

File #: 2019-003

Owner's Name: Bass Rocks Ocean Inn, Inc

Applicant: Oropeza, Stones & Cardenas, PLLC

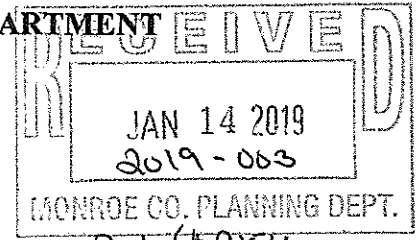
Agent: Gregory S Oropeza

Type of Application: Minor Dev

Key: Little Torch

RE: 00218810-000000

**APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Paid / # 2154

Request for a Minor Deviation to a Conditional Use Permit

After a conditional use permit has been issued, certain adjustments may be approved as minor deviations. Such development is limited by the thresholds provided in Monroe County Code Section 110-73(c)(2).

Minor Deviation to a Conditional Use Permit Application Fee: \$1,770.00
Traffic Study Review: \$5,000.00 (if applicable)

Date of Application: 01 / 10 / 2019
Month Day Year

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

Oropeza, Stones & Cardenas, PLLC Gregory S. Oropeza, Esq.
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

221 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

305-294-0252 305-304-1348 greg@oropezastonescardenas.com
Work Phone Home Phone Cell Phone Email Address

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

Bass Rocks Ocean Inn, Inc. Gregory S. Oropeza, Esq.
(Name/Entity) Contact Person

P.O. Box 420848, Summerland Key, FL 33042
Mailing Address (Street, City, State and Zip Code)

Same as above.
Work Phone Home Phone Cell Phone Email Address

Approval (Development Order / Resolution) #: Deemed conditional use Vested Rights
Determination Resolution 195-1998

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

N/A Lots 5-11 Mates Beach Little Torch
Block Lot Subdivision Key
00218810-000000 1286079

565 Barry Avenue, Little Torch Key, FL 33042 25
Real Estate (RE) Number Alternate Key Number
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Please describe what the requested minor deviation would allow: (If necessary, attach additional sheets.)

Restoration, renovation and re-construction of the existing
Resort following damage caused by Hurricane Irma.

Approval (Development Order / Resolution) #: 195-1998

Expiration Date of Development Order / Resolution: N/A

Minor deviations to minor and major conditional use permits may be approved but are limited to the following: *Additional development that requires a deviation of up to ten percent (10%) of one or more the following requirements as follows:*

Do the proposed modifications decrease the approved number of parking spaces?

Yes No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes No

Do the proposed modifications decrease any approved landscaping?

Yes No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes No

Do the proposed modifications affect any approved access drives/configuration?

Yes No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes No

Do the proposed modifications decrease the approved amount of open space?

Yes No

Do the proposed modifications increase the approved number of residential dwelling units? (*up to 5% deviation*)

Yes No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (*up to 5% deviation*)

Yes No

APPLICATION

IMPORTANT: If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes No

| Deviation Requirements per Code Section 110-73 | Approved or Deemed Conditional Use Permit | Proposed Development | Percent Change between Approved or Deemed CUP and Proposed Development | Result (no deviation, minor dev, major dev, amendment to CUP) |
|---|---|----------------------|--|---|
| <i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i> | | | | |
| Off-street parking | 2 | 46 | N/A | N/A |
| Loading/unloading spaces | 0 | 1 | N/A | N/A |
| Parking landscaping | 0 | 6,375 sf | N/A | N/A |
| Bufferyard width and/or plantings | 0/33 | 20' / 61 | N/A | N/A |
| Access | 2 | 2 | N/A | N/A |
| Non-residential floor area | N/A | N/A | N/A | N/A |
| Open space | 139,514 | 133,995 | 9.6% | Minor |
| <i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i> | | | | |
| Dwelling units | 0 | 0 | N/A | N/A |
| Hotel-motel, RV and/or institutional residential units | 40 | 40 | N/A | N/A |
| <i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i> | | | | |
| Commercial retail intensity (trip generation) | N/A | N/A | N/A | N/A |
| <i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i> | | | | |
| Schedule or phasing | N/A | N/A | N/A | N/A |

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

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.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

If applicable, 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.)

- Notarized Agent Authorization
- Proposed landscape plan
- Proposed building floor plans N/A
- Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval) N/A
- Proposed phasing plan N/A

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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

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: DNOW Date: 1-10-19

STATE OF FLORIDA

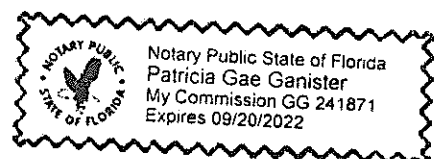
COUNTY OF MONROE

Sworn to and subscribed before me this 10th day of January, 20 19,

by Gregory S. Orpeza, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Patricia Gae Ganister
Signature of Notary Public, State of Florida



Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

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

Proof of Ownership – Warranty Deed

Prepared by and return to:
Christopher B. Waldera, P.A.
5800 Overseas Highway Suite 7
Marathon, FL 33050
305-289-2223

01/12/2017 10:13AM
DEED DOC STAMP CL: Krys \$56,000.00

Doc# 2106634
Bk# 2834 Pg# 1736

Parcel Identification No. 00218810-000000, 00219090-000000 and 00219100-000000
[Space Above This Line For Recording Data] \$E. Doc. 200, 00

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9th day of January, 2017 between Little Torch Resort, Inc., a Florida corporation whose post office address is 565 Barry Avenue, Little Torch Key, FL 33042 of the County of Monroe, State of Florida, grantor*, and Bass Rocks Ocean Inn, Inc., a Delaware corporation whose post office address is P.O. Box 420848, Summerland Key, FL 33042 of the County of Monroe, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lots 5, 6, 7, 8, 9, 10 and 11, MATES BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 131, of the Public Records of Monroe County, Florida.

and

Lot 13 and Lot 14, MATE'S BEACH - PLAT NO. 2, according to the Plat thereof, recorded in Plat Book 3, Page 80, of the Public Records of Monroe County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Richard J. Fielder
Witness Name: RICHARD J. FIELDER
Ch. B. Wald
Witness Name: Christopher B. Waldera
Richard J. Fielder
Witness Name: RICHARD J. FIELDER
Ch. B. Wald
Witness Name: Christopher B. Waldera

Little Torch Resort, Inc., a Florida corporation
By: *James R. Marzella*
James R. Marzella, President
By: *Sandra L. Marzella*
Sandra L. Marzella, Vice President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 9th day of January, 2017 by James R. Marzella, President and Sandra L. Marzella, Vice President of Little Torch Resort, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced a driver's license as identification.

[Notary Seal]



Richard J. Fielder
Notary Public
Printed Name: _____
My Commission Expires: _____

Current Property Card



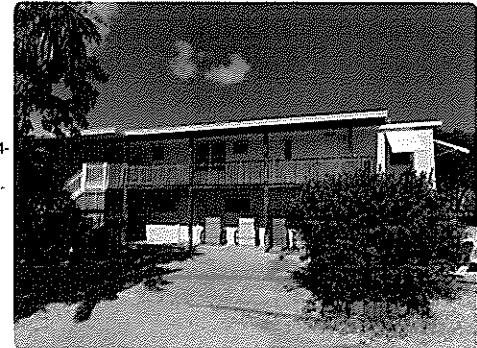
Disclaimer

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 00218810-000000
 Account# 1286079
 Property ID 1286079
 Millage Group 100H
 Location 565 BARRY Ave, LITTLE TORCH KEY
 Address
 Legal LTS 5 THRU 11 MATES BEACH PB2-131 LITTLE TORCH KEY OR1-300-301 OR286-185 OR395-1014 OR425-956/959 OR439-103/04 OR476-424 OR486-878/79 OR517-958 OR553-829 OR614-172 OR637-366D/C OR637-367Q/C OR775-24 OR850-30/32 OR874-1526 OR963-718/719 OR1024-333 OR1024-2274 OR1135-593 OR1168-1871D/C OR1168-1873OR1169-730 OR1169-738/39C OR1169-725/26C OR1185-507 OR1345-312D/C OR1413-489TC OR1524-1907 OR2331-1786 OR2834-1736
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property Class HOTEL/MOTEL (3900)
 Subdivision MATES BEACH
 Sec/Twp/Rng 28/66/29
 Affordable No
 Housing



Owner

BASS ROCKS OCEAN INN INC
 PO Box 420848
 Summerland Key FL 33042

Valuation

| | 2018 | 2017 | 2016 | 2015 |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$2,832,497 | \$2,697,582 | \$0 | \$0 |
| + Market Misc Value | \$314,722 | \$299,731 | \$0 | \$0 |
| + Market Land Value | \$3,147,219 | \$2,997,313 | \$5,047,374 | \$4,673,156 |
| = Just Market Value | \$6,294,438 | \$5,994,626 | \$5,047,374 | \$4,673,156 |
| = Total Assessed Value | \$6,294,438 | \$5,532,948 | \$5,029,953 | \$4,673,156 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$6,294,438 | \$5,994,626 | \$5,047,374 | \$4,673,156 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|---------------------------------------|--------------------|------------------------|----------|--------|
| COMMERCIAL WATERFRON (100W) (9500) | 153,730.00 0.58 | Square Foot Acreage | 0 0 | 0 0 |

Commercial Buildings

| | | | | |
|----------------------|--|-------------|---------------|-----------|
| Style | HOTEL/MOTEL B / 39B | | | |
| Gross Sq Ft | 2,045 | | | |
| Finished Sq Ft | 1,570 | | | |
| Perimeter | 0 | | | |
| Stories | 1 | | | |
| Interior Walls | | | | |
| Exterior Walls | AB AVE WOOD SIDING with 30% AB AVE WOOD SIDING | | | |
| Quality | 300 (I) | | | |
| Roof Type | | | | |
| Roof Material | | | | |
| Exterior Wall1 | AB AVE WOOD SIDING | | | |
| Exterior Wall2 | AB AVE WOOD SIDING | | | |
| Foundation | | | | |
| Interior Finish | | | | |
| Ground Floor Area | | | | |
| Floor Cover | | | | |
| Full Bathrooms | 0 | | | |
| Half Bathrooms | 0 | | | |
| Heating Type | | | | |
| Year Built | 1953 | | | |
| Year Remodeled | | | | |
| Effective Year Built | 1973 | | | |
| Condition | | | | |
| Code | Description | Sketch Area | Finished Area | Perimeter |
| OPX | EXC OPEN PORCH | 74 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,570 | 1,570 | 0 |
| OOU | OP PR UNFIN UL | 224 | 0 | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| OUF | OP PRCH FIN UL | 161 | 0 | 0 |
| SBF | UTIL FIN BLK | 16 | 0 | 0 |
| TOTAL | | 2,045 | 1,570 | 0 |

