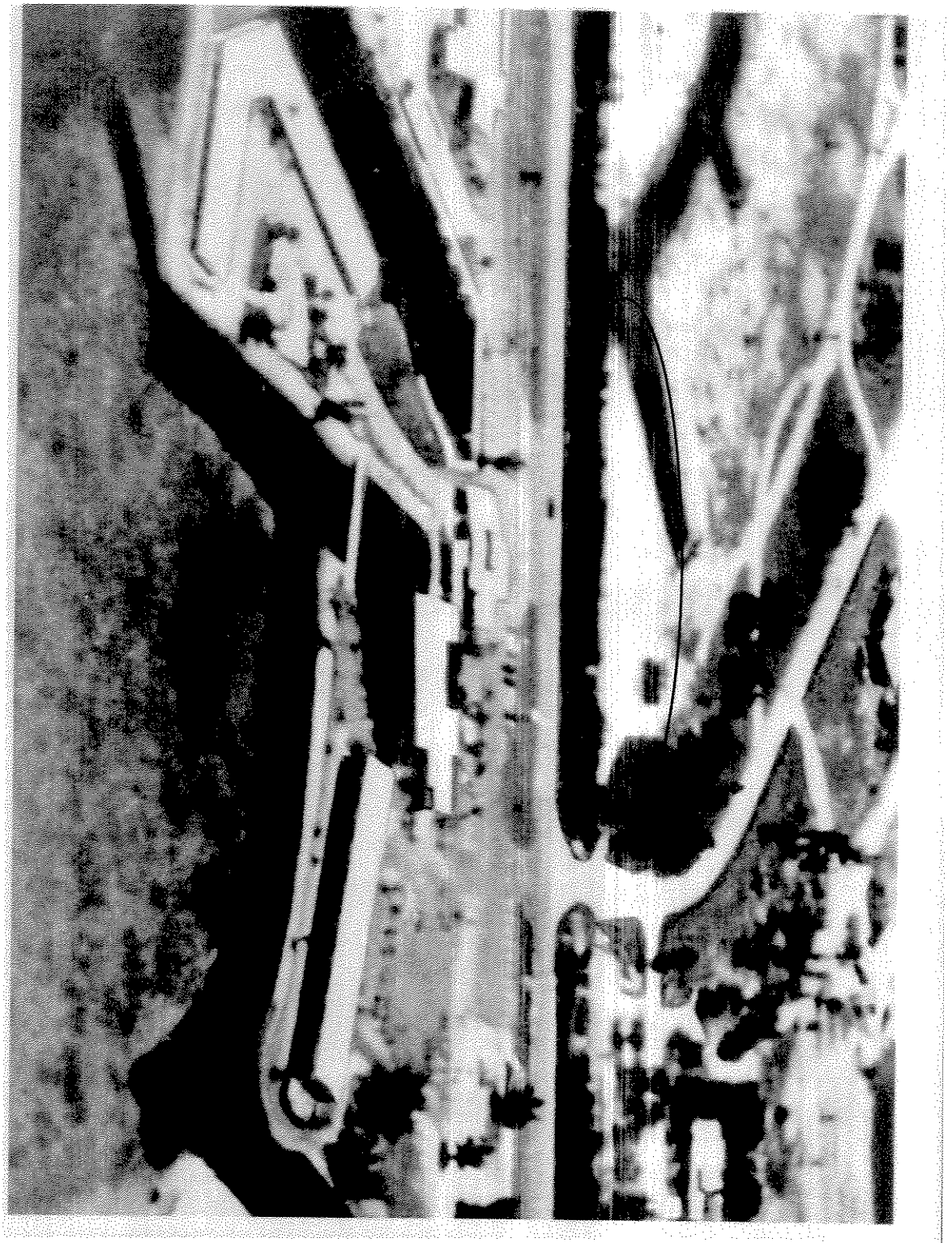
Interior View of Property

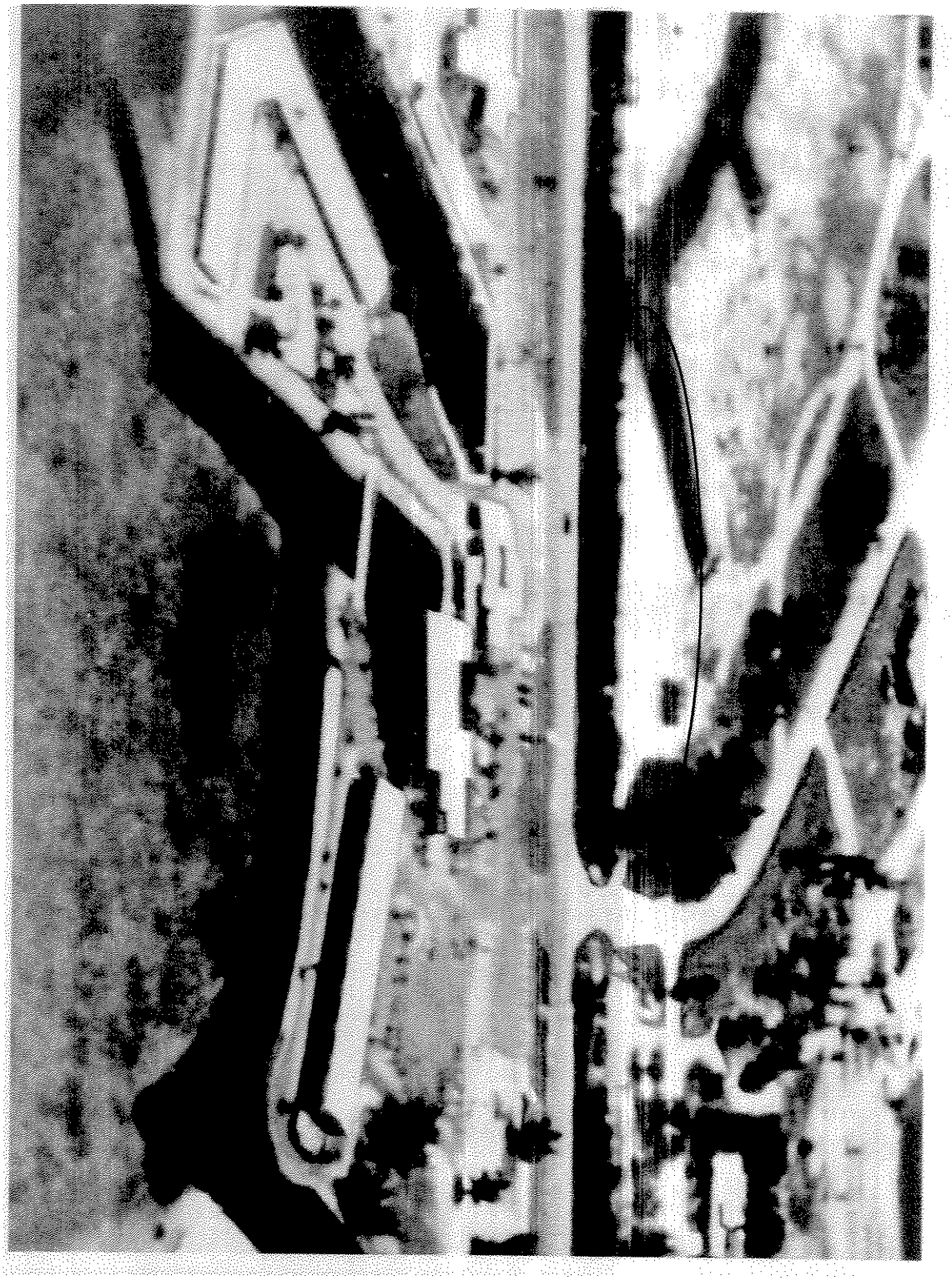


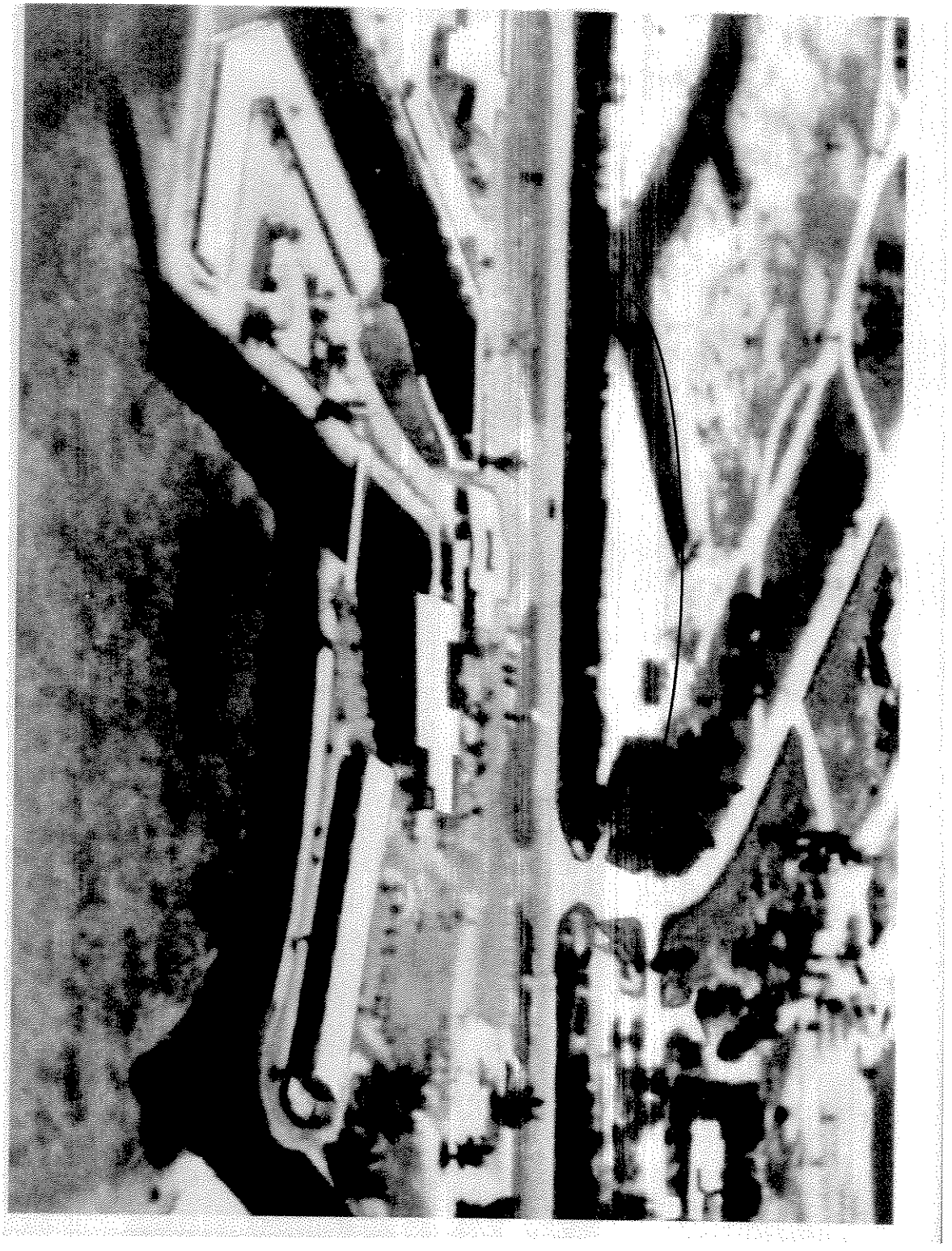


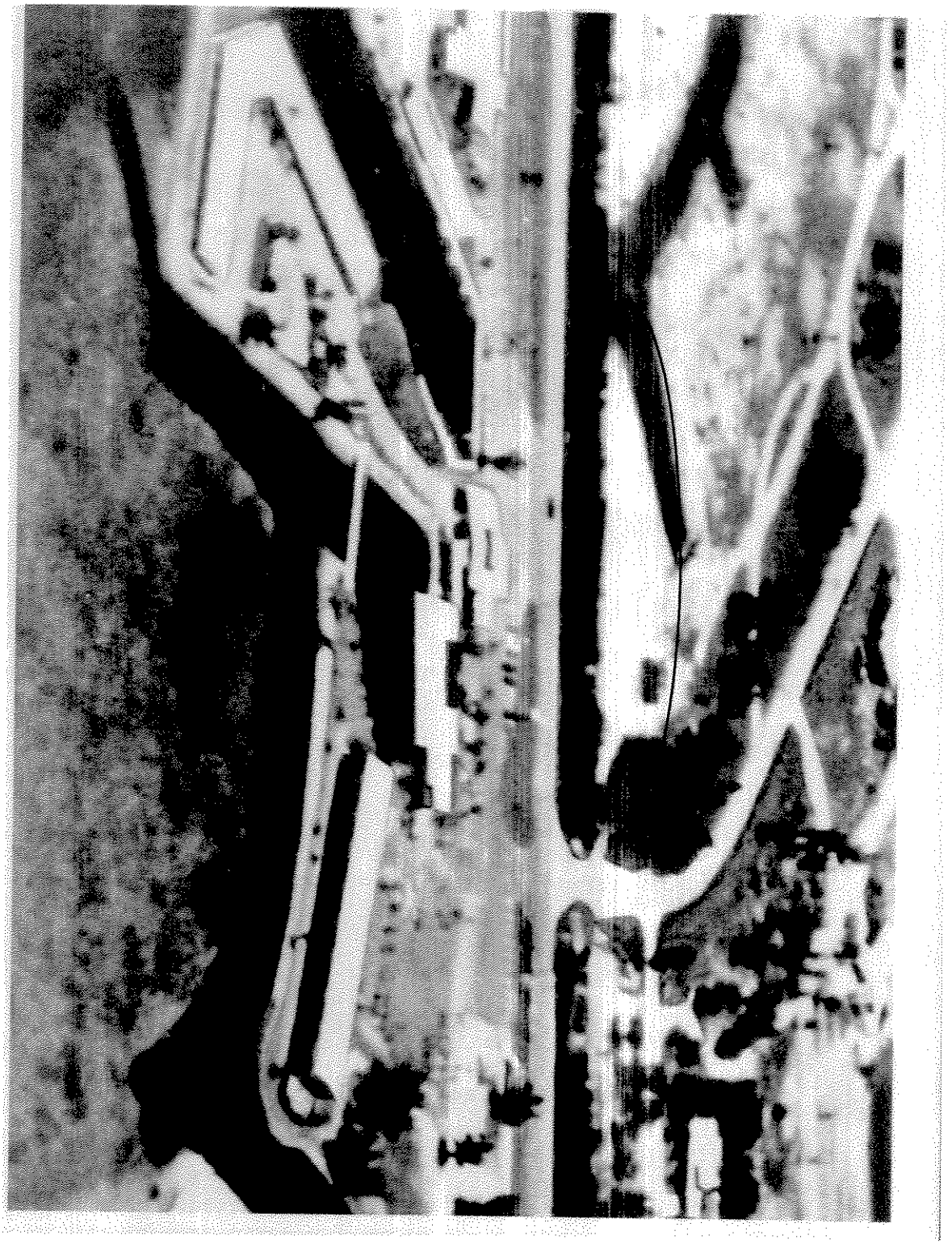


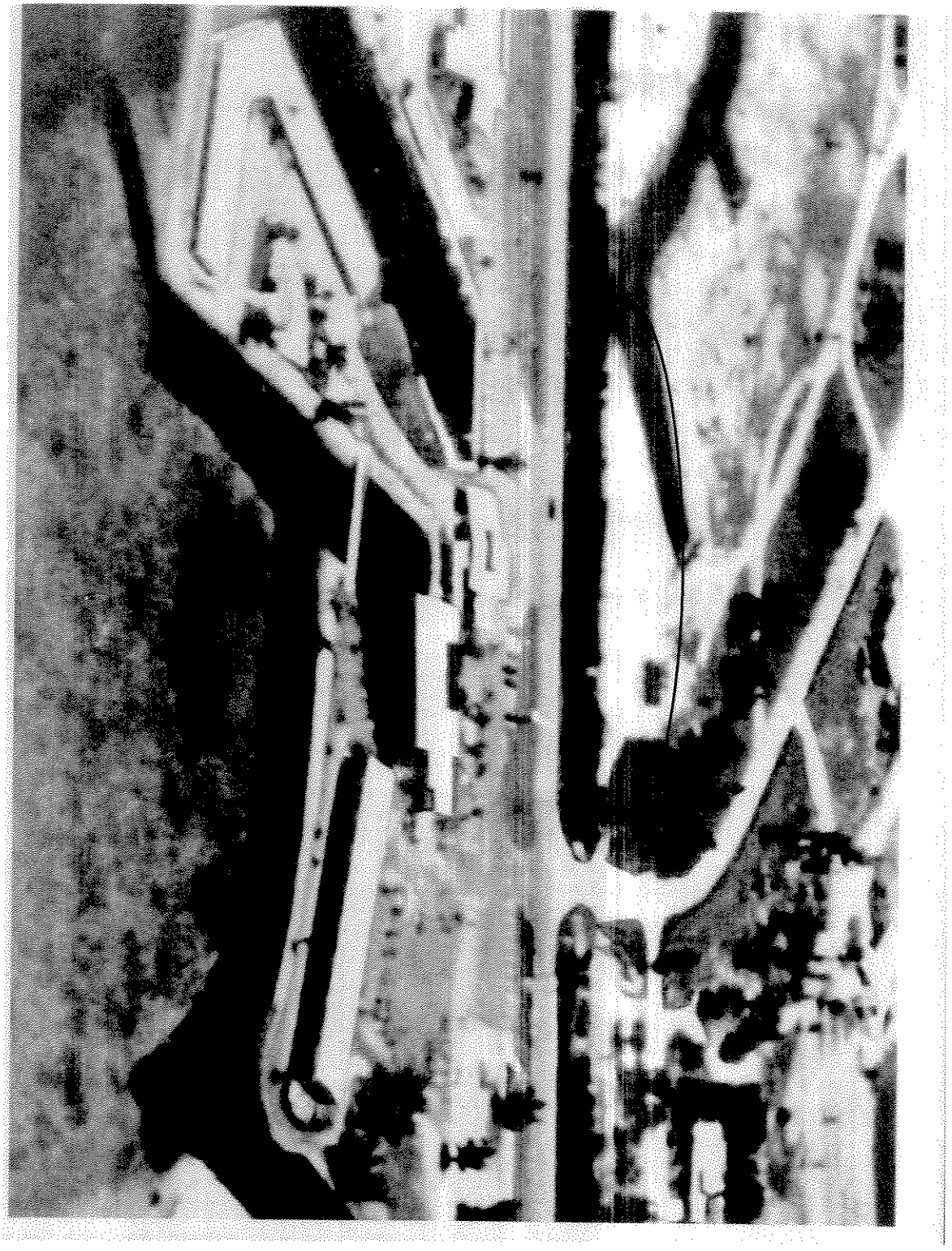


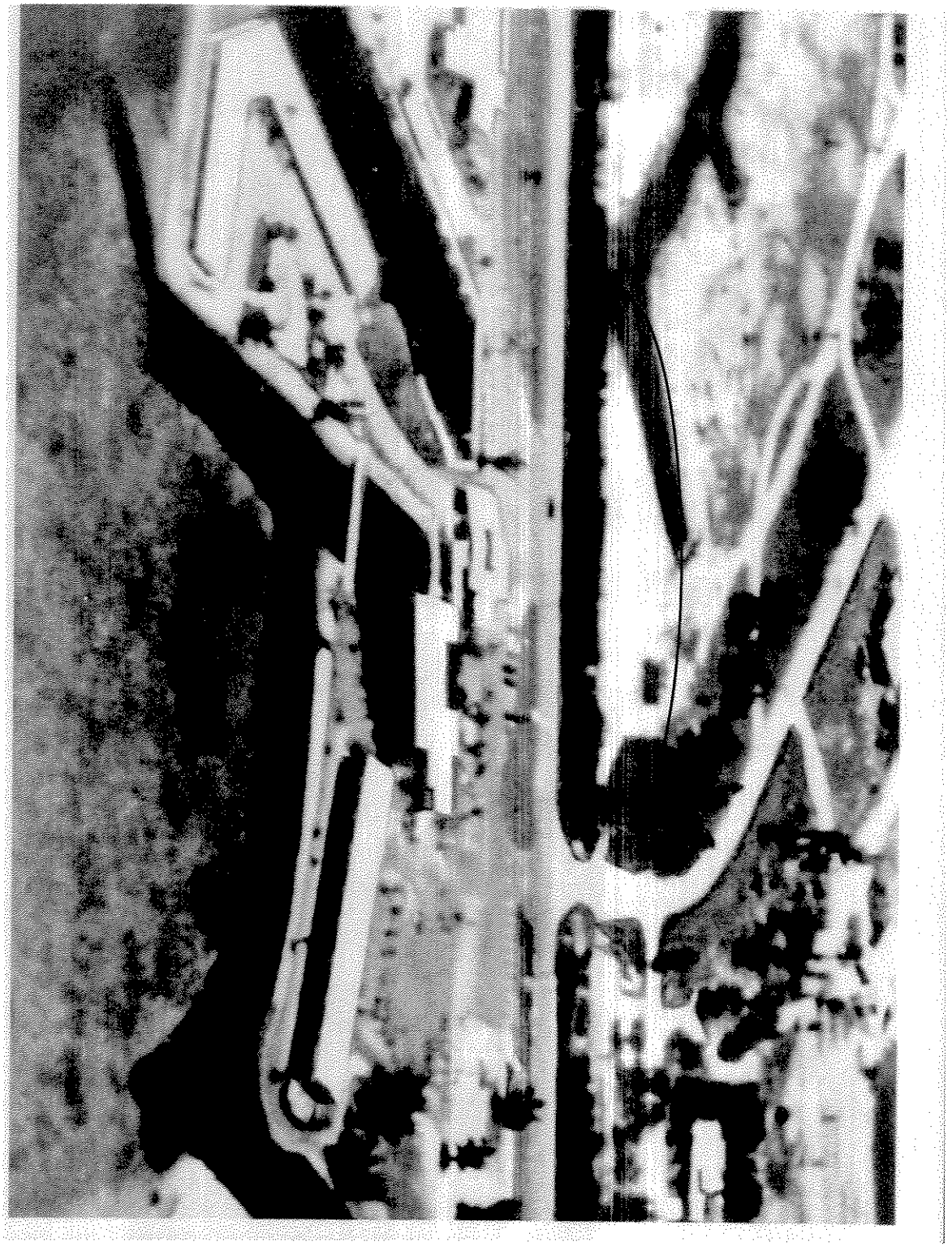


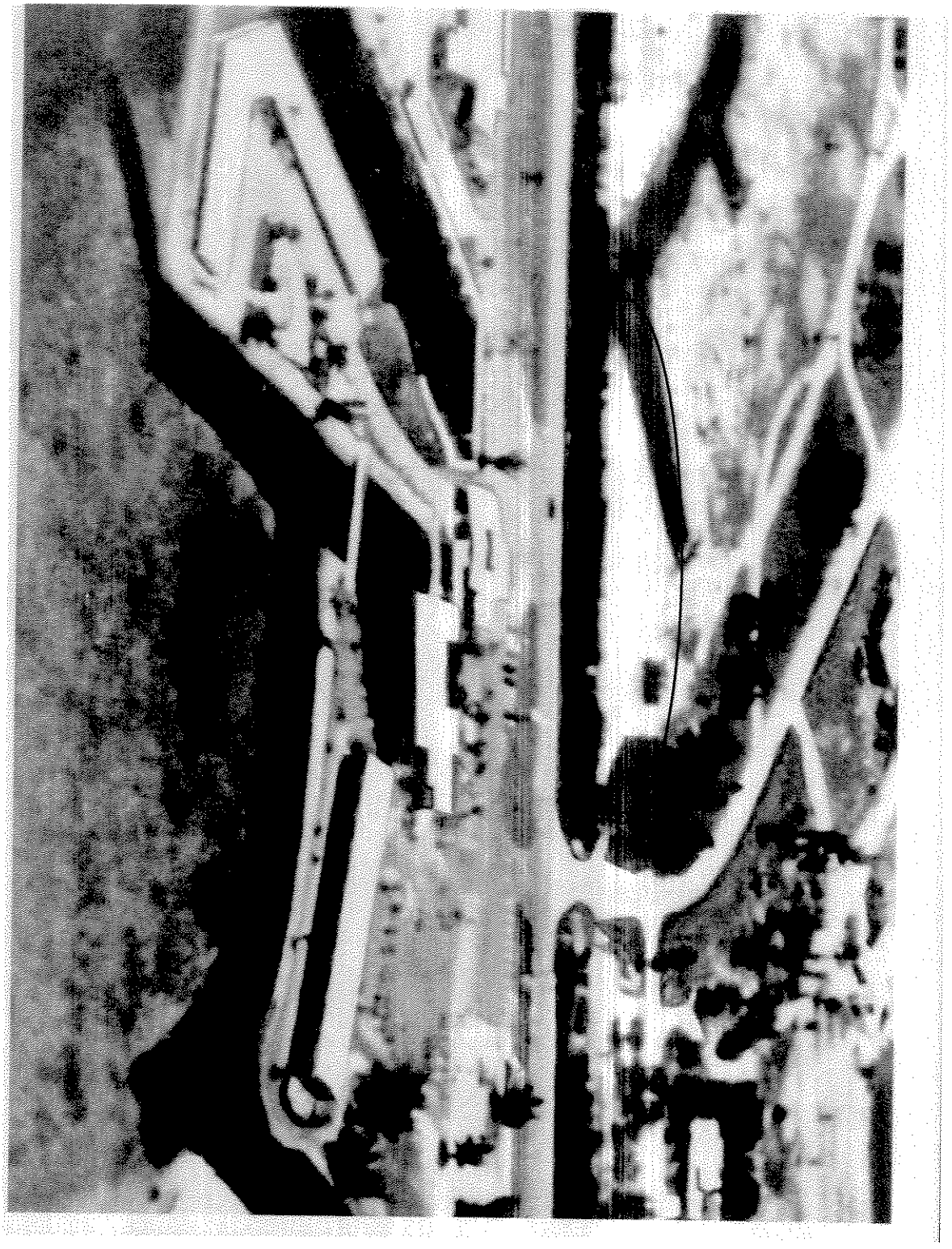












MapWise

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LEGEND | TOOLS

Update Map

Show Map Legend

Note: You may need to zoom in for a map layer to display. Not all layers are available state-wide.

