

File #: 2019-220

Owner's Name: Ocean Reef Chapel, Inc.

Applicant: Smith Hawks, PL

Agent / Contact: Barton W. Smith, Esq.

Type of Application: FLUM Amendment

Key: Ocean Reef

RE #: 00081740.000100

Additional Information added to File 2019-220

End of Additional File 2019-220

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Future Land Use Map (FLUM) Amendment Application

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

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 11 / 07 / 19
Month Day Year

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

SMITH HAWKS, PL

BARTON SMITH, ESQ.

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 SIMONTON STREET, KEY WEST, FLORIDA 33040

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

(305) 296-7227

BART@SMITHHAWKS.COM

Work Phone

Home Phone

Cell Phone

Email Address

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

Ocean Reef Chapel, Inc.

c/o Agent

(Name/Entity)

Contact Person

c/o Agent

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

c/o Agent

c/o Agent

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

7	59	41	Key Largo
Block	Lot	Subdivision	Key Name
00081740-000100		1090042	
Real Estate (RE) Number		Alternate Key Number	
32 OCEAN REEF Dr, KEY LARGO		106.5	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): Residential High (RH)

Proposed Future Land Use Map Designation(s): Institutional (I)

Current Land Use District Designation(s): Urban Residential 1.17 acres; Suburban Commercial 0.09 acres

Total Land Area Affected by Proposed FLUM (in acres): 1.26 acres

Tier Designation(s): N/A

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

The Property is currently utilized as a Chapel.

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

Please see attached letter.

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

No increase in allocated residential density requested.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)* Specifically the amendment furthers:

See attached letter.

- 2) **The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:**

See attached letter.

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

See attached letter.

- 4) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

See attached letter.

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

N/A

- 2) **Changed assumptions (e.g. regarding demographic trends):**

N/A

- 3) **Data errors, including errors in mapping, vegetative types and natural features:**

Please see attached letter

- 4) **New issues:**

N/A

- 5) **Recognition of a need for additional detail or comprehensiveness:**

N/A

6) Data updates:

N/A

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

See attached letter.

* * * * *

Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed) **Tab 1**
- Ownership Disclosure Form **Tab 2**
- Current Property Record Card(s) from the Monroe County Property Appraiser **Tab 3**
- Location map **Tab 4**
- Photograph(s) of site(s) from adjacent roadway(s) **Tab 5**
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (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; total acreage by habitat; and total upland area **Tab 6**
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **Tab 7**
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal) **Tab 8**

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) **Tab 9**
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*) **N/A**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*) **N/A**

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

Additional fees may apply pursuant to the approved fee schedule.

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Has a previous application been submitted for this site(s) within the past two years? Yes No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

SMITH/HAWKS
ATTORNEYS AT LAW

Barton w. Smith, Esq.
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
Email: Bart@SmithHawks.com

SENT VIA EMAIL AND FEDEX

November 8, 2019

Emily Schemper, Sr. Director Planning & Environmental Resources
Comprehensive Planning Manager
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

Re: Ocean Reef Chapel, Inc- Proposed Comprehensive Plan Future Land Use Map and Land Use District Zoning Amendments for Property No. 00081740-000100

Dear Emily,

Pursuant to discussions with staff, please find Ocean Reef Chapel, Inc.'s ("Applicant") Comprehensive Plan Future Land Use Map ("FLUM") Amendment Application for the Property (as defined below). A corresponding Land Use District Map ("LUD") Amendment Application and Overlay Application has been filed simultaneously (collectively the "Applications"). Additionally, please allow this letter to serve as data and analysis in support of the FLUM Comprehensive Plan and the LUD zoning amendments. The existing church on the Property was a conforming use prior to the 2017 Comp. Plan and LUD update and the final adoption of the same resulted in the structure being deemed lawfully nonconforming. The Proposed Amendments would eliminate the non-conformity and would not create an adverse impact to the community.

Applicant requests a waiver of all Application fees for the LUD and Comp. Plan FLUM amendments pursuant to Monroe County Board of County Commissioners Resolution No. 346-2018.¹

¹ See Monroe County Board of County Commissioners Resolution No. 346-2018, page 4, section 3 (There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official LUD map and/or the official FLUM, if the property owner can provide satisfactory evidence that a currently, lawfully existing use on the site, also existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map *and/or* a currently, lawfully existing use on the site, also existed lawfully on the site in 1997 and was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver and approve or deny the fee exemption request. This fee waiver 00175513 - v5

I. Amendment Background

a. Overview

A depiction of the Property is set forth below:



The Applications propose to amend the FLUM, as codified in the Map Atlas, Map Series 2-3 of the Monroe County Comprehensive Plan (“Comp. Plan”), from Residential High (“RH”) to Institutional (“INS”), and the LUD zoning district from Urban Commercial (“UR”) to Suburban Commercial (“SC”) (collectively the “Proposed Amendments”) and provide an overlay of Institutional use overlay (INS) for the property located at 32 Ocean Reef Drive, Key Largo with

Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.)

parcel ID. No. 00081740-000100 (“Property”). The Proposed Amendments would allow for the redevelopment and expansion of a Chapel on the Property, providing the residents of Ocean Reef with a place of community and religious worship.

b. Amendment Request

The Proposed Amendments seek to allow Applicant to fully redevelop and expand an existing chapel on the Property. During 2017, the County made substantial amendments to the Comp. Plan (the “Amendments”), which included revisions to the LUD zoning district maximum nonresidential land use intensities. As part of the Amendments, the County errantly reduced the maximum intensity for UR zoning districts from thirty (30) percent to zero. Prior to the Amendments, Applicant would have been permitted to redevelop and expand the existing church under a UR zoning district, which allowed a thirty (30) percent maximum nonresidential intensity, now the existing church on the Property is not permitted because the maximum Floor Area Ratio (“FAR”) is 0 and therefore the church is a nonconforming use. Consequently, any redevelopment of the church is limited to the existing square footage, which is 6,500 square feet. The Proposed Amendments would allow Applicant to redevelop and expand the existing church.

Additions to the relevant portions of the FLUM Comp. Plan and the LUD zoning map are set forth below:

II. The Proposed Amendment

(a) Comprehensive Plan Future Land Use Map Amendment.

Property Owner	RE No.	Property Address	Acreage for FLUM Amendment	Current FLUM	Proposed FLUM	Zoning	Tier Designation
Ocean Reef Chapel, Inc	00081740-000100	32 Ocean Reef Dr, Key Largo	1.27	RH	INS	UR	N/A

i. Comprehensive Plan FLUM Policies for current and proposed FLUM:

Policy 101.5.4

The principal purpose of the Residential High (RH) future land use category is to provide for high-density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing, located near employment centers.

Policy 101.5.12

The principal purpose of the Institutional (INS) future land use category is to provide for institutional uses by federally tax-exempt, nonprofit facilities, including, but not limited to, educational, scientific, religious, social service, cultural, health care, and recreational organizations. Related institutional residential and nonresidential uses, including student and employee housing, shall be allowed.

ii. Allowed uses based on FLUM:

Residential High FLUM	Institutional FLUM
Mobile Homes	Educational Facilities
Accessory Uses	Scientific Facilities
Detached Dwellings	Religious Facilities
Home Occupations (Special Use Permit Required)	Social Services Facilities
Tourist Housing with controlled access and regulating association	Cultural Facilities
Collocations on existing structure	Health Care Facilities
Wastewater nutrient reduction cluster systems	Recreational Facilities
Satellite Earth Stations	
RVs	

iii. Density and Intensity of Existing and Requested FLUM:

FLUM Category	Allocated Density (per acre)	Maximum Net Density (per buildable acre)	Maximum Intensity (floor area ratio)
Residential High (Existing)	2 – 7 du 0 – 10 rooms/spaces	N/A – 12 du 12 – 25 du (affordable)	0

Institutional (Proposed)	0 du-15 rooms/spaces	N/A 24 rooms/spaces	0.30
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(a) Land Use District Map Amendment.

Property Owner	RE No.	Property Address	Acreage for LUD zoning Amendment	Current LUD	Proposed LUD	FLUM	Tier Designation
Ocean Reef Chapel, Inc	00081740-000100	32 Ocean Reef Dr, Key Largo	1.17	UR	SC	RH	N/A

iv. Intensity of Existing and Requested LUD:

LUD Category	Allocated Density (per acre)	Maximum Net Density (per buildable acre)	Maximum Intensity (floor area ratio)
Urban Residential (Existing)	N/A	N/A	0
Suburban Commercial (Proposed)	N/A	N/A	0.30

III. Reasons for Proposed LUD and Comp. Plan FLUM Amendments:

As discussed previously, the County amended and updated the Comp. Plan. The 2030 Comp. Plan permits parcels zoned UR to develop a church with a conditional use permit. Due to its location in Ocean Reef, all conditional uses are permitted as of right pursuant to County LDR Sec. 130-74. Similar to UR districts in Ocean Reef, parcels zoned SC are permitted to develop a church as of right. Prior to the Amendments, both UR and SC zoning districts were permitted a maximum FAR of thirty (30) percent for development of a religious facility. However, the Amendments resulted in a patent data error, which reduced the permitted maximum FAR for UR zoning districts to zero (0) (the “Data Error”), in both the Comp. Plan and the Monroe County Land Development Code (the “Code”), but still allows churches as a conditional use. The permitted FAR for SC has remained thirty (30) percent.

