File #: 2019-060

Owner's Name: Tavernier Hotel Holdings

Applicant: PMG Asset Services

Agent: Jorge Cepeiro

Type of Application: Minor CUP for TRE

Key: Key Largo (Sender & Receiver Sites)

Sender Site RE #: 00555610.000000

Receiver Site RE #: 00090820.000000

Submitted with Pre-App file 2019-059
Application for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE)

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

Conditional Use, Transfer of ROGO Exemption Fee: $1,740.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Application: 4 / 5 / 19

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

PMG Asset Services, LLC
Applicant (Name of Person, Business or Organization)

Jorge Cepero
Name of Person Submitting this Application

4651 Sheridan Street, Suite 480, FL 33021
Mailing Address (Street, City, State and Zip Code)

(954) 624-47-23
Work Phone
jorge.cepero@primegroupus.com
Home Phone
Cell Phone
Email Address

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

Tavernier Hotel Holdings, LLC
(Name/Entity)

Jorge Cepero
Contact Person

4651 Sheridan Street, Suite 480, FL 33021
Mailing Address (Street, City, State and Zip Code)

(954) 624-47-23
Work Phone
jorge.cepero@primegroupus.com
Home Phone
Cell Phone
Email Address

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

A 1, 2, 3, 4, 5, 36, 37 Tavernier No. 2 Largo
Block Lot Subdivision Key
0055610.000000
Real Estate (RE) Number Alternate Key Number

91865 US Highway 1, Tavernier, FL
Street Address (Street, City, State, Zip Code)
92
Approximate Mile Marker

Page 1 of 4
Last Revised February 2017
APPLICATION

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

PL Ocean Residence Holdings, LLC
(Name/Entity)

Jorge Cepero
(Contact Person)

4651 Sheridan Street, Suite 480, FL 33021
(Mailing Address (Street, City, State and Zip Code))

(954) 624-47-23
(Work Phone)

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

8 and 5
(Township)

62 South
(Large)

Heritage Key
(Subdivision)

00090820-000000
(Real Estate (RE) Number)

Alternate Key Number

97801 Overseas Highway 1-28, Key Largo, FL 33037
(Street Address (Street, City, State, Zip Code))

Approximate Mile Marker

Sender Site Future Land Use Map Designation: MC- Mixed Use Commercial

Receiver Future Land Use Map Designation: Urban Residential High (RH)

Sender Site Land Use (zoning) District Designation: Sub Urban Commercial (SC)

Receiver Site Land Use (zoning) District Designation: Urban Residential (UR)

Sender Site Existing Land Use: Apartments & Restaurant

Receiver Site Existing Land Use: Residential (Single Family)

Sender Site Tier Designation: Tier III

Receiver Site Tier Designation: Tier III

Sender Site ROGO subarea: Upper Keys

Receiver Site ROGO subarea: Upper Keys

Number of dwelling units lawfully established on Sender Site: 1 Transient

Number of dwelling units to be transferred from Sender Site: 1 Transient

Number of dwelling units to be transferred to Receiver Site: 1 Transient

Does the Receiver Site have all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.)? Infrastructure is under construction

Will dwelling units to be transferred to Receiver Site be located in a velocity (V) zone: No

Will dwelling units to be transferred to Receiver Site be located in a CBRS unit: No

Has a previous T R E application been submitted for this site within the past two years? □ Yes ☒ No
APPLICATION

Date of pre-application conference regarding the proposed transfer of units: ______ / _____ / ______
Month Day Year

Pursuant to Policy 101.6.8, dwelling units may be transferred to a Receiver Site meeting the following criteria:
1. The Future Land Use category and Land Use (Zoning) District must allow the requested use;
2. Must meet the adopted density standards;
3. Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);
4. Located within a Tier III designated area; and
5. Structures are not located in a velocity (V) zone or within a CBRS unit.

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)
✓ Complete application (unaltered and unbound)
✓ Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
✓ Proof of ownership for sender & receiver (i.e., Warranty Deed)
✓ Current Property Record Cards from the Monroe County Property Appraiser for sender & receiver sites
✓ Location map of sender & receiver sites
✓ Photographs of sender & receiver sites from adjacent roadway(s)
✓ Signed and Sealed Boundary Survey of sender and receiver sites, prepared by a Florida registered surveyor – two (2) sets each (at a minimum survey should include elevations, location and dimensions of all existing structures, paved areas and utility structures, all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
✓ Typed name and address mailing labels of all property owners within a 600-foot radius of the sender & receiver sites. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600-foot radius, each unit owner must be included.