Style OFFICE BLD-1STORY / 17C
 Gross Sq Ft 6,671
 Finished Sq Ft 5,212
 Perimeter 0
 Stories 6
 Interior Walls
 Exterior Walls MIN WOOD SIDING with 35% AB AVE WOOD SIDING
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2 AB AVE WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1987
 Year Remodeled
 Effective Year Built 1995
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| CAT | CATWALK UPPER | 436 | 0 | 0 |
| OPX | EXC OPEN PORCH | 627 | 0 | 0 |
| FLA | FLOOR LIV AREA | 5,212 | 5,212 | 0 |
| PUF | SC PRCH FIN UL | 396 | 0 | 0 |
| TOTAL | | 6,671 | 5,212 | 0 |

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 6,084
 Finished Sq Ft 1,848
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1991
 Year Remodeled
 Effective Year Built 1993
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 1,848 | 1,848 | 0 |
| OPF | OP PRCH FIN LL | 1,194 | 0 | 0 |
| OUF | OP PRCH FIN UL | 1,194 | 0 | 0 |
| SBF | UTIL FIN BLK | 1,848 | 0 | 0 |
| TOTAL | | 6,084 | 1,848 | 0 |

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 2,064
 Finished Sq Ft 672
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0

Heating Type
 Year Built 1991
 Year Remodeled
 Effective Year Built 1989
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 720 | 0 | 0 |
| FLA | FLOOR LIV AREA | 672 | 672 | 0 |
| OPF | OP PRCH FIN LL | 672 | 0 | 0 |
| TOTAL | | 2,064 | 672 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 1,394
 Finished Sq Ft 512
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 250 {}
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1943
 Year Remodeled
 Effective Year Built 1980
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 697 | 0 | 0 |
| FLA | FLOOR LIV AREA | 512 | 512 | 0 |
| OPU | OP PR UNFIN LL | 16 | 0 | 0 |
| OPF | OP PRCH FIN LL | 169 | 0 | 0 |
| TOTAL | | 1,394 | 512 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 2,330
 Finished Sq Ft 893
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 250 {}
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1943
 Year Remodeled
 Effective Year Built 1982
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 893 | 0 | 0 |
| FLA | FLOOR LIV AREA | 893 | 893 | 0 |
| OUF | OP PRCH FIN UL | 532 | 0 | 0 |
| SBF | UTIL FIN BLK | 12 | 0 | 0 |
| TOTAL | | 2,330 | 893 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 4,295
 Finished Sq Ft 3,012
 Perimeter 0
 Stories 4
 Interior Walls
 Exterior Walls MIN WOOD SIDING with 58% AB AVE WOOD SIDING
 Quality 250 {}
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2 AB AVE WOOD SIDING

Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1962
 Year Remodeled
 Effective Year Built 1994
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 3,012 | 3,012 | 0 |
| OPU | OP PR UNFIN LL | 50 | 0 | 0 |
| OPF | OP PRCH FIN LL | 593 | 0 | 0 |
| OUF | OP PRCH FIN UL | 616 | 0 | 0 |
| SBF | UTIL FIN BLK | 24 | 0 | 0 |
| TOTAL | | 4,295 | 3,012 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 4,428
 Finished Sq Ft 1,899
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 300 {}
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1994
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 1,899 | 0 | 0 |
| OPX | EXC OPEN PORCH | 220 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,899 | 1,899 | 0 |
| OPF | OP PRCH FIN LL | 15 | 0 | 0 |
| OUF | OP PRCH FIN UL | 395 | 0 | 0 |
| TOTAL | | 4,428 | 1,899 | 0 |

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 1,966
 Finished Sq Ft 780
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 300 {}
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1982
 Year Remodeled
 Effective Year Built 1991
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 780 | 780 | 0 |
| OUF | OP PRCH FIN UL | 290 | 0 | 0 |
| SBF | UTIL FIN BLK | 896 | 0 | 0 |
| TOTAL | | 1,966 | 780 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 1,218
 Finished Sq Ft 441

Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 300 (I)
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1982
 Year Remodeled
 Effective Year Built 1988
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 609 | 0 | 0 |
| OPX | EXC OPEN PORCH | 168 | 0 | 0 |
| FLA | FLOOR LIV AREA | 441 | 441 | 0 |
| TOTAL | | 1,218 | 441 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 2,208
 Finished Sq Ft 808
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 300 (I)
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1964
 Year Remodeled
 Effective Year Built 1991
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 1,104 | 0 | 0 |
| OPX | EXC OPEN PORCH | 296 | 0 | 0 |
| FLA | FLOOR LIV AREA | 808 | 808 | 0 |
| TOTAL | | 2,208 | 808 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 2,548
 Finished Sq Ft 1,010
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING with 100% MIN WOOD SIDING
 Quality 300 (I)
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2 MIN WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1986
 Year Remodeled
 Effective Year Built 1989
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 1,010 | 0 | 0 |
| OPX | EXC OPEN PORCH | 508 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,010 | 1,010 | 0 |
| SBF | UTIL FIN BLK | 20 | 0 | 0 |
| TOTAL | | 2,548 | 1,010 | 0 |

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 2,020
 Finished Sq Ft 888
 Perimiter 0
 Stories 3
 Interior Walls DRYWALL
 Exterior Walls MIN WOOD SIDING
 Quality 250 ()
 Roof Type GABLE/HIP
 Roof Material ASPHALT SHINGL
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation WOOD PIERS
 Interior Finish DRYWALL
 Ground Floor Area
 Floor Cover PLYWD/PR BD
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED
 Year Built 1943
 Year Remodeled
 Effective Year Built 1973
 Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| EFD | ELEVATED FOUND | 744 | 0 | 0 |
| EPB | ENCL PORCH BLK | 153 | 0 | 0 |
| FLA | FLOOR LIV AREA | 888 | 888 | 0 |
| OUU | OP PR UNFIN UL | 170 | 0 | 0 |
| SBF | UTIL FIN BLK | 16 | 0 | 0 |
| SBU | UTIL UNFIN BLK | 49 | 0 | 0 |
| TOTAL | | 2,020 | 888 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|---------|-------|
| RW2 | 1962 | 1963 | 1 | 150 SF | 2 |
| SEAWALL | 1969 | 1970 | 1 | 120 SF | 3 |
| SEAWALL | 1969 | 1970 | 1 | 126 SF | 4 |
| CONCRETE DOCK | 1969 | 1970 | 1 | 168 SF | 3 |
| UTILITY BLDG | 1969 | 1970 | 1 | 200 SF | 1 |
| SEAWALL | 1969 | 1970 | 1 | 201 SF | 3 |
| WOOD DOCKS | 1969 | 1970 | 1 | 224 SF | 3 |
| CONCRETE DOCK | 1969 | 1970 | 1 | 402 SF | 4 |
| CONCRETE DOCK | 1977 | 1978 | 1 | 120 SF | 3 |
| BOAT RAMP | 1977 | 1978 | 1 | 156 SF | 2 |
| TIKI | 1977 | 1978 | 1 | 160 SF | 3 |
| TIKI | 1977 | 1978 | 1 | 168 SF | 3 |
| CONCRETE DOCK | 1977 | 1978 | 1 | 180 SF | 3 |
| SEAWALL | 1977 | 1978 | 1 | 186 SF | 3 |
| SEAWALL | 1977 | 1978 | 1 | 260 SF | 3 |
| SEAWALL | 1977 | 1978 | 1 | 291 SF | 3 |
| TIKI | 1977 | 1978 | 1 | 304 SF | 2 |
| WOOD DOCKS | 1977 | 1978 | 1 | 325 SF | 4 |
| CONCRETE DOCK | 1977 | 1978 | 1 | 679 SF | 3 |
| CONCRETE DOCK | 1977 | 1978 | 1 | 682 SF | 3 |
| BOAT RAMP | 1977 | 1978 | 1 | 70 SF | 2 |
| SEAWALL | 1977 | 1978 | 1 | 72 SF | 3 |
| SEAWALL | 1977 | 1978 | 1 | 90 SF | 3 |
| SEAWALL | 1979 | 1980 | 1 | 120 SF | 4 |
| CONCRETE DOCK | 1979 | 1980 | 1 | 144 SF | 4 |
| CONCRETE DOCK | 1979 | 1980 | 1 | 360 SF | 4 |
| SEAWALL | 1979 | 1980 | 1 | 52 SF | 4 |
| SEAWALL | 1985 | 1986 | 1 | 100 SF | 2 |
| UTILITY BLDG | 1985 | 1986 | 1 | 40 SF | 3 |
| CONCRETE DOCK | 1985 | 1986 | 1 | 400 SF | 2 |
| WALL AIR COND | 1985 | 1986 | 1 | 7 UT | 2 |
| FENCES | 1985 | 1986 | 1 | 936 SF | 2 |
| WOOD DECK | 1986 | 1987 | 1 | 120 SF | 4 |
| WOOD DECK | 1986 | 1987 | 1 | 150 SF | 4 |
| WOOD DECK | 1986 | 1987 | 1 | 180 SF | 4 |
| WALL AIR COND | 1986 | 1987 | 1 | 5 UT | 2 |
| CONC PATIO | 1986 | 1987 | 1 | 970 SF | 2 |
| CONC PATIO | 1990 | 1991 | 1 | 110 SF | 2 |
| WALL AIR COND | 1990 | 1991 | 1 | 12 UT | 2 |
| WOOD DECK | 1990 | 1991 | 1 | 216 SF | 2 |
| WALL AIR COND | 1990 | 1991 | 1 | 7 UT | 2 |
| WALL AIR COND | 1990 | 1991 | 1 | 9 UT | 2 |
| FENCES | 1991 | 1992 | 1 | 1000 SF | 2 |
| CONC PATIO | 1991 | 1992 | 1 | 1920 SF | 1 |