Base Map Overlay
- [x] City Names
- [x] County Boundaries
- [x] Highways
- [x] Streets
- [ ] Section/Township/Range

Parcels
- [x] Parcel Boundaries

Elevation
- [ ] 5 Foot Contours
- [ ] 25 Foot Contours

Hydrography
- [x] Shorelines, Rivers, and Canals
- [x] Ocean, Lakes, Rivers

Hazards
- [ ] FEMA Flood Zones Transparent
- [ ] FEMA Flood Zones
- [ ] Storm Surge SW Fla

Land Cover
- [ ] Land Cover 1995
- [ ] Wetlands 1995 Transparent
- [ ] Wetlands 1995
- [ ] NWI Wetlands

Soils
- [ ] Soils Outlines and Labels
- [ ] Soils - Hydric Transparent

Aerial Imagery
- [ ] Aerials High-Res 2001 - 2005
- [x] Aerials True Color High-Res 2004/2005 - Statewide
- [ ] Aerials Color Infrared 1999 - Statewide
- [ ] Aerials Color Infrared 1995 - Statewide
- [ ] Satellite Imagery Landsat 1999

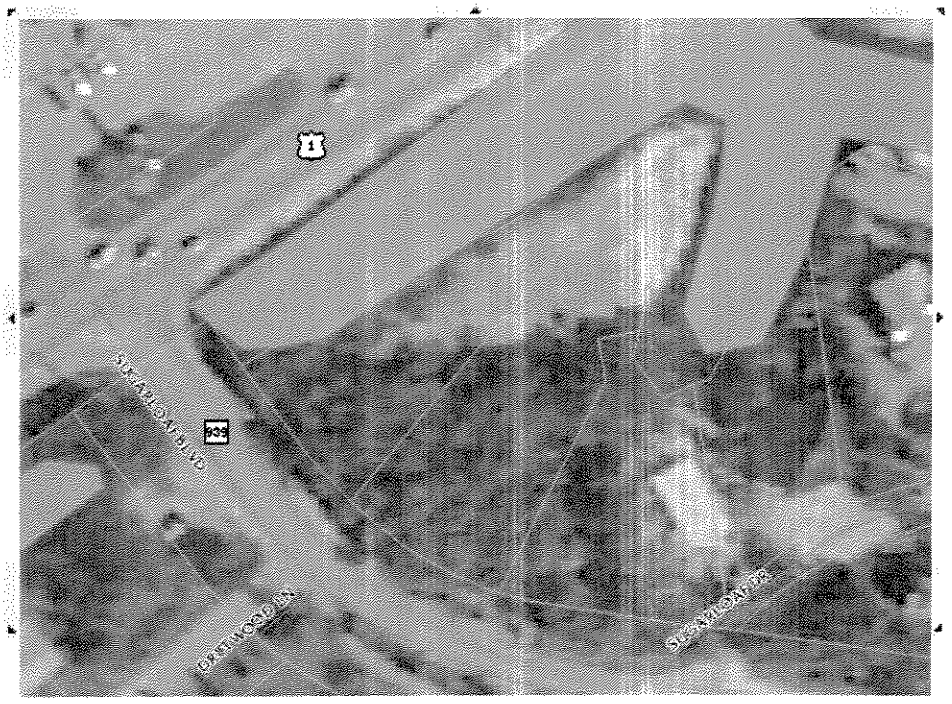
Scanned Maps
- [ ] USGS Topo 1:24,000
- [ ] USGS Topo 1:100,000
- [ ] NOAA Nautical Charts 1:80,000

Base Map
- [x] Managed Lands FNAI
- [x] City Limits
- [ ] Elevation Color-Hillshaded
- [ ] US States

NAV | ROI

Distance:

Address | City | State Florida | Zip | Find



Map Scale 1: **831**

0 0.009 0.018 0.027 0.036 mi

Map Units: **Metre**

Projection: **=epsg:43000**

Mouse X: **646374.9**

Mouse Y: **74003.6**

Quick Tips

- Aerials and parcels display below a map scale of 1:34000.
- Available aerials and parcels
- For more information on map layers, browse the Map Layer Directory.
- To change viewer size, print, download an image or change projection, select the Tools tab.
- If the application appears to break or you see red x's, refresh your browser or try recentering the map.