If applicable, the following 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 Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties)
☐ Any Letters of Development Rights Determination pertaining to the sender or receiver sites
☐ Any Letters of Understanding pertaining to the proposed transfer
☐ Disclosure of Interest Forms for the sender and receiver sites

Is there any pending code enforcement proceeding involving all or a portion of the sender or receiver site parcels?
☐ 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

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

* * * * * * * * *

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: [Signature] Date: 4-5-19

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 5 day of APRIL, 2019,

by [Signature] [PRINT NAME OF PERSON MAKING STATEMENT]

(TYPE OF ID PRODUCED) as identification.

Signature of Notary Public, State of Florida

DALE IGLESIAS

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: APRIL 18, 2022

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section F-

Proof of Ownership - Receiver
Warranty Deed
This Instrument was Prepared By,

Interstate Property Holdings, LLC
1111 Brickell Avenue, 29th Floor
Miami, Florida 33131
Contact: Arlene M. Rasile

Record and Return to:

Shore to Shore Title, LLC
6111 Broken Sound Parkway
Suite 350
Boca Raton, Florida 33487

Parcel IDs: 00090810-000000; 00090820-000000;
00090840-000000; 00090840-000100; 00090860-
000000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17 day of September, 2014 between Interstate Property Holdings, LLC, a Florida limited liability company (the “Grantor”), whose mailing address is 1111 Brickell Avenue, 29th Floor, Miami, Florida 33131, and PL Ocean Residence Holdings, LLC, a Florida limited liability company, (the “Grantee”), whose mailing address is 4651 Sheridan Street, Suite 480, Hollywood, Florida 33021.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee’s successors, heirs and assigns the real property (the “Property”) located in Monroe County, Florida, and more particularly described in Exhibit “A” attached hereto and made a part hereof.

SUBJECT TO: See Exhibit “B” attached hereto and made a part hereof by reference as if fully set forth herein.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property,

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER
MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY AND ANY IMPROVEMENTS THEREON ARE CONVEYED "AS IS" AND "WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTEES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN ABOVE PROVIDED AND LIMITED), CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY AND ANY IMPROVEMENTS THEREON, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS, AND (iii) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:                                                   GRANTOR:

[Signature]                                                   INTERSTATE PROPERTY HOLDINGS,
[Signature]                                                   LLC, a Florida limited liability company
Print Name: [Name]                                            

Print Name: [Name]                                            

By: Julian L. Mesa, President

[CORPORATE SEAL]

STATE OF FLORIDA       ) SS:                                   COUNTY OF MIAMI-DADE
                     )                                        

The foregoing instrument was acknowledged before me this 17th day of September, 2014 by Julian L. Mesa, as President of Interstate Property Holdings, LLC, a Florida limited liability company, on behalf of the company.

Personally Known OR Produced Identification

Type of Identification Produced

Print or Stamp Name: [Name]
Notary Public, State of Florida at Large
Commission No.: 12345678
Commission Expires: 3/1/2017
EXHIBIT “A”

A portion of Lots 8 and 15, according to the Plat of Government Lots 5 & 6 and the NW 1/4 of the NW 1/4 of section 5 and Lots 1 & 2 of Section 6, Township 62 South, Range 39 East, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J.B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald’s Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38’ East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38’ East along the said Southeasterly side of Old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22’ East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22’ East, a distance of 269.7 feet; thence South 40°22’30” West, a distance of 148.6 feet, thence North 44°22’ West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run South easterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwest line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning.
EXHIBIT "B"

1. All assessments and real estate property taxes for the year **2014** and all subsequent years, which are not yet due and payable.

2. Easements or claims of easements not shown by the public records.

3. All matters contained on the Plat of Plat of MacDonald's Survey for Lots 5 and 6 and the Northwest Quarter of the Northwest Quarter of Section 5-62S-39E, and Lots 1 and 2 of Section 6-62S-39E, as recorded in Plat Book 1, page 59-T, of the Public Records of Monroe County, Florida.

4. Riparian and littoral rights are not insured.

5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

6. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.

7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.

8. The Coastal Construction Control Line affecting the insured land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes.