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|---------|-------|
| WALL AIR COND | 1991 | 1992 | 1 | 3 UT | 1 |
| WOOD DECK | 1991 | 1992 | 1 | 40 SF | 3 |
| RES POOL | 1991 | 1992 | 1 | 765 SF | 2 |
| WALL AIR COND | 1993 | 1994 | 1 | 1 UT | 3 |
| FENCES | 1994 | 1995 | 1 | 72 SF | 2 |
| CARPORT | 1999 | 2000 | 1 | 180 SF | 1 |
| CONCRETE DOCK | 1979 | 1980 | 1 | 1416 SF | 3 |
| SEAWALL | 1979 | 1980 | 1 | 354 SF | 4 |
| COMMELEVATOR | 1998 | 1999 | 1 | 1 UT | 1 |

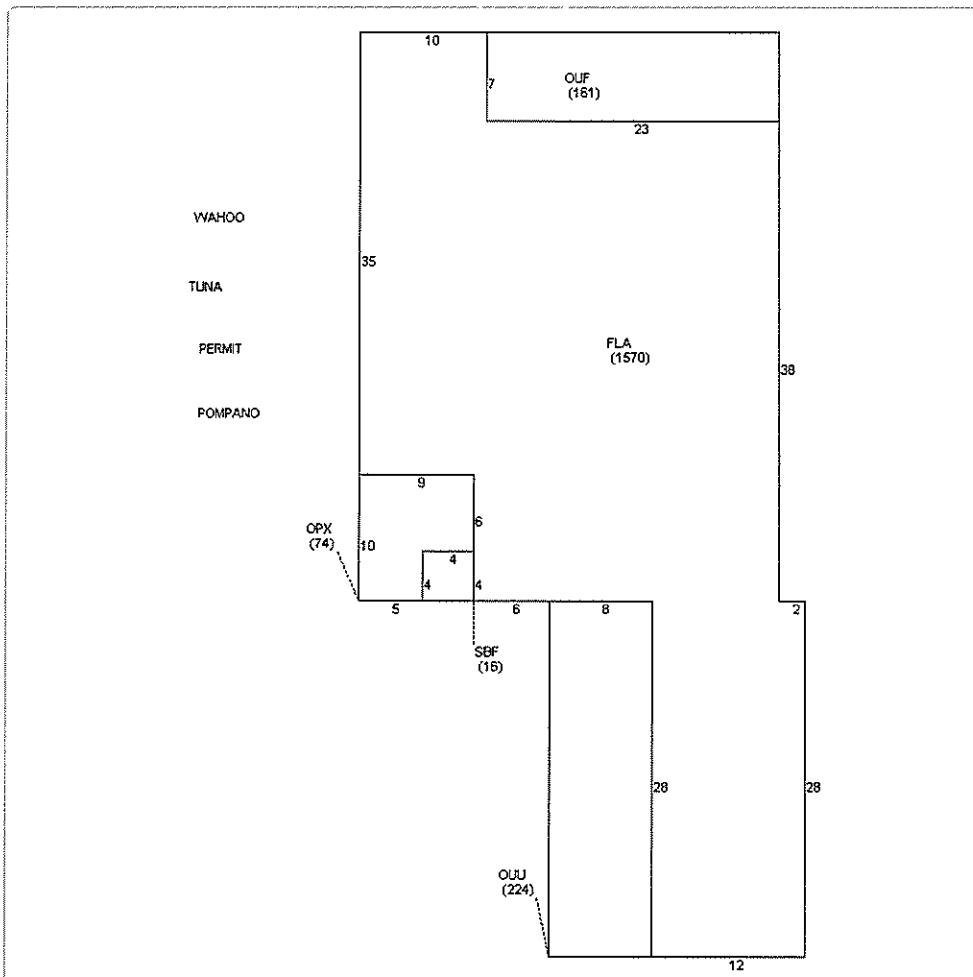
Sales

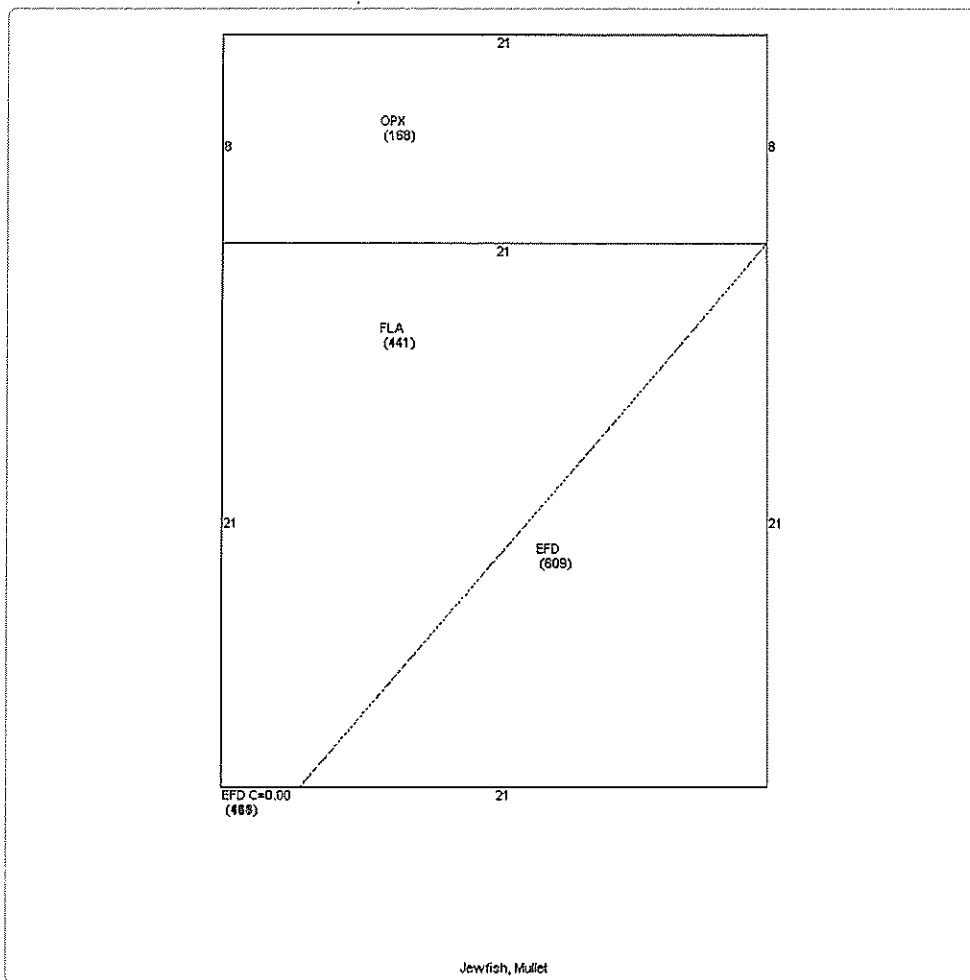
| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 1/9/2017 | \$8,000,000 | Warranty Deed | 2106634 | 2834 | 1736 | O5 - Qualified | Improved |
| 6/1/1998 | \$3,200,000 | Warranty Deed | | 1524 | 1907 | M - Unqualified | Improved |
| 5/1/1991 | \$151,000 | Warranty Deed | | 1168 | 1873 | Q - Qualified | Improved |
| 2/1/1973 | \$20,000 | Conversion Code | | 517 | 958 | Q - Qualified | Improved |