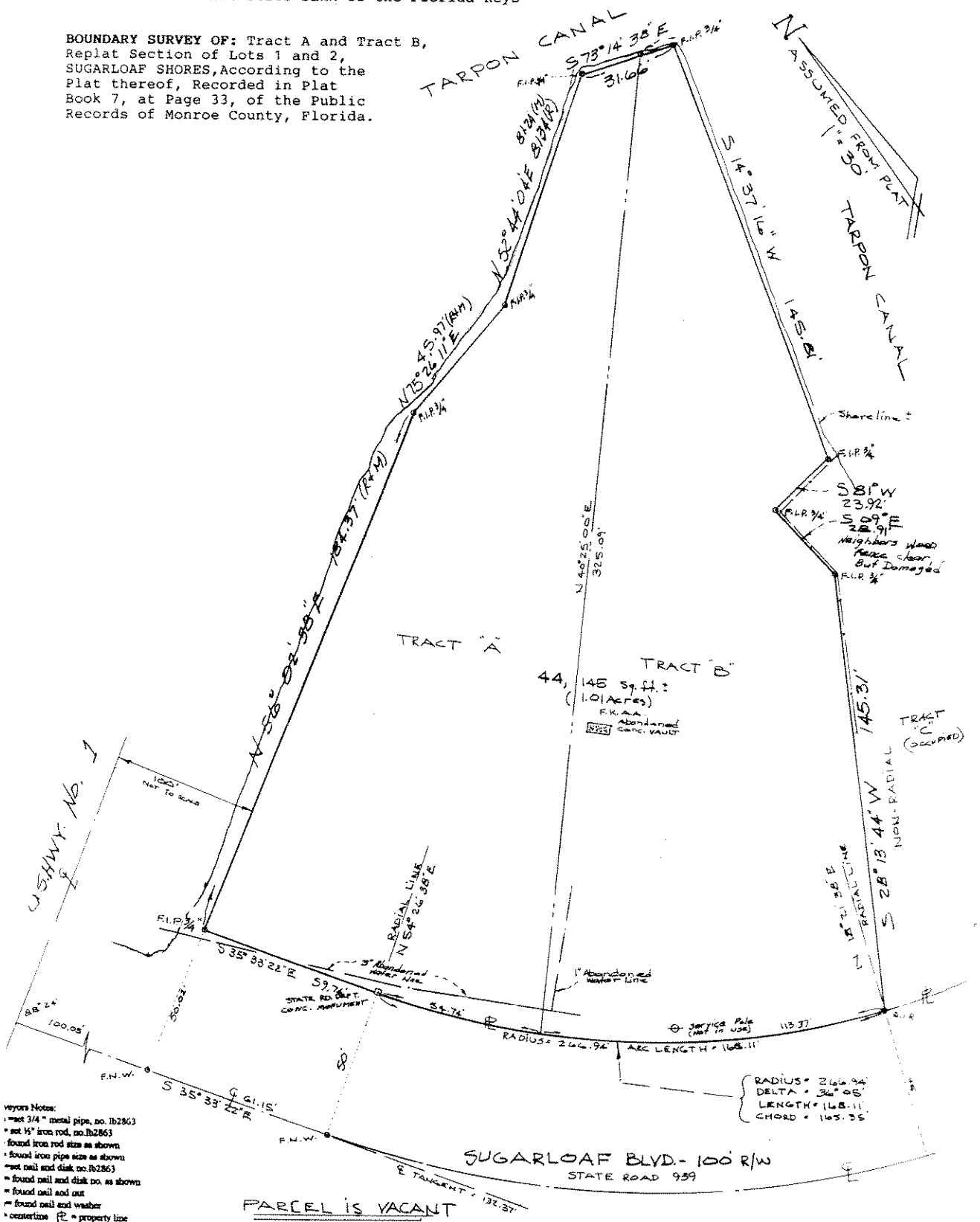
Arial Photo for Support Information

Attachment D1

Property Survey

First State Bank of the Florida Keys

BOUNDARY SURVEY OF: Tract A and Tract B, Replat Section of Lots 1 and 2, SUGARLOAF SHORES, According to the Plat thereof, Recorded in Plat Book 7, at Page 33, of the Public Records of Monroe County, Florida.



PARCEL IS VACANT

This Lot appears to be in Flood Zone AE, with a base flood elevation of 11 feet, F.I.R.M. No. 125129-1490 H 3-3-77.

BENCHMARK: N/A

There are no above ground encroachments that are not shown.

Harold L. Overbeck
Registered Land Surveyor
1620 Buttonwood Dr
Big Pine Key, Fl. 33043
305-872-4763 Fax 872-7146

Date: 3-10-06	Revision:
Scale: 1" = 30'	
Section 3 Twp. 67 S. Range 27 E	
No. 06020	

veyors Notes:
= set 3/4" metal pipe, no. lb2863
= set ½" iron rod, no. lb2863
= found iron rod size as shown
= found iron pipe size as shown
= set nail and disk no. lb2863
= found nail and disk no. as shown
= found nail and nut
= found nail and washer
= centerline ℄ = property line
= point of curve PI = point of intersection
W = right-of-way
= concrete area ∅ = utility pole
= measured (R) = record (D) = deed
O.B. = Point of Beginning
vations are shown thus 0.00, and are N.G.V.D.-29
lot angles are 90 degrees unless shown otherwise.
H.W. = mean high water and is approximate and does purport to establish local datum or tidal boundary lines.

rtification:
ereby certify that this survey meets the Minimum Requirements of Chapter G17-6, Florida Administrative Code, Pursuant to Section 472.027, Of the orida Statutes.

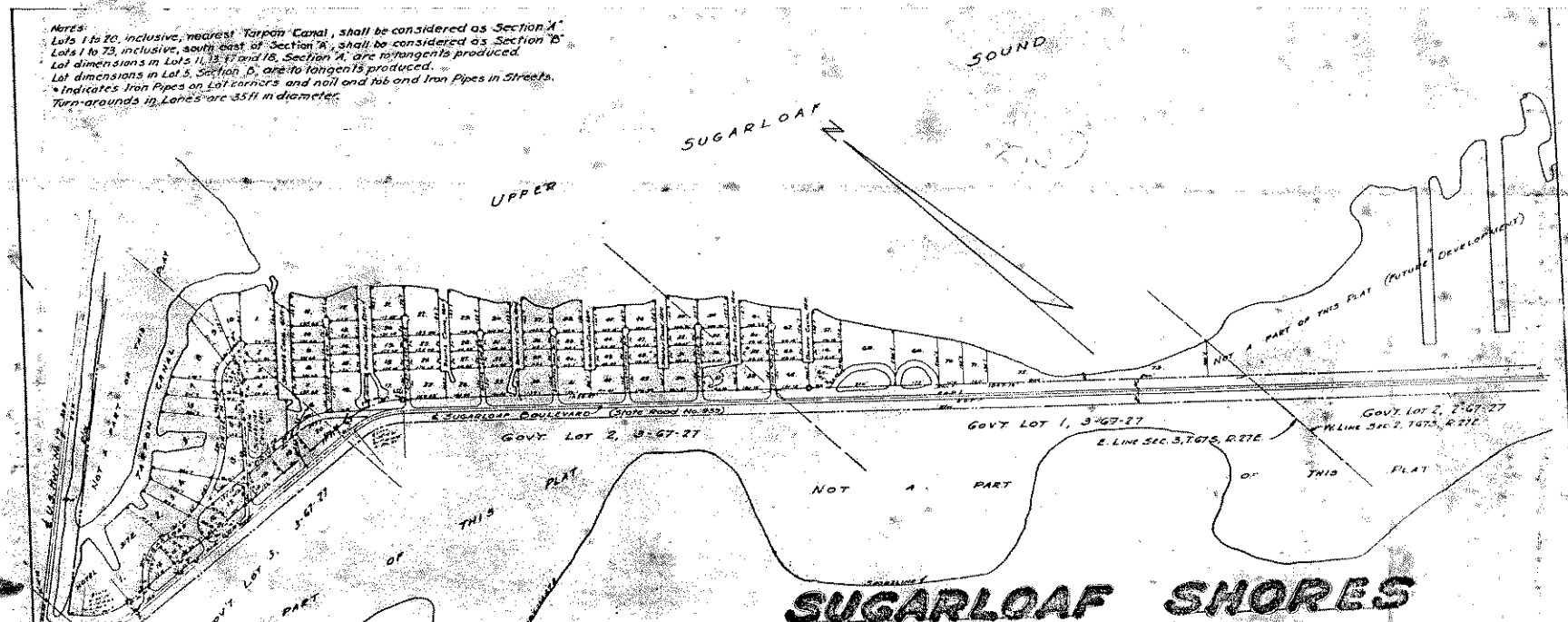
Harold L. Overbeck, PLS No. 2912

SURVEY NOT VALID IF NOT SEALED WITH A RAISED SURVEYORS SEAL.

Attachment D2

Original Plat for Sugarloaf Shores Subdivision

NOTES:
Lots 1 to 20, inclusive, nearest Tarpon Canal, shall be considered as Section "A".
Lots 1 to 73, inclusive, south east of Section "A", shall be considered as Section "B".
Lot dimensions in Lots 11, 13, 17 and 18, Section "A", are to tangents produced.
Lot dimensions in Lot 5, Section "B", are to tangents produced.
* Indicates Iron Pipes on Lot corners and nail and tab and Iron Pipes in Streets.
Turn-arounds in Lanes are 35 ft in diameter.



SUGARLOAF SHORES

A SUBDIVISION OF PART OF GOV'T LOT 1, GOV'T LOT 2 AND GOV'T LOT 3 ALL IN SECTION 3, T.67S., R.27E. ON SUGARLOAF KEY, MONROE COUNTY, FLORIDA, LYING NORTHEASTERLY OF SUGARLOAF BOULEVARD (STATE ROAD NO. 939).

Scale: 1" = 200' — C.G. BAILEY, LAND SURVEYOR — June 5, 1951.

I HEREBY CERTIFY: That the attached plat of "SUGARLOAF SHORES" is true and correct to the best of my knowledge and belief as surveyed and platted by me. I Also Certify that permanent reference monuments were set at points marked thus ● in accordance with Section 7, Chapter 10275, (No. 253) Laws of the State of Florida.