9. Any portion of the insured parcel lying waterward of an established Erosion Control Line.
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section F-

Proof of Ownership- Sender Warranty Deed
Warranty Deed

This Indenture, Made this 29th day of May, 2015 A.D., Between
Tavernier Properties LLC, a Florida limited liability company
of the County of MONROE, State of Florida, grantor, and
Tavernier Hotel Holdings LLC, a Florida limited liability company
whose address is 4651 Sheridan Street, Suite 480, Hollywood, FL 33021
of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS ($10), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has

granted, bargained and sold to the said GRANTEE and GRANTEES heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE, State of Florida to wit:

Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the center of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whencesoever.
In Witness Whereof, the grantor has hereto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Tavernier Properties LLC, a Florida limited liability company
By: Conch Harbor Marina LLC, a Florida limited liability company, as Managing Member

By: [Signature] (Seal)

Craig H. Hunt, Managing Member
P.O. Address: 951 Caroline Street, KEY WEST, FL 33040

[Signature]

Witness 1

[Signature]

Ralph Sanchez

Witness 2

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29th day of May, 2015 by Craig H. Hunt, as Managing Member of Conch Harbor Marina LLC, a Florida limited liability company, as Managing Member of Tavernier Properties LLC, a Florida limited liability company, who is personally known to me or who has produced his

[Signature]

Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires: 04/15/17
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 00090820-000000
Account# 1103748
Property ID 1103748
Millage Group 500K
Location 97801, OVERSEA/AS Hwy 1-28, KEY LARGO
Address 66239 ISLAND OF KEY LARGO PL LOTS 8 AND 15 PR1-59 AND ADJACENT BAY
Legal Description BOTTOM OR112-92/93 CHANCERY 16-866 OR242-43/45 OR383-745 (B DEED 24410) OR534-866E OR757-224 OR879-843/849/R OR1223-309 OR1346-1520/2/1PET OR1346-1533/34 OR1346-1556D OR1353-1920 OR1353-21/22 OR1353-44/45C OR1675-4041 OR1765-42/43 OR2559-830/02C/02 OR2703-391/39
(Note: Not to be used on legal documents)
Neighborhood 10020
Property Class COMMERCIAL (1000)
Subdivision Sec/Twp/Rng 06/62/39
Affordable Housing No

Owner
PL OCEAN RESIDENCE HOLDINGS LLC
4651 Sheridan St
Ste 480
Hollywood FL 33021

Valuation

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<th>2017</th>
<th>2016</th>
<th>2015</th>
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<td>Just Market Value</td>
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Land

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Yard Items

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Sales

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Permits

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Photos

Map

TRIM Notice

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

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https://qpublic.schniedercorp.com/Application.aspx?AppId=605&LayerId=9946&PageTypeId=4&PageId=7635&Q=782535287&KeyValue=00060920-...
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section H-

Current Property Record Card- Sender
Disclaimer

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

Summary

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Owner

TAVERNIER HOTEL HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD FL 33021

Valuation

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<td>C.B.S.</td>
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<td>Foundation</td>
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<td>Interior Finish</td>
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<td>Ground Floor Area</td>
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<td>Full Bathrooms</td>
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<td>Code</td>
<td>Description</td>
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<td>OP PRCH FIN LL</td>
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<td>OP PRCH FIN UL</td>
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<td>PTO</td>
<td>PATIO</td>
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<td>TOTAL</td>
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Style: RESTAURANT & CAFETR / 21C

Gross Sq Ft: 1,998
Finished Sq Ft: 1,818
Perimeter: 0
Stories: 1

Interior Walls: MIN WOOD SIDING with 10% AVE WOOD SIDING
Quality: 250

Roof Type: MIN WOOD SIDING
Exterior Wall1: AVE WOOD SIDING
Exterior Wall2: AVE WOOD SIDING
Foundation:

Interior Finish:

Floor Cover:
Full Bathrooms: 0
Half Bathrooms: 0
Heating Type: 1936
Year Built: 1936
Year Remodeled: 1990
Effective Year Built: 1990

Quality: 250
Roof Type: AVE WOOD SIDING
Roof Material: AVE WOOD SIDING
Exterior Wall 1: AVE WOOD SIDING
Exterior Wall 2: AVE WOOD SIDING
Foundation: AVE WOOD SIDING
Interior Finish: AVE WOOD SIDING
Ground Floor Area: 
Floor Cover: Full Bathrooms: 0
Half Bathrooms: 0
Heating Type: Year Built: 1936
Year Remodeled: Effective Year Built: 1990