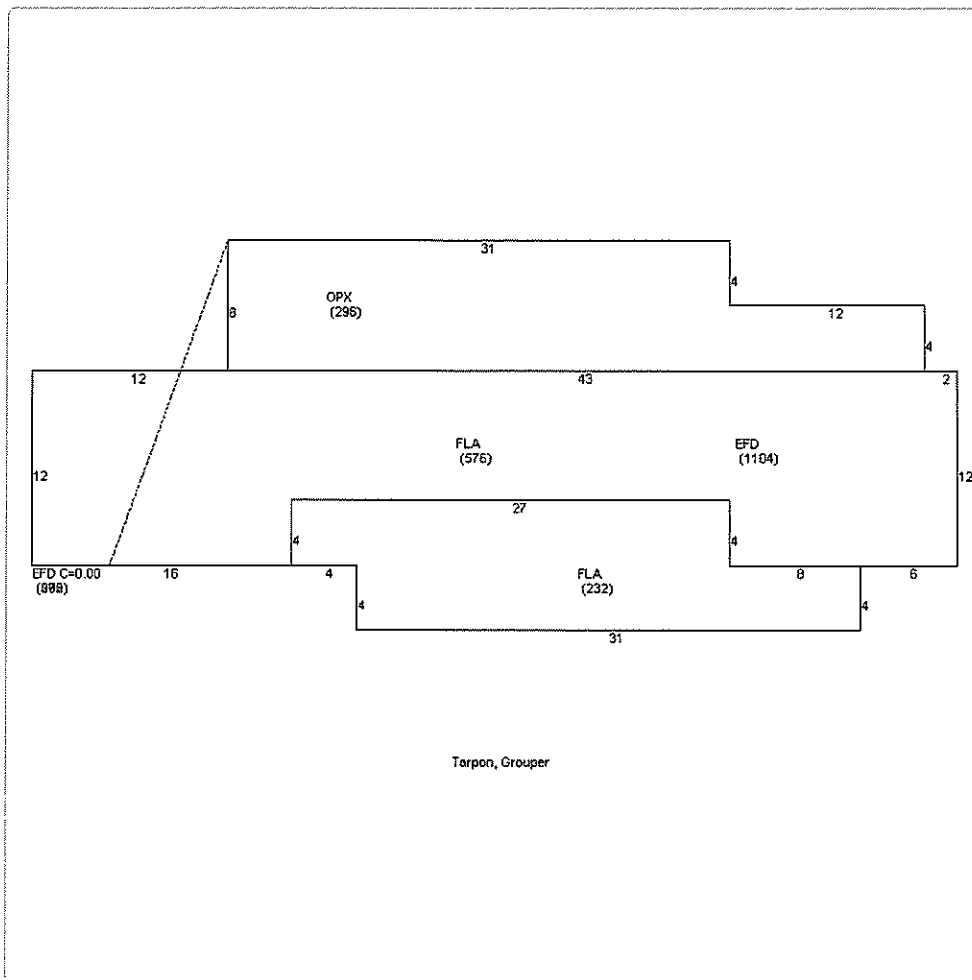
Permits

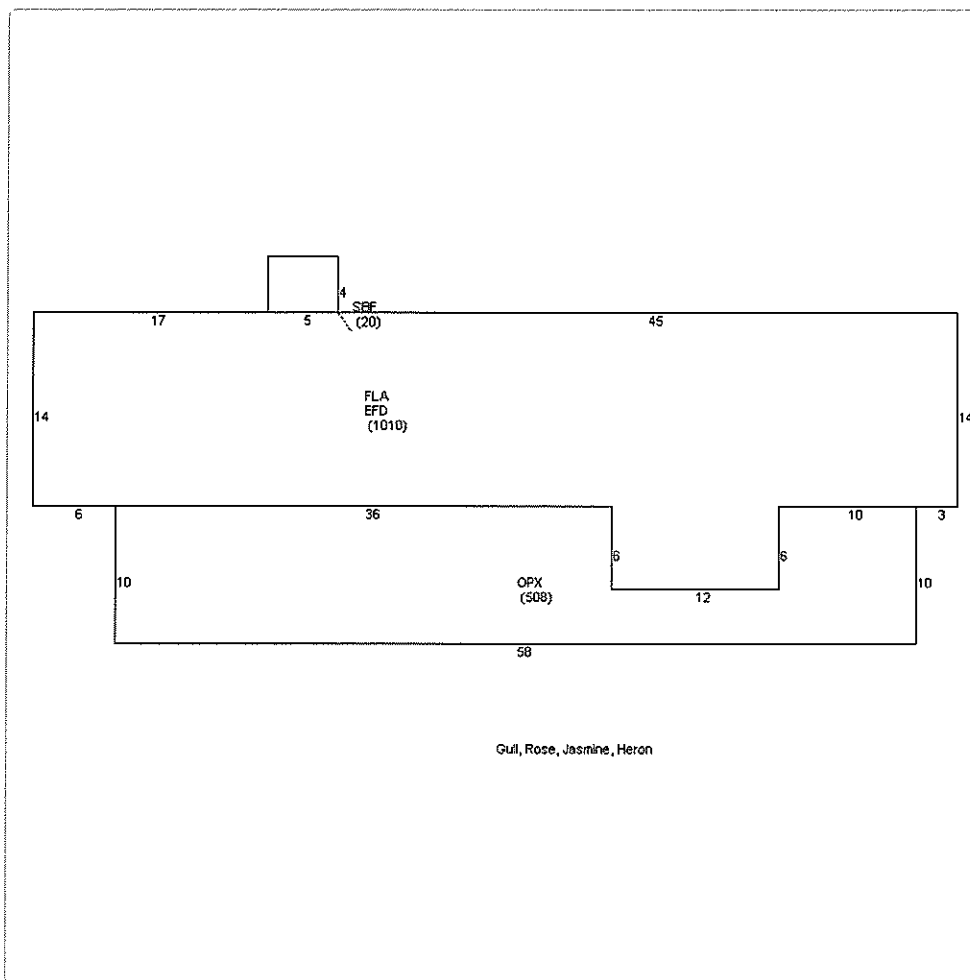
| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|----------|-------------|----------------|--------|-------------|--------------------|
| 09103991 | 10/5/2009 | | \$500 | | REPLACE METER JAWS |

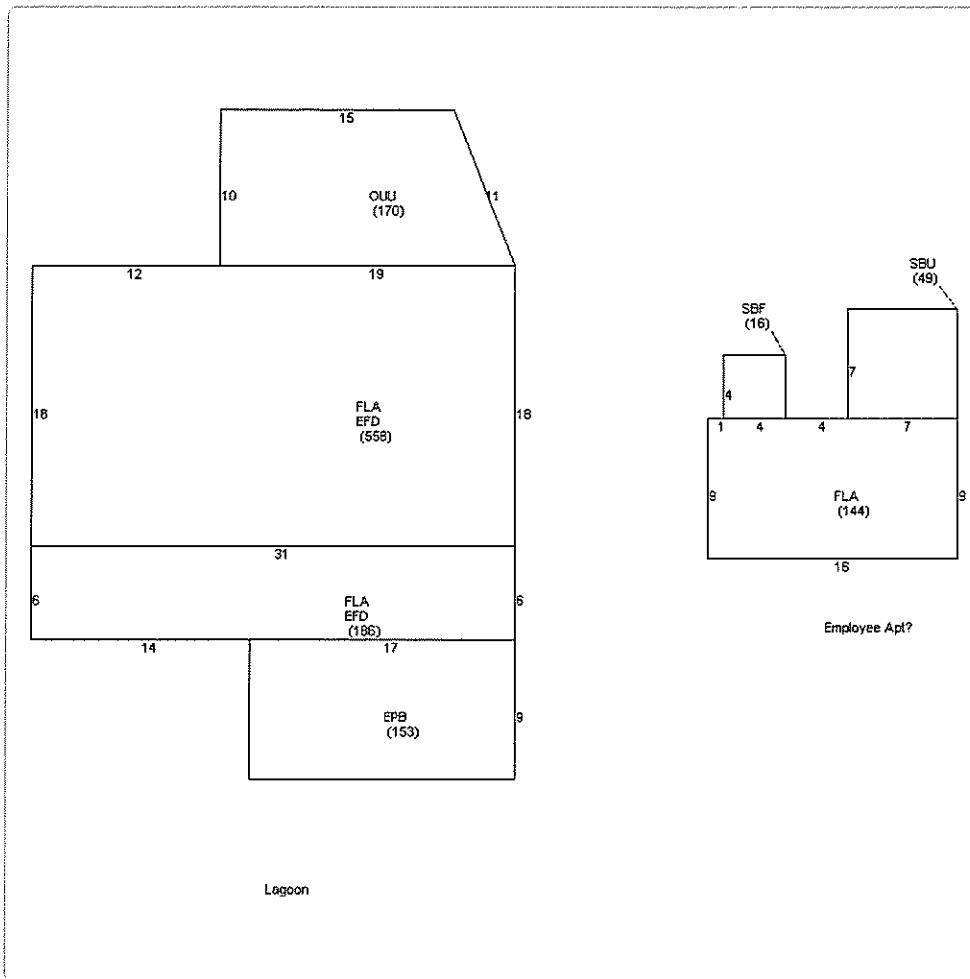
Sketches (click to enlarge)