C.G. Bailey
REG. FLA. LAND SURVEYOR No. 675

KNOW ALL MEN BY THESE PRESENTS:—
That the Rimersburg Coal Company a Pennsylvania Corporation has caused to be made the attached plat of "SUGARLOAF SHORES", a subdivision on Sugarloaf Key, Monroe County, Florida in parts of Government Lots 1, 2 and 3, Section 3, T.67S., R.27E. lying northeasterly of Sugarloaf Boulevard (State Road No. 939) as indicated and described.
That the boulevard, drives and lanes shown thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to itself, its successors and assigns, the reversion, or reversions thereof, whenever discontinued by law.
IN WITNESS WHEREOF We have hereunto set our hands and seals this 13th day of June A.D. 1951

Signed and Sealed in the Presence of:—
J. W. Kennedy George Dykes
Witness
J. W. Kennedy [illegible] Dykes
Witness

R. E. Crane
President
and R. J. Gillespie
Asst. Secretary

STATE OF Pennsylvania
COUNTY OF Armstrong

Before me this 13th day of June A.D. 1951, before me Oscar W. Rush a Notary Public in and for said State appeared R. E. Crane, and R. J. Gillespie, to me personally known who being each by me duly sworn did say that they are the President and Secretary respectively of the Rimersburg Coal Company a Pennsylvania Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

Oscar W. Rush
Notary Public, State of Pennsylvania
My Commission Expires April 9, 1955

Approved for Record: ..... Monroe County Surveyor

THIS PLAT WAS APPROVED By resolution of the Board of County Commissioners of Monroe County, Florida, this 17th day of [illegible] A.D. 1951, and filed for record in Plat Book 2, Page [illegible]

Clerk of the Board [illegible]
Chairman of the Board [illegible]

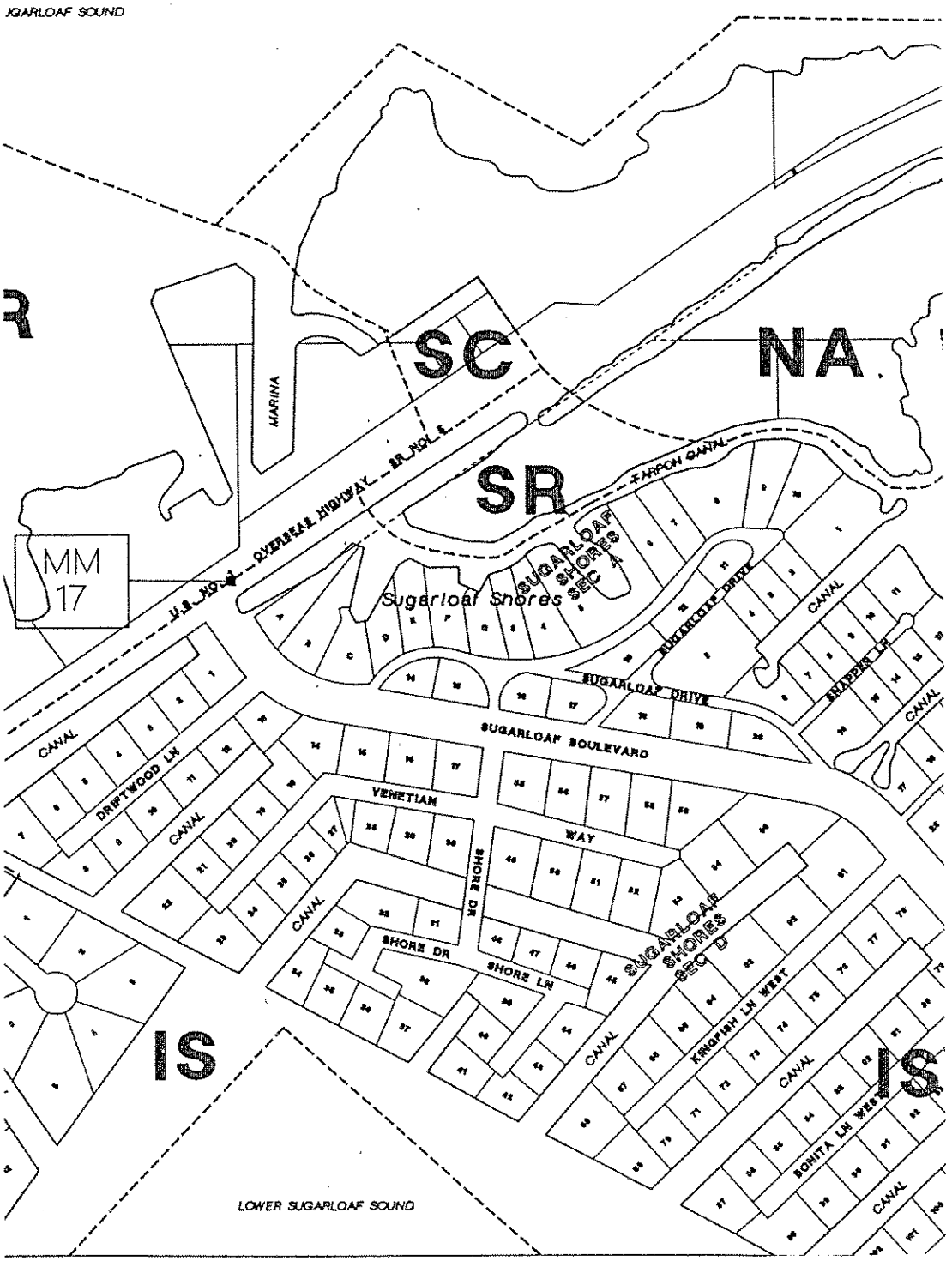
205

(158)

Attachment E

Zoning Map

ZONING MAP


JGARLOAF SOUND
R
SC
NA
MARINA
SR
TARPON CANAL
MM
17
U.S. NO. 1 OVERSEAS HIGHWAY SR NO. 5
SUGARLOAF SHORES SEC A
Sugarloaf Shores
SUGARLOAF DRIVE
CANAL
SNAPPER LN
SUGARLOAF BOULEVARD
DRIFTWOOD LN
VENETIAN
WAY
SHORE DR
SHORE LN
SUGARLOAF SHORES SEC D
KINGFISH LN WEST
BONITA LN WEST
IS
IS
LOWER SUGARLOAF SOUND

Attachment F

Proof of Property Ownership

This Instrument Prepared By,
Record and Return to:
MEYER & ERSKINE, P.A.
31211 AVENUE A
BIG PINE KEY, FL 33043
Agent File No.: **02369**

Parcel Identification Number: 00163010-000100 & 00163010-000200

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made this **15th** day of **November, 2002**, between **Glenn E. Patch Trustee, of the Glenn E. Patch Trust u/a/d January 29, 1993**, whose address is **8814 Bay Harbor Blvd., Titusville, FL 32781**, GRANTOR*, and **Kieran J. Mahoney and Gerri Mahoney Defined Benefit Pension Plan Account**, whose address is **17095 Overseas Highway, Sugarloaf Key, FL 33042**, GRANTEE*;

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of **MONROE**, State of Florida, to-wit:

Tracts A & B of the Replat of Lots 1 and 2, SUGARLOAF SHORES, as recorded in Plat Book 2, Page 158, said Replat recorded in Plat Book 7, Page 33 of the Public Records of Monroe County, Florida.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN NOR HIS/HER SPOUSE NOR ANY OF HIS/HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

SUBJECT TO all restrictions, reservations and easements of record, if any; zoning restrictions and prohibitions imposed by governmental authority, and taxes for the year 2003 not yet due and payable.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE SAID GRANTOR does hereby covenant with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Virginia M. Porter
Witness Signature
VIRGINIA M. PORTER
Printed Signature

Ruth S. Ellis
Witness Signature
RUTH S. ELLIS
Printed Signature

Glenn E. Patch
Glenn E. Patch Trustee, of Glenn E. Patch Trust dated January 29, 1993

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 19th day of **November, 2002**, by **Glenn E. Patch Trustee,** who [✓] is personally known to me or [ ] produced _____ as identification.