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Style: HOTEL/MOTEL/D/3FD
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Perimeter: 0
Stories: 2
Interior Walls: AVE WOOD SIDING
Exterior Walls: AVE WOOD SIDING
Quality: 250
Roof Type: AVE WOOD SIDING
Roof Material: AVE WOOD SIDING
Exterior Wall 1: AVE WOOD SIDING
Exterior Wall 2: AVE WOOD SIDING
Foundation: AVE WOOD SIDING
Interior Finish: AVE WOOD SIDING
Ground Floor Area: 
Floor Cover: Full Bathrooms: 0
Half Bathrooms: 0
Heating Type: Year Built: 1943
Year Remodeled: Effective Year Built: 1990

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<td>1976</td>
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Sketches (click to enlarge)

![Sketches](https://qpublic.schneidercorp.com/Application.aspx?ApplID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=1687773764&KeyValue=0055561... 4/9)
Map

TRIM Notice

Trim Notice

2018 Notices Only

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PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section I-

Location/Radius Map - Receiver
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section J-

Radius Report- Receiver
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section K-

Location/Radius Map- Sender
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section 1-

Radius Report - Sender
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<td>ATLANTIC CIRCLE LLC</td>
<td>256 BOUGAINVILLEA ST</td>
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<td>BAIRD KAREN L</td>
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<td>00555600-000000</td>
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TOTAL = 79 X $3.00 = $237.00
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section M-

Photographs of Receiver Site from Overseas Highway
PHOTOGRAPHS OF RECEIVER SITE (PL OCEAN RESIDENCES)

Receiver Site View from Overseas Hwy
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section N-

Photographs of Sender Site from Overseas Highway
PHOTOGRAPHS OF SENDER SITE (TAVERNIER INN)

Sender Site View from Overseas Hwy

Photographs of Adjacent Buildings

Adjacent to the south
PMG Asset Services, LLC

Adjacent to the North
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section 0-

Notarized Agent Authorization-
Receiver
April 3, 2019

Emily Schemer, AICP
Sr. Director
Planning & Environmental Resources Department
Monroe County, Florida
2798 Overseas Highway, Suite 400, Marathon, FL 33050

RE: PL Ocean Residence- TRE (1 unit)- Transfer from Tavernier Hotel to PL Ocean Residence
Receiver Site Agent’s Authorization- PL Ocean Residence Holdings, LLC
Receiver Site Info- Folio Number: 00090820-000000
Address: 97801 Overseas Highway 1-28, Key Largo, FL 33037

Dear Emily Schemer,

PL Ocean Residence Holdings, LLC, as receiver site, consents to Jorge Cepero, acting as it’s agent for any public hearing or administrative process related to the transfer of 1 ROGO unit to PL Ocean Residences, at 97801 Overseas Highway 1-28, Key Largo, FL 33037.

PL Ocean Residence Holdings, LLC
By: PHG at PL Ocean Residence, LLC, its Manager
By: Prime Hospitality Group III, LLC, its Manager
By: PMG Asset Services, LLC, its Manager

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Larry Abbo of PMG Asset Services, LLC on this 3rd day of April, 2019 who is _____________ to me or who produced ____________________ as identification.

Notary Public, State of Florida
Print Name: DALE IGLESDIA
Commission Expires: APRIL 18, 2022

4651 Sheridan Street, Suite 480, Hollywood, FL 33021
PH: 954-624-4702
PL Ocean Residences
97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section P-

Notarized Agent Authorization- Sender
April 3, 2019

Emily Schemper, AICP
Sr. Director
Planning & Environmental Resources Department
Monroe County, Florida
2798 Overseas Highway, Suite 400, Marathon, FL, 33050

RE: PL Ocean Res- TRE (1 Unit) - Transfer from Tavernier Hotel to PL Ocean Residence
Sender Site Agent’s Authorization- Tavernier Hotel
Sender Site Info- Folio Number: 00555610.000000
Address: 91865 US Highway 1, Tavernier, FL 33070

Dear Emily,

Tavernier Hotel Holdings, LLC, as sender site, consents to Jorge Cepero, acting as it’s agent for any public hearing or administrative process related to the transfer of 1 ROGO unit to PL Ocean Residence, at 97801 Overseas Highway 1-28, Key Largo, FL 33037.

Tavernier Hotel Holdings, LLC
By: PHG at Tavernier, LLC, its Manager
  By: Prime Hospitality Group III, LLC, its Manager
    By: PMG Asset Services, LLC, its Manager

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BLOWARD

The foregoing instrument was acknowledged before me by Larry Abbo of PMG Asset Services, LLC on this 3rd day of April, 2019 who is personally known to me or who produced __________________________ as identification.