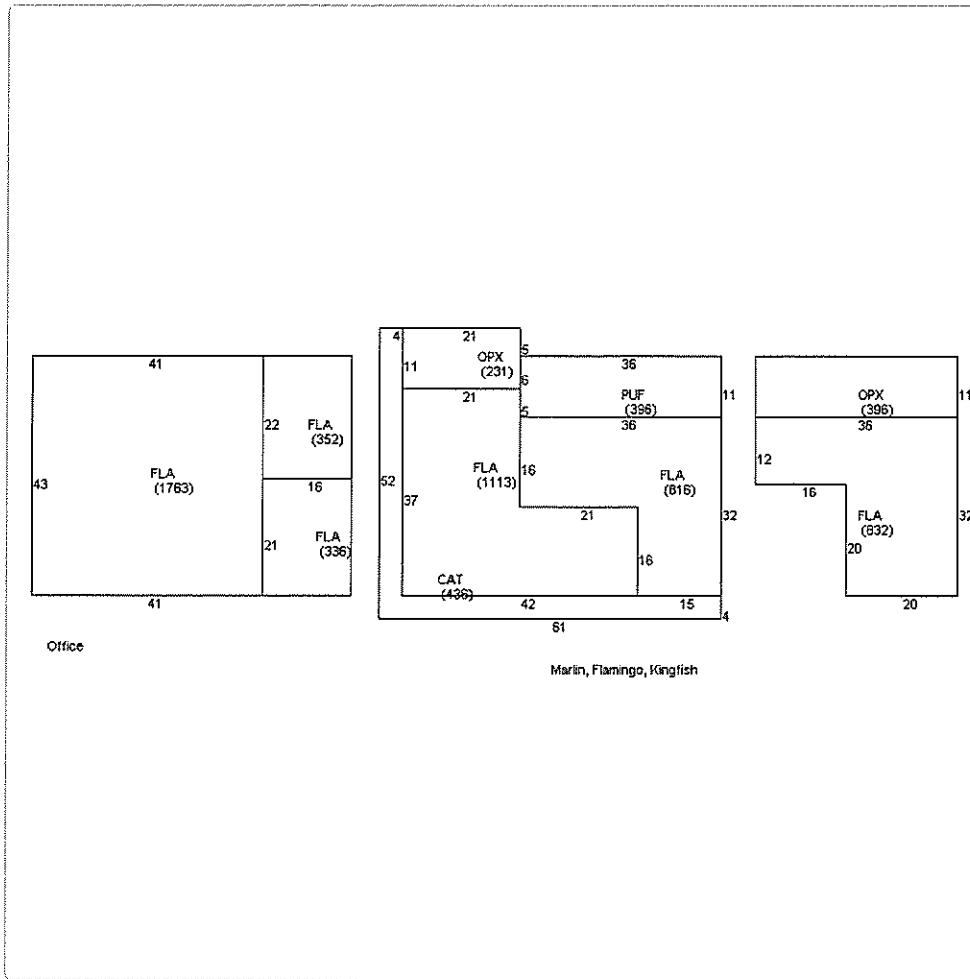


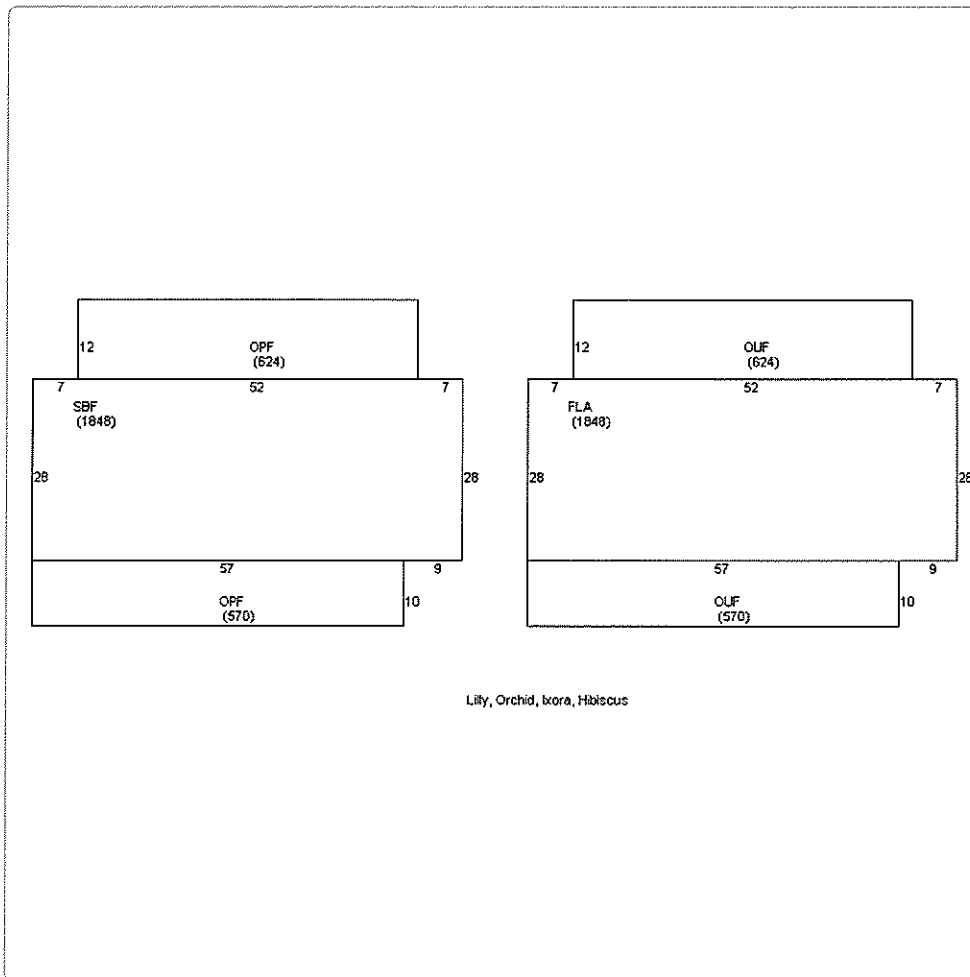


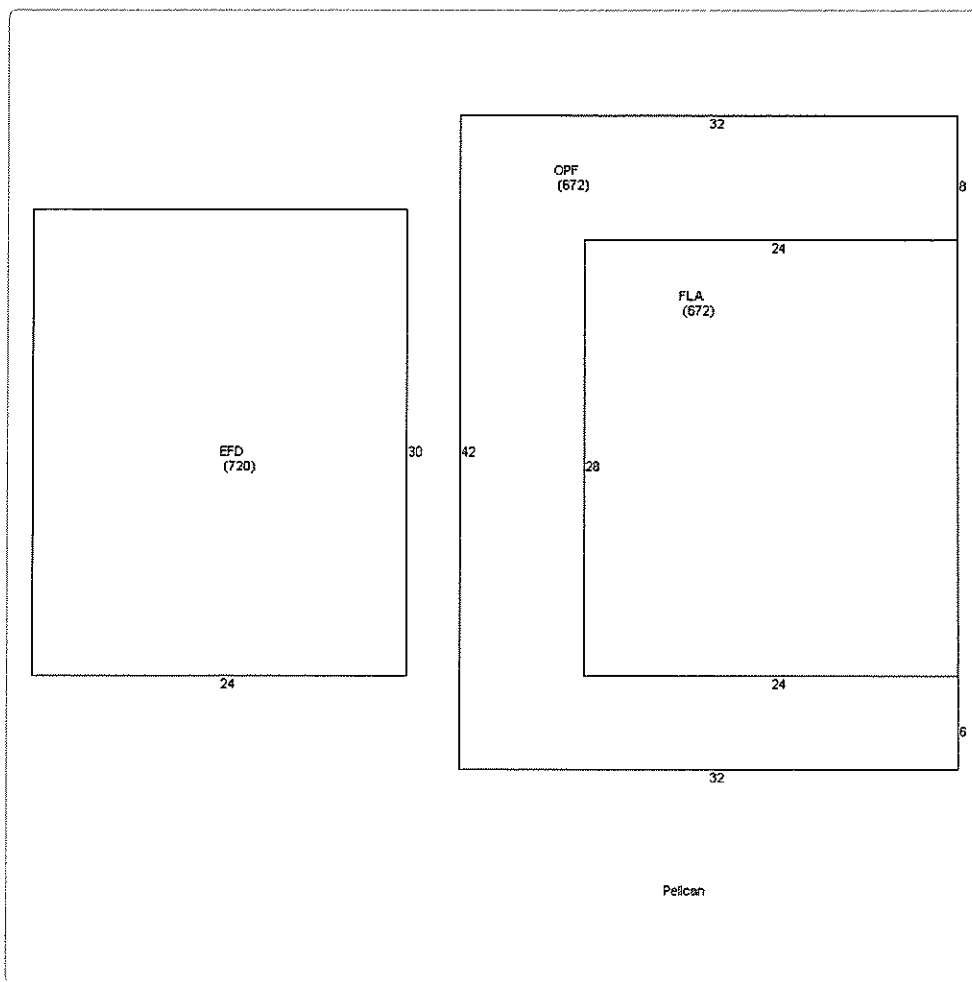


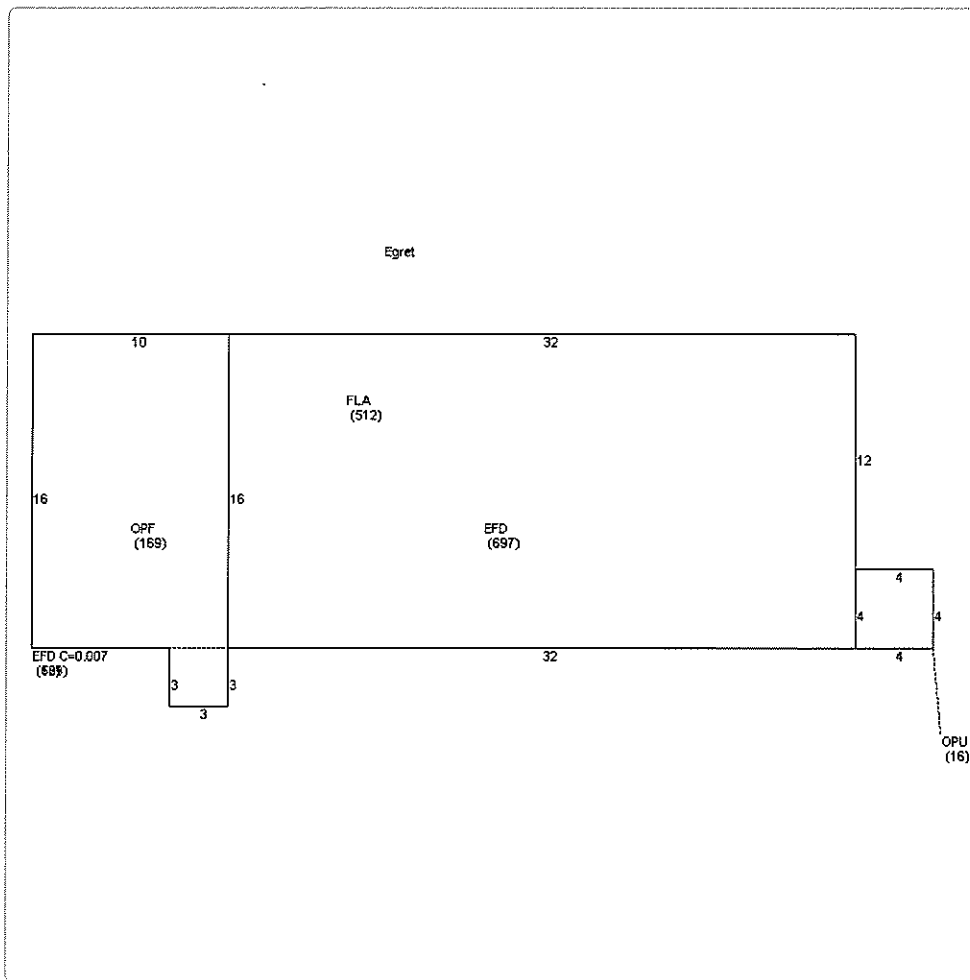


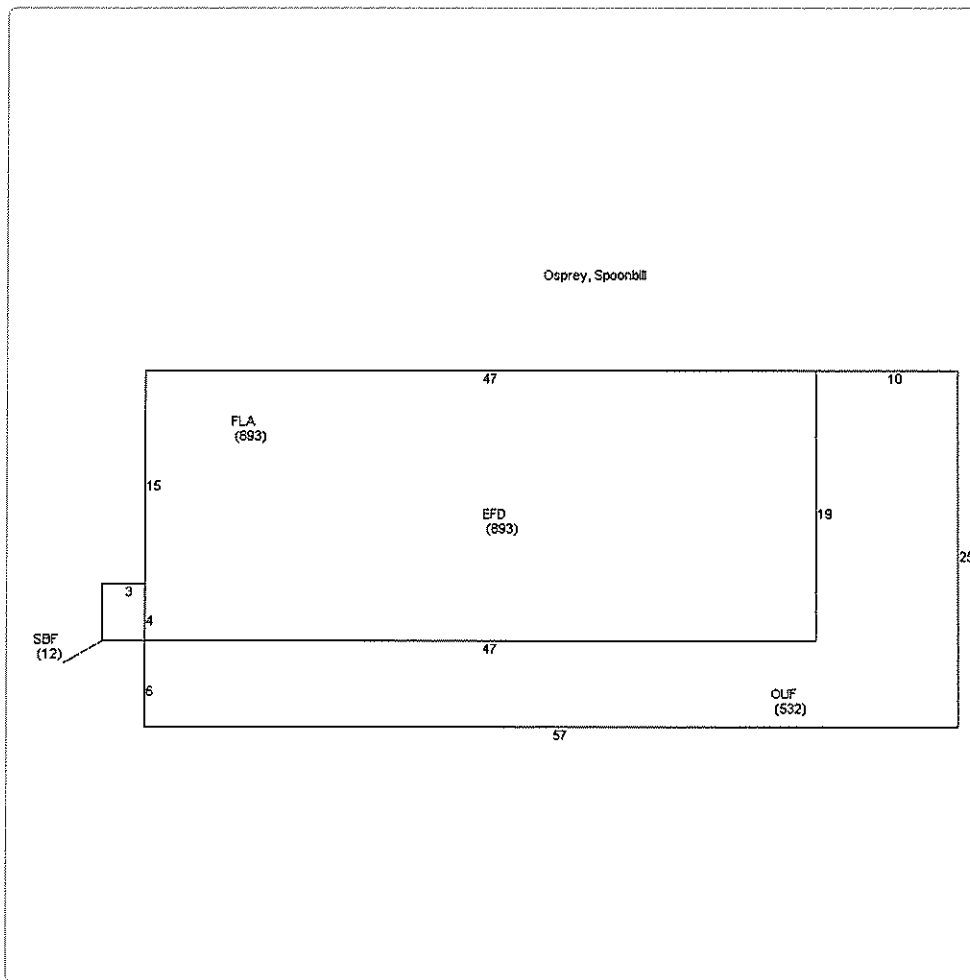


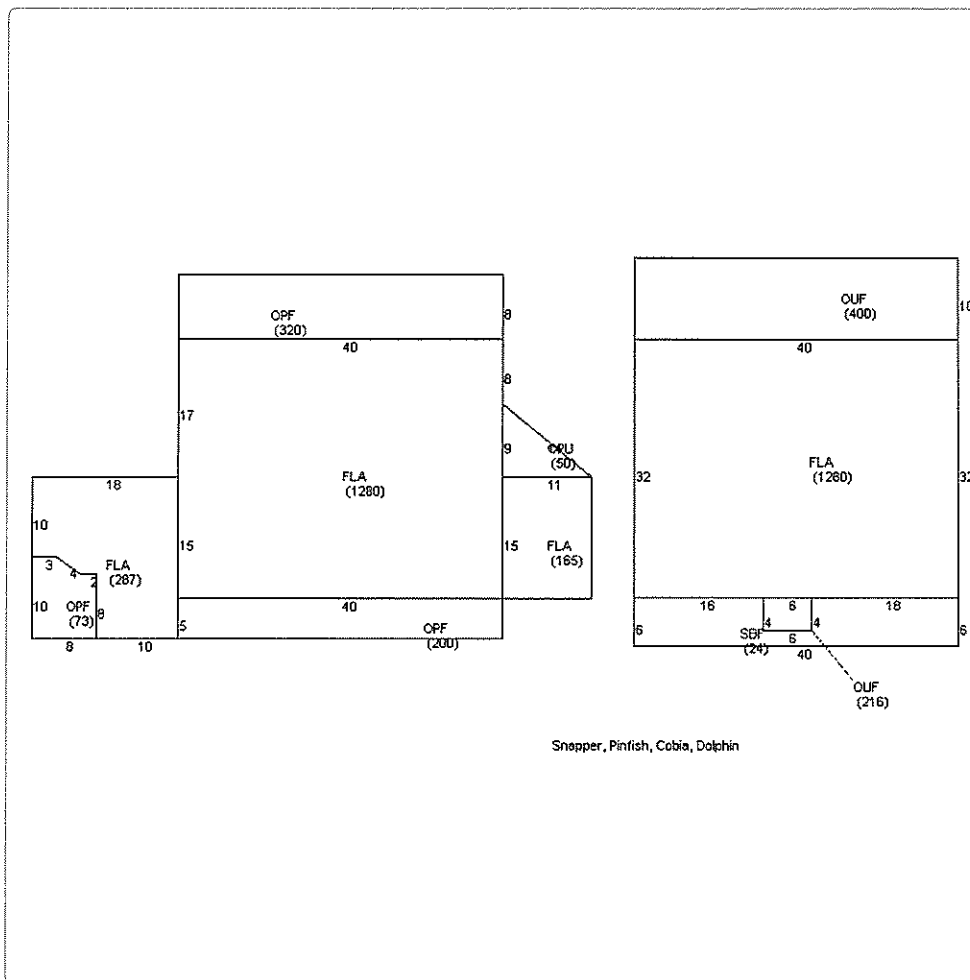


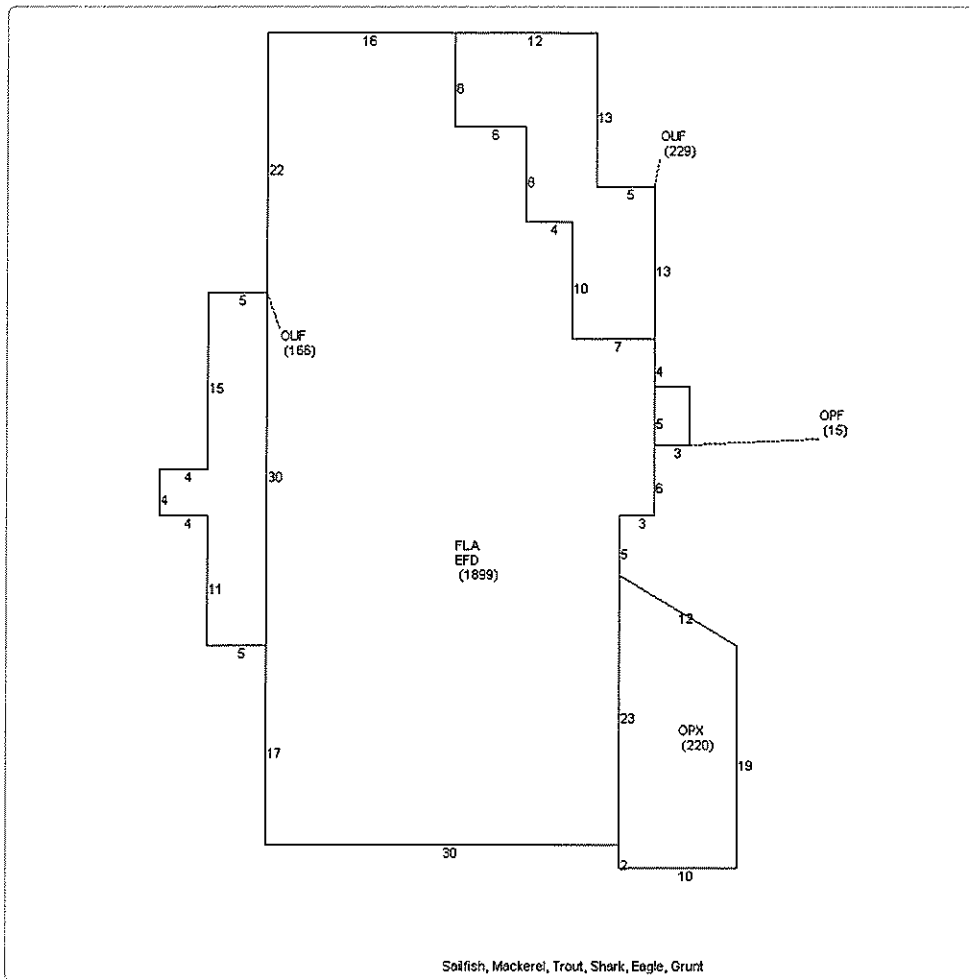


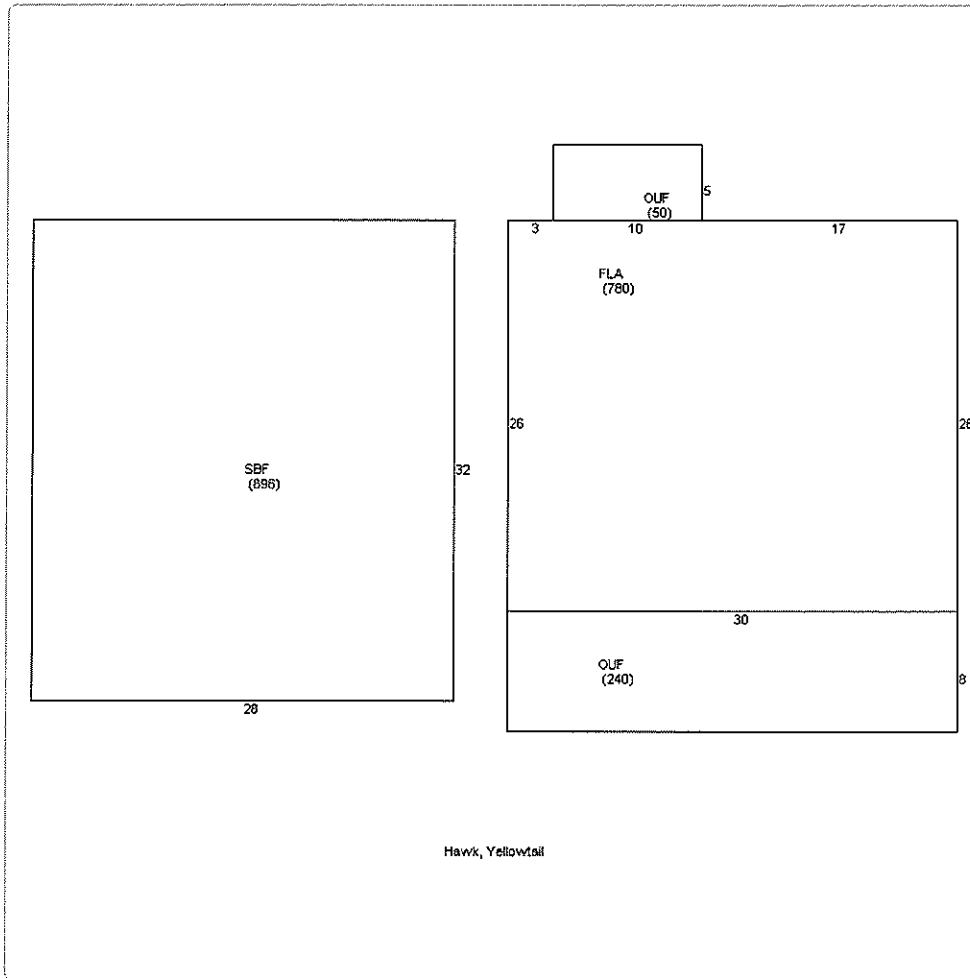




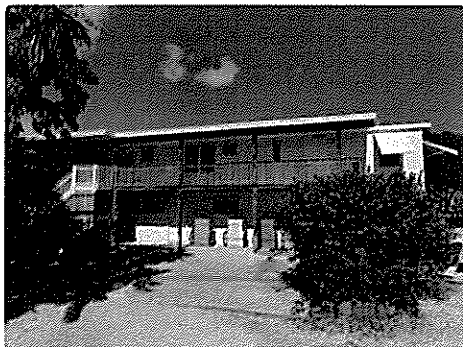




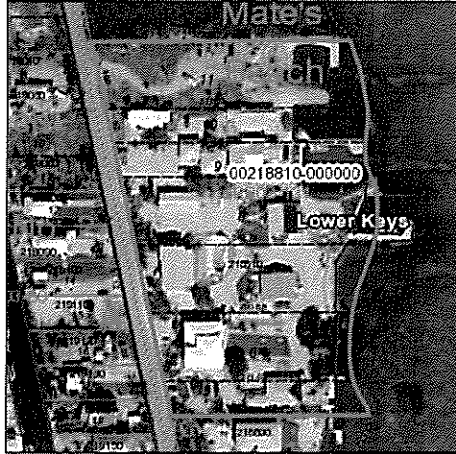




Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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: 1/14/2019 1:44:36 AM

Developed by



Recorded Conditional Use Permit

County Attorney

RESOLUTION NO. 195 -1998

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, EVIDENCING THE BOARD'S APPROVAL, SUBJECT TO A SPECIFIED REVISION, OF A RECOMMENDED ORDER OF DETERMINATION OF VESTED RIGHTS PROMULGATED BY THE VESTED RIGHTS HEARING OFFICER, IN RE: THE APPLICATION OF FRANK AND EDITH PARMER.