Notary Seal

VIRGINIA M. PORTER
MY COMMISSION # DD 029098
EXPIRES: July 10, 2005
Bonded Thru Notary Public Underwriters

Virginia M. Porter
Notary Signature

Printed , Typed or Stamped Notary Signature
My Commission Expires:

Attachment G

Property Record Card

Monroe County Property Record Card (115)

Alternate Key: 8664478
Effective Date: 3/8/2006 9:33:36 AM

Roll Year 2006
Run: 03/08/2006 09:33 AM

MAHONEY KIERAN J & MAHONEY GERRI
DEFINED BENEFIT PENSION PLAN ACCT
17095 OVERSEAS HWY
SUGARLOAF KEY FL 33042

Parcel 00163011-000100-03-67-27
Alt Key 8664478
Affordable Housing No
Inspect Date
Business Name
Physical Addr SUGARLOAF KEY

Nbhd 358
Mill Group 100C
PC 00
Next Review

Associated Names

Name	DBA	Role
MAHONEY KIERAN J & MAHONEY GERRI,		Owner

Legal Description

TRACT A REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.48AC) OR929-762/763R/S OR1079-375(CRC) OR1099-72(JB) OR1323-2217/ 22/TR(JMH) OR1834-1925AFF(CTT) OR1834-1926(CTT)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Just Value
95463	M10C	0	0	Yes	21,058.00	SF		1.00	1.00	0.75	1.00		N	

Total Just Value

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	94,761	0	0	0	94,761	94,761	0	94,761
2004F	C	63,174		0	0	63,174	63,174	0	63,174
2003F	C	63,174		0	0	63,174	63,174	0	63,174
2002F	C	30,008		0	0	30,008	30,008	0	30,008
2001F	C	30,008		0	0	30,008	30,008	0	30,008
2000F	C	30,008		0	0	30,008	30,008	0	30,008
1999F	C	30,008		0	0	30,008	30,008	0	30,008
1998F	C	30,008		0	0	30,008	30,008	0	30,008
1997F	C	30,008		0	0	30,008	30,008	0	30,008
1996F	C	30,008		0	0	30,008	30,008	0	30,008
1995F	C	30,008		0	0	30,008	30,008	0	30,008
1994F	C	30,008		0	0	30,008	30,008	0	30,008
1993F	C	30,008		0	0	30,008	30,008	0	30,008
1992F	C	30,008		0	0	30,008	30,008	0	30,008
1991F	C	30,008		0	0	30,008	30,008	0	30,008
1990F	C	30,008		0	0	30,008	30,008	0	30,008
1989F	C	35,535		0	0	35,535	35,535	0	35,535
1988F	C	24,480		0	0	24,480	24,480	0	24,480
1987F	C	16,973		0	0	16,973	16,973	0	16,973
1986F	C	16,973		0	0	16,973	16,973	0	16,973
1985F	C	10,108		0	0	10,108	10,108	0	10,108

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
929	762	12/1/1984	Warranty Deed	1	M	V	45,000
1079	375	1/1/1989	Warranty Deed	0	M	V	1
1099	72	6/1/1989	Warranty Deed	4	M	V	1
1834	1926	11/19/2002	Warranty Deed	0	M	V	1

Monroe County Property Record Card (115)

Alternate Key: 8664486
Effective Date: 3/8/2006 9:34:39 AM

Roll Year 2006
Run: 03/08/2006 09:34 AM

MAHONEY KIERAN J & MAHONEY GERRI
DEFINED BENEFIT PENSION PLAN ACCT
17095 OVERSEAS HIGHWAY
SUGARLOAF KEY FL 33042

Parcel 00163011-000200-03-67-27
Alt Key 8664486
Affordable Housing No
Inspect Date
Business Name
Physical Addr SUGARLOAF KEY

Nbhd 358
Mill Group 100C
PC 00
Next Review

Associated Names

Name	DBA	Role
MAHONEY KIERAN J & MAHONEY GERRI,		Owner

Legal Description

TRACT B REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.53AC) OR929-762/763R/S OR1079-375(CRC) OR1099-72(JB) OR1323-2217/ 22/TR(JMH) OR1834-1925AFF(CTT) OR1834-1926(CTT)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Just Value
95464	M10C	0	0	Yes	23,084.00	SF		1.00	1.00	0.75	1.00		N	

Total Just Value

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	103,878	0	0	0	103,878	103,878	0	103,878
2004F	C	69,252		0	0	69,252	69,252	0	69,252
2003F	C	69,252		0	0	69,252	69,252	0	69,252
2002F	C	32,895		0	0	32,895	32,895	0	32,895
2001F	C	32,895		0	0	32,895	32,895	0	32,895
2000F	C	32,895		0	0	32,895	32,895	0	32,895
1999F	C	32,895		0	0	32,895	32,895	0	32,895
1998F	C	32,895		0	0	32,895	32,895	0	32,895
1997F	C	32,895		0	0	32,895	32,895	0	32,895
1996F	C	32,895		0	0	32,895	32,895	0	32,895
1995F	C	32,895		0	0	32,895	32,895	0	32,895
1994F	C	32,895		0	0	32,895	32,895	0	32,895
1993F	C	32,895		0	0	32,895	32,895	0	32,895
1992F	C	32,895		0	0	32,895	32,895	0	32,895
1991F	C	32,895		0	0	32,895	32,895	0	32,895
1990F	C	32,895		0	0	32,895	32,895	0	32,895
1989F	C	38,954		0	0	38,954	38,954	0	38,954
1988F	C	26,835		0	0	26,835	26,835	0	26,835
1987F	C	18,606		0	0	18,606	18,606	0	18,606
1986F	C	18,606		0	0	18,606	18,606	0	18,606
1985F	C	30,009		0	0	30,009	30,009	0	30,009

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
929	762	12/1/1984	Warranty Deed	1	M	V	1
1079	375	1/1/1989	Warranty Deed	0	M	V	49,000
1099	72	6/1/1989	Warranty Deed	4	M	V	70,000
1834	1926	11/19/2002	Warranty Deed	0	M	V	50,000

Attachment H

Authorization Letter

Monroe County Planning Department
Growth Management Division
Suite 410
2798 Overseas Highway
Marathon, Florida 33050-2227

AUTHORIZATION FORM

To Whom It May Concern:

I, *Gerri Mahoney*, do hereby authorize Donald L. Craig, Barbara Mitchell or Tom Williams of The Craig Company to act on my behalf in all matters pertaining to *the re-zoning and FLUM amendment to tracts A and B, parcel numbers 00163011-000100 and 00163011-000200* located on *Sugarloaf Key*, Florida.

Gerri Mahoney 3/10/06
(Name of client) Date

Subscribed and sworn to (or affirmed) before me on 3/10/06 (date) by Gerri Mahoney (name of affiant, deponent or other signer). He/she is personally known to me or has presented _____ as identification.

State of Florida
County of Monroe

Notary's Signature and Seal

Jason O'Brien Name of Acknowledger typed, printed or stamped

Notary Public Title or Rank

DD 205811 Commission Number, if any

JASON O'BRIEN
MY COMMISSION EXPIRES
April 28, 2007
#DD 205811
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

MONROE COUNTY AUTHORIZATION FORM

To Whom It May Concern:

I, Kieran Mahony, the 10th of March 2006, do hereby authorize Donald L. Craig and The Craig Company to act on my behalf in all matters pertaining to an Application for an Rezoning & Flum for property known as Tract A & B located Sugarloaf Key, Monroe County, Florida with RE #; 00163011-000100 & 00163011-000200

(Name of client) Date 3-10-06

Subscribed and sworn to (or affirmed) before me on 3/10/06 (date) by Kieran Mahony the Owner of Property, (name/title of affiant, deponent or other signer). He/she is personally known to me or has presented _____ as identification.

VANESSA HEDRICK
Notary Public - State of Florida
My Commission Expires Oct 6, 2008
Commission # DD 345438
Bonded By National Notary Assn.

Notary's Signature (Seal)