Notary Public, State of Florida
Print Name: Dale Iglesia
Commission Expires: April 18, 2032

4651 Sheridan Street, Suite 480, Hollywood, FL 33021
PH: 954-624-4702
Playa Largo Hotel
97450 Overseas Hwy, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section Q-

LOU-Sender
March 26, 2015

Jorge Cepero
PMG Asset Services, LLC
4651 Sheridan Street, Suite 480
Fort Lauderdale, FL 33070


Mr. Cepero,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). Based on the specific request by the applicant, no official pre-application conference was required.

Materials submitted for review included:
(a) Pre-Application Conference Request Form;
(b) Letter of Understanding dated November 16, 2006, concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000;
(c) Map of Boundary Survey by Reece & White, dated 3/10/14;
(d) Monroe County Property Record Card; and
(e) Agent authorization letter.

I. APPLICANT REQUEST

1. The Applicant has specifically requested an update to the November 16, 2006, Letter of Understanding (LOU) concerning the redevelopment of the subject property in order to confirm the number of transient and permanent residential units and nonresidential floor area existing on the site.
II. SUBJECT PROPERTY DESCRIPTION

1. At the time of the 2006 LOU, the subject property was assessed under two separate RE numbers: 00555610.000000 and 00555620.000000, which were combined into one parcel under RE #00555610.000000 in 2011. The parcel having RE #00555610.000000 is described as Lots 1, 2, 3, 4, 36, & 37, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100, Parcel Identification No. 1681946; and Lot 5, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1000, Parcel Identification No. 1681954.

![Subject property outlined in red (Monroe County GIS – 2012 aerial)
Building Numbers shown as referenced on 2015 Property Record Card](image)

III. RELEVANT PRIOR COUNTY ACTIONS

1. On November 16, 2006, a Letter of Understanding concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000 was issued by the County. The LOU recognized (18) transient dwelling units, one (1) permanent dwelling unit, and 4,108 square feet of nonresidential floor area as lawfully established on the site and not
subject to the Residential Rate of Growth Ordinance (ROGO) or Nonresidential Rate of Growth Ordinance (NROGO).

IV. REVIEW

1. Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance.

2. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that **nineteen (19) dwelling units, in the form of eighteen (18) transient residential dwelling units and one (1) permanent residential unit** were lawfully established on the subject property and their replacement would thereby be exempt from the ROGO permit allocation system. These lawfully established units are associated with specific buildings on the site as follows:
   a) Main hotel building (Building No. 1 per 2015 Property Record Card): 17 transient units (includes “hotel rooms #2-12, 14-18,” and a portion of the “hotel office” that was previously used as one lawful hotel unit);
   b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 1 permanent dwelling unit (“hotel room #20,” used as a permanent apartment for a hotel staff member); and
   c) Standard Oil station within courtyard (Building No. 4 per 2015 Property Record Card): 1 transient unit (“hotel room #1”).

3. Pursuant to MCC §138-50(1), the NROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully established nonresidential floor area which does not increase the amount of nonresidential floor area greater than that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing nonresidential floor area shall be entitled to one square foot for each such square foot lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of nonresidential floor area on or about September 19, 2001, the effective date of the original NROGO.

4. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that a total of **4,108 square feet of nonresidential floor area** was lawfully established on the site and is therefore not subject to the NROGO permit allocation system. This lawfully established floor area is associated with specific buildings on the site as follows:
   a) Main hotel building (Building No. 1 per 2015 Property Record Card): 300 square feet (includes portion of “hotel office” that was not previously used as a hotel room);
   b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 504 square feet;
c) Moka Café/formerly Copper Kettle (Building No. 3 per 2015 Property Record Card): 1,912 square feet;
d) Former Tea Room building (Building No. 5 per 2015 Property Record Card): 1,104 square feet;
e) Utility/storage shed (included as 12”x24’ rear portion of Building No. 5 per 2015 Property Record Card): 288 square feet.

This letter replaces any previous decisions by the Monroe County Planning & Environmental Resources Department related to the number and type of ROGO or NROGO exemptions on the property. This letter does not provide any vesting to existing regulations and the replacement dwelling units, nonresidential floor area, and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations and policies at the time of development approval.

You may appeal decisions set forth in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to the Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Sincerely,

[Townsley Schwab, Senior Director of Planning & Environmental Resources]

Mayté Santamaria, Senior Director Planning & Environmental Resources

CC: Emily Schermer, Comprehensive Planning Manager
Tavernier Properties, LLC
Additional Information added to File 2019-060