WHEREAS, on January 4, 1996, the Monroe County Year 2010 Comprehensive Plan became effective; and

WHEREAS, development applications "in the pipeline" as of January 4, 1996 are subject to a determination of vested rights pursuant to Policy 101.18.1 of the Plan; and

WHEREAS, a hearing on the application of Frank and Edith Parmer for determination of vested rights was scheduled and held before the County's Vested Rights Hearing Officer, Mr. Randy Sadler, Esq.; and

WHEREAS, pursuant to a review of the application and attached exhibits, and having heard argument, the Hearing Officer promulgated on April 21, 1998 an Order regarding that application for determination of vested rights; and

WHEREAS, Paragraph 3(a) of the Order fails to define the geographic scope of the determination with sufficient specificity; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

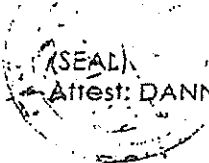
The Findings of Fact set forth in Paragraphs 1 - 8 of the Recommended Order of the Vested Rights Hearing Officer are approved. Paragraphs 1 - 3 of the Recommended Order are approved, subject to the following revision of Paragraph 3(a):

The geographic scope of this determination is limited to Lots 5, 6, 7, 8, 9 and 10, MATES BEACH, Little Torch Key, Plat Book 2, Page 131, Public Records of Monroe County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of the Board held on the 13th day of May, 1998.

Mayor Jack London
Commissioner Keith Douglass
Commissioner Shirley Freeman
Commissioner Wilhelmina Harvey
Commissioner Mary Kay Reich

yes
yes
yes
absent
yes



Attest: DANNY L. KOLHAGE, Clerk

By [Signature]
Deputy Clerk

jvresparmer

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By [Signature]
Mayor/Chairman

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY [Signature]
JAMES T. RENDRICK
DATE 5-13-98

VESTED RIGHTS PROPOSED ORDER

BEFORE
THE VESTED RIGHTS HEARING OFFICER
IN AND FOR MONROE COUNTY, FLORIDA

IN RE: Frank and Edith Parmer
Parmer's Resort - Little Torch Key

This cause came on to be heard by the Vested Rights Hearing Officer, who after having reviewed the application and exhibits and heard oral presentation of the Applicant and his/her attorney, if any, makes the following findings of fact and conclusions of law:

1. The Parmer family acquired the resort property in question in 1973. Since that time, the property has been continually upgraded with improvements, all constructed with County building permits. The present Parmer's Place is simply a consolidation of existing transient rental units into one project operating on Little Torch Key long before the adoption of the 1986 Comprehensive Plan.
2. Prior to the 5 January date of the 2010 Comprehensive Plan, approvals were obtained from the County for integral parts of the total redevelopment of the entire parcel. There were approximately 24 permits issued with multiple parts dating from 1977 to 1995. These provided additions to and improvements to the 40 units that make up the resort. These were copied and supplied along with copies of all pertinent state and local licenses to the Monroe County Planning Department on 7 November by Donald Craig, planner for the Applicant.
3. Based upon the information provided and research of County records, the County's Growth Management Director, Mr. Robert Herman, issued a letter on 13 January 1997, which said in part, "Based on the information submitted and the permitted density and intensity in the Mixed Use District, it appears that Parmer's Place is a legal and conforming use as a commercial lodging facility. The County agrees that Parmer's place contains 40 lawfully established transient units operating as a conditional use according to Section 9.5-2(c) of the Monroe County Code."
4. Based upon the approvals for the additions and improvements, the Applicant significantly changed its position and expended in excess of \$1,200,000.00 to complete the construction, for which approvals were obtained. These amounts do not include the architectural and engineering fees for completion of the remainder of the assumed conditional use approval (Section 9.5-2(c)) of the Monroe County Code.

5. Testimony and evidence, including copies of all building permits presented at the hearing, indicate the improvements subject to the building permits listed above have in fact been completed.
6. The Applicant has been diligent and acting in good faith in pursuing the permit sought.
7. The Applicant, directly or indirectly, had taken the following action to obtain approval for the development sought:
 - a. Applied for and received the permits named above.
 - b. Applied for and received confirmation of the status of the resort as complying with County Code.
8. The development (application process) has commenced and has continued in good faith without interruption.

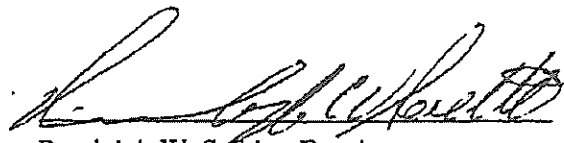
CONCLUSIONS OF LAW

1. Items 1 through 3 above constitute approvals upon which the Applicant did justifiably rely and significantly change his position in reliance upon such approvals. *Monroe County Year 2010 Comprehensive Plan, Policy 101.18.2(1)*.
2. It would be highly inequitable or unjust to affect the rights of the Applicant by requiring the Applicant to conform with the Plan. *County Year 2010 Comprehensive Plan, Policy 101.18.2(2)(b)*.
3. The Applicant's request for Vested Rights is Granted subject to the following restrictions:
 - a. The geographic scope of this Determination is limited to the scope relative to the total area of the development site as contemplated by the original building permit applications and the area of the Major Conditional Use Approval presumed by section 9.5-2(c) of the Code.
 - b. The duration of this Determination and its termination shall be as contemplated by the original applications and the Major Conditional Use beginning with the effective date of this finding of vested rights.
 - c. The substantive scope of this Determination shall be as contemplated by the original applications and the Major Conditional Use.
 - d. By virtue of this Determination, the Applicant is entitled to development as contemplated by the plans as approved and subject to the Monroe County Land Development Regulations existing January 4, 1996; however, amendments to the Monroe County Land Development Regulations shall apply if such amendment

would have applied to the development notwithstanding *Monroe County Year 2010 Comprehensive Plan*.

- e. The Applicant is entitled to the construction contemplated by the original applications so long as the construction is commenced timely and subject to quarterly reporting to ensure that development is continuing in good faith.

DONE AND ORDERED at Marathon, Monroe County, Florida this 21st
day of April 1998.



Randolph W. Sadtler, Esquire
FBN 377163
Vested Rights Hearing Officer

Most recently approved site plan

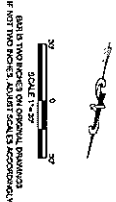
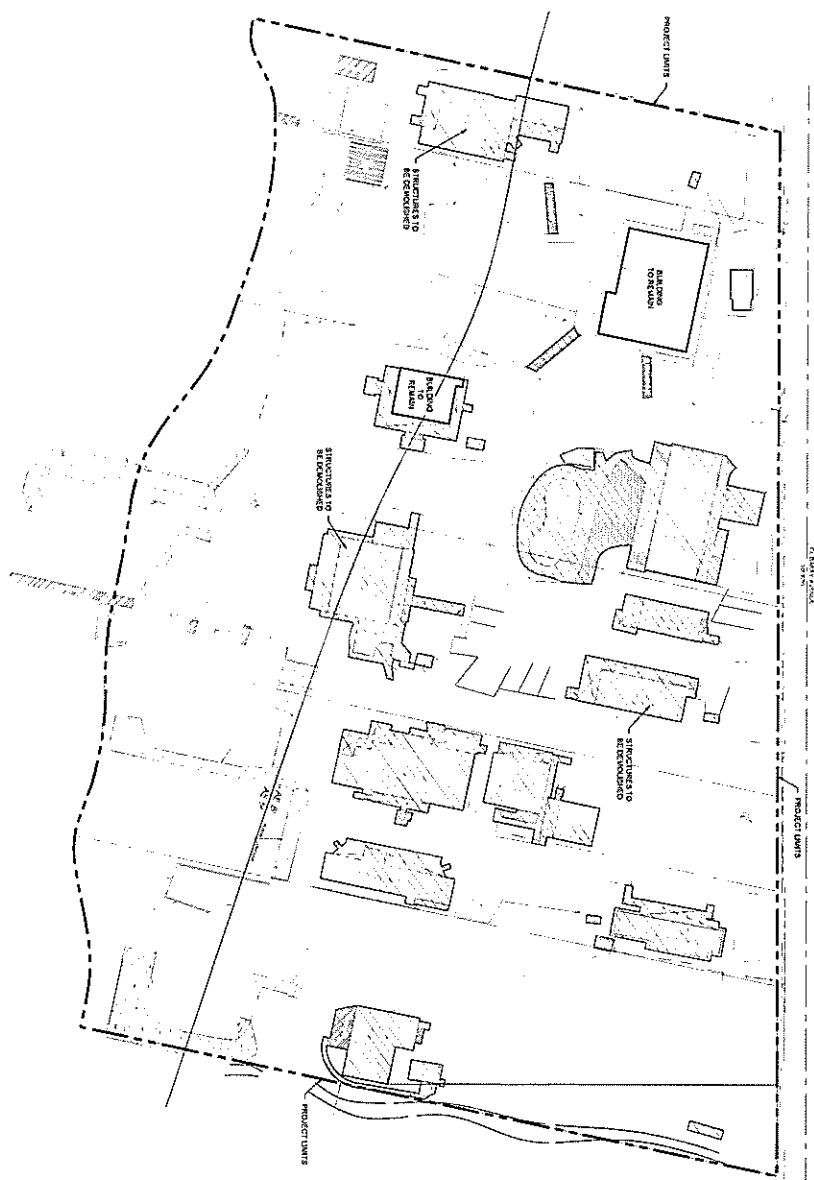
SITE DATA