Vanessa Hedrick Name of Acknowledger typed or printed

Attachment I

Mailing Labels

200 Ft Radius

Re-Zoning Application Mailing Labels For Sugarloaf Shores March 2006

HISTORIC TOURS OF AMERICA INC
201 FRONT ST STE 224
KEY WEST, FL 33040

SEWELL JAMES C
17120 MOSHER DR
SUGARLOAF KEY, FL 33042

CABRERA LUIS
17110 MOSHER DR
SUMMERLAND KEY, FL 33042

KOHLMEYER WAYNE W & ELIZABETH
93 VENETIAN WAY
SUMMERLAND KEY, FL 33042-3606

STARKEY DAVID A & CANDICE
83 VENETIAN WAY
SUMMERLAND KEY, FL 33042

BOAN ARMANDO & JEANNIE J
73 VENETIAN WAY
SUMMERLAND KEY, FL 33042-3606

HOWARD LORNA W MC INTYRE
P O BOX 338
LUMBERPORT, WV 26386

GOOD LLOYD A JR
17001 OVERSEAS HWY
SUGARLOAF KEY, FL 33042

DELGADO ANA MARIA AND PEDRO
10460 SW 41ST TERR
MIAMI, FL 33165

KEANE JOHN T & JOELLE C
16960 DRIFTWOOD LANE
SUGARLOAF KEY, FL 33042

BITTNER DALE
157 KEY HAVEN RD
KEY WEST, FL 33040-6212

BITTNER DALE L
157 KEY HAVEN RD
KEY WEST, FL 33040-6212

BONAR ERIC B & LORA L
26929 OLD ST RD 4A
SUMMERLAND KEY, FL 33042-5331

KURITZ JOSEPH J & ZENT CATHLEEN B T/C (BQ)
120 SUGARLOAF DRIVE
SUGARLOAF KEY, FL 33042

200 Ft Radius

Re-Zoning Application Mailing Labels For Sugarloaf Shores March 2006

KAPLAN EDWARD E
4 DEERLAND DR
EAST QUOGUE, NY 11942

DOT/ST OF FL (STATE OF FLORIDA SRD)
TALLAHASSEE, FL 32399

MAHONEY KIERAN J & MAHONEY GERRI
DEFINED BENEFIT PENSION PLAN ACCT
17095 OVERSEAS HWY
SUGARLOAF KEY, FL 33042

Monroe County Property Appraiser - Radius Report

AK: 1151947 Parcel ID: 00118430-000000 Physical Location: MOSHER DR SUGARLOAF KEY
Legal Description: SUGAR LOAF KEY PT GOVT LOT 3 (A/K/A COMMON AREA - DOLPHIN COVE) OR196-467/468 OR
Owners Name: HISTORIC TOURS OF AMERICA INC
Address:: 201 FRONT ST STE 224 KEY WEST, FL 33040

AK: 9074726 Parcel ID: 00118430-000800 Physical Location: 17120 MOSHER DR SUGARLOAF KEY
Legal Description: SUGAR LOAF KEY PT GOVT LOT 3 (A/K/A UNIT 8 DOLPHIN COVE) OR196-467/468 OR1624-131€
Owners Name: SEWELL JAMES C
Address:: 17120 MOSHER DR SUGARLOAF KEY, FL 33042

AK: 9074737 Parcel ID: 00118430-000900 Physical Location: 17110 MOSHER DR SUGARLOAF KEY
Legal Description: SUGAR LOAF KEY PT GOVT LOT 3 (A/K/A UNIT 9 DOLPHIN COVE) OR196-467/468 OR1624-131€
Owners Name: CABRERA LUIS
Address:: 17110 MOSHER DR SUMMERLAND KEY, FL 33042

AK: 1209571 Parcel ID: 00164070-000000 Physical Location: 93 VENETIAN WAY SUGARLOAF KEY
Legal Description: BK LT 15 SUGARLOAF SHORES SEC D SUGARLOAF KEY PB4- 88 OR628-847/848 OR820-2306 OR8:
Owners Name: KOHLMEYER WAYNE W & ELIZABETH
Address:: 93 VENETIAN WAY SUMMERLAND KEY, FL 33042-3606

AK: 1209562 Parcel ID: 00164060-000000 Physical Location: 83 VENETIAN WAY SUGARLOAF KEY
Legal Description: BK LT 14 SUGARLOAF SHORES SEC D SUGARLOAF KEY PB4- 88 OR564-756/759 OR783-630/633 OI
Owners Name: STARKEY DAVID A & CANDICE
Address:: 83 VENETIAN WAY SUMMERLAND KEY, FL 33042

AK: 1209601 Parcel ID: 00164100-000000 Physical Location: 73 VENETIAN WAY SUGARLOAF KEY
Legal Description: BK LT 18 SUGARLOAF SHORES SEC D SUGARLOAF KEY PB4- 88 OR564-756/759 OR777-1476-1477
Owners Name: BOAN ARMANDO & JEANNIE J
Address:: 73 VENETIAN WAY SUMMERLAND KEY, FL 33042-3606

AK: 1209431 Parcel ID: 00163930-000000 Physical Location: SUGARLOAF KEY
Legal Description: BK LT 1 SUGARLOAF SHORES SEC D SUGARLOAF KEY PB4-8 8 OR514-594 OR803-1269D/C (UNRE
Owners Name: HOWARD LORNA W MC INTYRE
Address:: P O BOX 338 LUMBERPORT, WV 26386

AK: 1151939 Parcel ID: 00118420-000000 Physical Location: 17075 OVERSEAS HWY SUGARLOAF KEY
Legal Description: 3 67 27 Y67703-03 SUGARLOAF KEY PT LOT 3 & PT LOT 4 OR557-330-331 OR557-332-338 CA
Owners Name: GOOD LLOYD A JR
Address:: 17001 OVERSEAS HWY SUGARLOAF KEY, FL 33042

AK: 1209546 Parcel ID: 00164040-000000 Physical Location: 16940 DRIFTWOOD DR SUGARLOAF KEY
Legal Description: LOT 12 SUGARLOAF SHORES SEC D PB4-88 OR448-32/35 OR992-660/61P/R OR992-662/73 OR1
Owners Name: DELGADO ANA MARIA AND PEDRO
Address:: 10460 SW 41ST TERR MIAMI, FL 33165

AK: 1209554 Parcel ID: 00164050-000000 Physical Location: 16960 DRIFTWOOD LN SUGARLOAF KEY
Legal Description: BK LT 13 SUGARLOAF SHORES SEC D SUGARLOAF KEY PB4- 88 OR564-756/759 OR783-630/633 OI
Owners Name: KEANE JOHN T & JOELLE C
Address:: 16960 DRIFTWOOD LANE SUGARLOAF KEY, FL 33042

AK: 8664516 Parcel ID: 00163011-000500 Physical Location: 43 SUGARLOAF DR SUGARLOAF KEY
Legal Description: TRACT E REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.37AC) OR941-2282/2283 OR1021-5:
Owners Name: BITTNER DALE
Address:: 157 KEY HAVEN RD KEY WEST, FL 33040-6212

AK: 8664524 Parcel ID: 00163011-000600 Physical Location: SUGARLOAF KEY
Legal Description: TRACT F REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.38AC) OR933-1144/45R/S OR1108-1
Owners Name: BITTNER DALE L
Address:: 157 KEY HAVEN RD KEY WEST, FL 33040-6212

AK: 8664508 Parcel ID: 00163011-000400 Physical Location: SUGARLOAF KEY
Legal Description: TRACT D REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.29AC) OR940-496/97R/S OR1092-2:
Owners Name: BONAR ERIC B & LORA L
Address:: 26929 OLD ST RD 4A SUMMERLAND KEY, FL 33042-5331

AK: 1208655 Parcel ID: 00163140-000000 Physical Location: 120 SUGARLOAF DR SUGARLOAF KEY
Legal Description: BK LT 14 SUGARLOAF SHORES PB2-158 SUGARLOAF KEY SE C A OR534-919/931 OR557-330/338 (
Owners Name: KURITZ JOSEPH J & ZENT CATHLEEN B T/C (BQ)
Address:: 120 SUGARLOAF DRIVE SUGARLOAF KEY, FL 33042

AK: 8664494 Parcel ID: 00163011-000300 Physical Location: 13 SUGARLOAF DR SUGARLOAF KEY
Legal Description: TRACT C REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.33AC) OR956-2047/2048 OR1307-1(
Owners Name: KAPLAN EDWARD E
Address:: 4 DEERLAND DR EAST QUOGUE, NY 11942

AK: 1151971 Parcel ID: 00118460-000000 Physical Location: SUGARLOAF KEY
Legal Description: 2/3 67 27 Y67703-07 SUGAR LOAF KEY PT LOT 2 SEC 2 PT LOTS 1-2-3-4 SEC 3 G48-150- 151
Owners Name: DOT/ST OF FL (STATE OF FLORIDA SRD)
Address:: TALLAHASSEE, FL 32399

AK: 8664478 Parcel ID: 00163011-000100 Physical Location: SUGARLOAF KEY
Legal Description: TRACT A REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.48AC) OR929-762/763R/S OR1079-3
Owners Name: MAHONEY KIERAN J & MAHONEY GERRI DEFINED BENEFIT PENSION PLAN ACCT
Address:: 17095 OVERSEAS HWY SUGARLOAF KEY, FL 33042

AK: 8664486 Parcel ID: 00163011-000200 Physical Location: SUGARLOAF KEY
Legal Description: TRACT B REPLAT LOTS 1 & 2 SUGARLOAF SHORES PB7-33 (.53AC) OR929-762/763R/S OR1079-3
Owners Name: MAHONEY KIERAN J & MAHONEY GERRI DEFINED BENEFIT PENSION PLAN ACCT
Address:: 17095 OVERSEAS HIGHWAY SUGARLOAF KEY, FL 33042