ZONING DISTRICT: M-1
 FLOOD ZONE: AE/1A/1B

F.U.M. - COMMUNITY DESIGN PANEL #1117: MARKING-DATED: 08-14-2018
 LEGAL DESCRIPTION: LOTS 5, 6, 7 & 8, TRACT 11, WATERBURY ACQUEDUC TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

INDEX OF DRAWINGS

- T-1 - EXISTING SITE PLAN
- L-1 - PROPOSED SITE PLAN/SITE ANALYSIS
- L-2 - EXISTING LANDSCAPE PLAN
- L-3 - PROPOSED LANDSCAPE PLAN



| REVISION | DATE | BY | APP |
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EXISTING SITE PLAN

181015 8/15/2018

T-1

FARMER'S RESORT
 565 BARRY AVENUE
 LITTLE TORCH KEY, FLORIDA



Reynolds Engineering Services, Inc.
 Certificate of Authorization #26597
 913.741.1200
 Jim@ReynoldsEngineeringServices.com

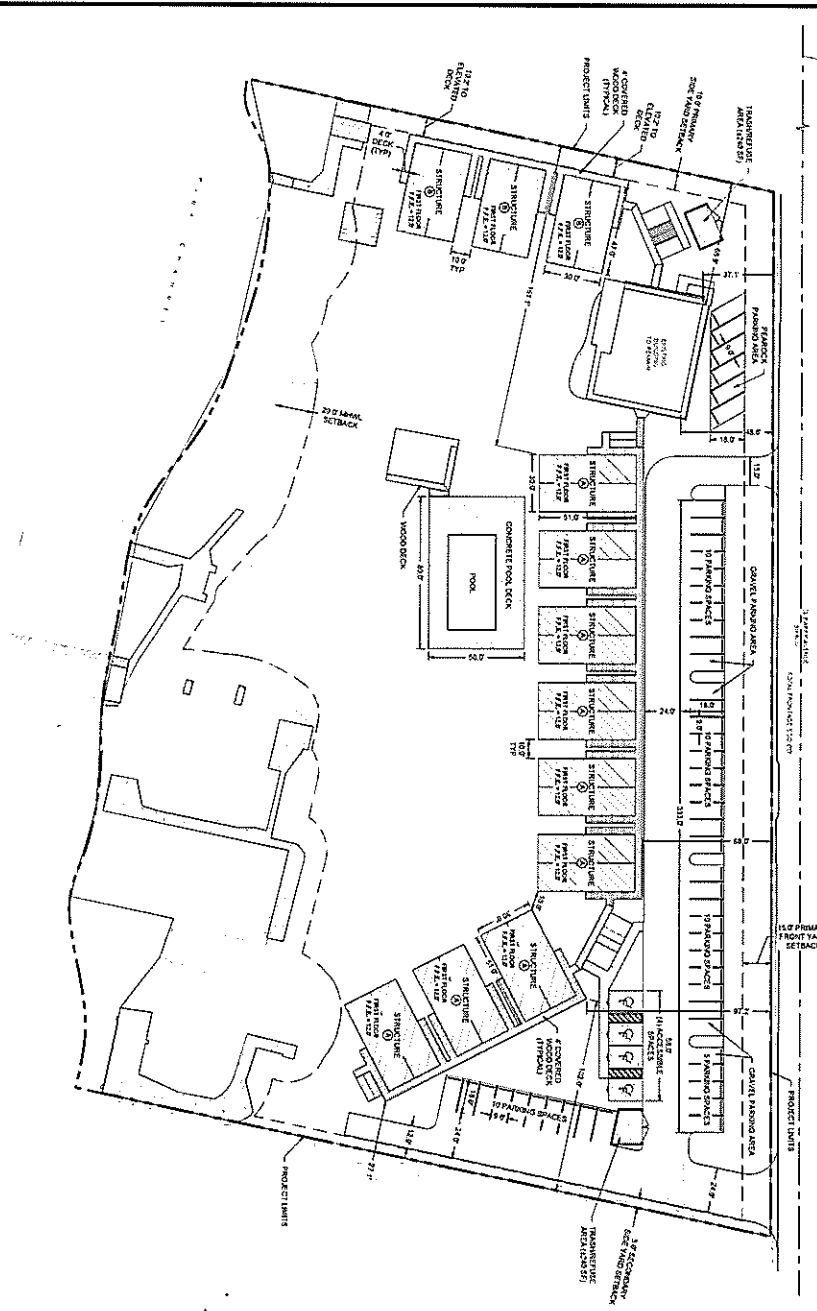
JAMES C. REYNOLDS, P.E.
 FL P.E. NO. 45686



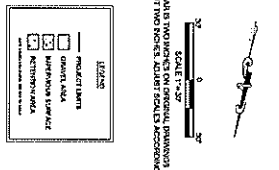
O'FLYNN engineering llc
 Certificate of Authorization #32137
 913.814.1146
 Brad.Don@oflynneng.com

Proposed site plan

See attached



| TESTING | CONFORMANCE | ALTERNATE | PROPOSED |
|------------------|------------------|--------------------|-----------------|
| DISTRICT | M1 | | M1 |
| USE TYPE | MURJ | | MURJ |
| RESIZING AREA | 2411 | N/A | 2011 |
| RESIZING AREA | 14.7% | N/A | 15.9% |
| CONCRETE | 3% ² | N/A | 1% ¹ |
| IMPERVIOUS | 21.5% | N/A | 27.4% |
| OPEN SPACE | 17% ¹ | 24.0% ¹ | 12.0% |
| OPEN SPACE (MIN) | 24.8% | 20% | 17% |



SCALE: 1" = 10'-0"

DATA IS PROVIDED ON ORIGINAL DRAWINGS
IF NOT TWO INCHES SQUARE SCALES ACCORDINGLY

SITE DATA

ZONING DISTRICT: MIXED USE (MU)
 FUTURE LAND USE MAP (FLUM): I (INC)
 TIER DESIGNATION: III
 FLOOD ZONE: AE (EL. 9) & AE (EL. 10)
 DESIGN FLOOD ELEV (MSVD29): ZONE AE (EL. 9): 9.0' + 1.0' = 10.0'
 ZONE AE (EL. 10): 10.0' + 1.0' = 11.0'
 SETBACKS - (ZONE: MIXED USE - MU)
 * PRIMARY FRONT YARD: 15'
 * SECONDARY FRONT YARD: 15'
 * PRIMARY SIDE YARD: 10'
 * SECONDARY SIDE YARD: 5'
 * REAR YARD: 10'
 * MIN. SETBACK: 20'

AREA CALCULATIONS

TOTAL SITE: 178,037 SQUARE FEET
 BUILDABLE AREA: 122,355 SQUARE FEET
 FLOOR AREAS:
 * (G) STRUCTURE A (1,539 SF EAV)
 * (H) STRUCTURE B (1,410 SF EAV)
 * EXISTING STRUCTURES TO REMAIN: 3,310
 * ACCESSORY STRUCTURES: 500
 TOTAL: 21,810 SQUARE FEET
 ADDITIONAL BUILDING COVERAGE (P<30%): 6,414 SQUARE FEET
 ADDITIONAL IMPERVIOUS SURFACE: 11,739 SQUARE FEET
 TOTAL IMPERVIOUS SURFACE: 29,863 SQUARE FEET
 PERVIOUS AREA: 138,074 SQUARE FEET
 (39,593 SF / 178,037 SF) = 22.4%
 WOOD DECKING: 1,068 SQUARE FEET
 OPEN SPACE RATIO: 0.77 = 137,068 SF / 178,037 SF
 OFF-STREET PARKING: 1 SPACE PER 1,480RM UNIT (28 UNITS)
 1.5 SPACES PER 2,480RM UNIT (12 UNITS)
 26 x (1 SPACE / 1,480RM UNIT) = 28 SPACES
 12 x (1.5 SPACES / 2,480RM UNIT) = 18 SPACES
 46 SPACES REQUIRED
 59 SPACES PROVIDED (4 ACCESSIBLE)

FORM FLOOD INFORMATION:
 COUNTY UNIT #: 125729
 PANEL NUMBER: 1017 / SUTFR-RC
 FIN. ELEVATION: AE (EL. 9) / AE (EL. 9)

O'FLYNN
engineering llc

Certificate of Authorization #32127
 5610 E. 11th St.
 Ft. Lauderdale, FL 33311
 954.562.1111
 info@oflynn.com

4960 134TH W
 5610 E. 11th St.
 Ft. Lauderdale, FL 33311
 JAMES C. REYNOLDS, P.E.
 FL P.E. NO. 45522

Reynolds Engineering Services, Inc.

Certificate of Authorization #26597
 6211 W. 14th St.
 Cape Coral, FL 33914
 James C. Reynolds, P.E.
 James@reynoldsgse.com

Reynolds Engineering Services, Inc.

2292 Overseas Hwy
 Naples, FL 34104

PARMER'S RESORT
 565 BARRY AVENUE
 LITTLE TORCH KEY, FLORIDA

| NO. | REVISION |
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Proposed Landscape Plan

See attached

Agent Authorization

AGENT AUTHORIZATION FORM

Date of Authorization: 1 / 10 / 19
Month Day Year

I hereby authorize Gregory S. Oropeza, Esq. be listed as authorized agent
(Print Name of Agent)

representing Bass Rocks Ocean Inn, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Request for a Minor Deviation to a Conditional Use Permit
(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)

N/A Lots 5-11 Mates Beach Little Torch
Lot Block Subdivision Key (Island)
00218810-000000 1286079

Real Estate (RE) Number Alternate Key Number
565 Barry Avenue, Little Torch Key, FL 33042 25
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

221 Simonton Street, Key West, FL 33040

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

305-294-0252 305-304-1348 greg@oropezastonescardenas.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

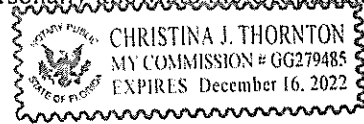
Printed Name of Property Owner: Tracey Muller, President, Bass Rocks Ocean Inn, Inc.

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 10 day of January, 2019.

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

Florida Drivers License as identification.
(Print Name of Person Making Statement)



[Handwritten Signature of Christina J. Thornton]
Signature of Notary Public

[Handwritten Name of Christina J. Thornton]
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 12/16/22

Additional Information added to File 2019-003

End of Additional File 2019-003