The Ocean Reef Chapel is currently situated on a parcel of land that has a small portion (approximately 0.09 acres) zoned SC, and a majority (approximately 1.17 acres) zoned UR on the LUD district maps. The existing church is located in an area currently zoned UR and is approximately 6,500 square feet. Applicant desires to redevelop the property as a multi-denominational church with a total square footage of approximately 14,300 square feet. The development will consist of approximately 6,100 square feet of seminary space, and an additional 8,000 square feet consisting of attendant hallways, a kitchen, accessory offices, breakout rooms, and restrooms. Prior to the Amendments, the development would have been permitted in a UR zoning district with a conditional use permit.

The proposed INS FLUM has a primary purpose to “provide for institutional uses by federally tax-exempt, nonprofit facilities, including, but not limited to, educational, scientific, religious, social service, cultural, health care, and recreational organizations.” [§163.3177(6)(a), F.S.] Therefore, the proposed amendment restricts development on the Property to only those uses allowed under INS designation in the Comp. Plan, See uses table Supra.

IV. Analysis of Proposed Intensities; Compatibility; Concurrency Analysis:

Existing FLUM	Type	Adopted Standards	Development Potential
Residential High	Nonresidential Maximum Intensity	0	0 sf
Proposed FLUM			
Institutional	Nonresidential maximum Intensity	0.30	16,624.5 sf

(a) Net Change in Development Potential Based on FLUM:

1.27 acres currently designated RH and proposed for designation as INS:
 Nonresidential: +16,624.5 sf

V. Consistency/Basis

- i. **The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:**

163.3177(1), Fla. Stat. – The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government’s programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(a), Fla. Stat. – A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

163.3177(6)(a)(1), Fla. Stat. – Each future land use category must be defined in terms of uses included and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.

163.3177(4) Fla. Stat. – The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

163.3177(8) Fla. Stat. – Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the suitability of the plan amendment for its proposed use considering

the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

163.3161(4), Fla. Stat. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions.

163.3161(6), Fla. Stat. – It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act.

163.3178 (1), Fla. Stat. – The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

163.3178 (2)(b), Fla. Stat. – An analysis of the environmental, socioeconomic, and fiscal impact of development and redevelopment proposed in the future land use plan, with required infrastructure to support this development or redevelopment, on the natural and historical resources of the coast and the plans and principles to be used to control development and redevelopment to eliminate or mitigate the adverse impacts on coastal wetlands; living marine resources; barrier islands, including beach and dune systems; unique wildlife habitat; historical and archaeological sites; and other fragile coastal resources.

There are no provisions of Part II of Chapter 163 which are inconsistent with the Amendment.

- ii. **The Proposed Amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan. Specifically, the amendment furthers:**

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. [§163.3177(1), F.S.]

Objective 101.1

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan. Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [§163.3177 & 163.3180, F. S.]

Objective 101.4

Monroe County shall regulate nonresidential development to maintain a balance of land uses to serve the needs of the future population of Monroe County.

Policy 101.5.4

The principal purpose of the Residential High (RH) future land use category is to provide for high-density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing, located near employment centers.

Policy 101.5.12

The principal purpose of the Institutional (INS) future land use category is to provide for institutional uses by federally tax-exempt, nonprofit facilities, including, but not limited to, educational, scientific, religious, social service, cultural, health care, and recreational organizations. Related institutional residential and nonresidential uses, including student and employee housing, shall be allowed. [§163.3177(6)(a), F.S.]

GOAL 1302

Monroe County shall increase the participation of the citizens of the County and government related entities that operate within the County in the comprehensive planning and growth management process.

- iii. **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

Potable Water:

FKAA's Water Treatment Facility in Florida City has a maximum water treatment design of 29.8 million gallons per day (MGD) and is capable of treating up to 23.8 MGD. There are also two saltwater Reverse Osmosis (RO) plants located on Stock Island and Marathon which are capable of producing potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD, respectively. According to the County's last available public facilities report, the annual average daily demand is 17.76 MGD.

1.27 acres currently designated RH and proposed for designation as INS:

FLUM	Comp. Potable Water Policy 701.1.1	Plan Water	Max Floor Square Footage	Potential Area	LOS Standard	Net Change
Residential High (existing, 1.1 acres)	Nonresidential LOS .35 gal/sq. ft./day		0 sf		.35 Gal/sq. ft./day	--
Institutional (proposed, 1.27 acres)	Nonresidential LOS .35 gal/sq. ft./day		16,624.5 sf		.35 Gal/sq. ft./day	+5,818.4 gal/day

Currently, the existing church on the Property is approximately 6,500 square feet. The potable water LOS for this nonresidential structure is 2,275 gal/day. The proposed redeveloped church is approximately 14,300 square feet. The potable water LOS for the proposed nonresidential structure is 5,005 gal/day. The projected increase in potable water LOS is 2,730 gal/day.

Sanitary Sewer:

The Property will be served by the North Key Largo Utility Corp. North Key Largo Utility Corp has sufficient capacity to serve the Property.

Traffic Study

The proposed redevelopment will not result in a change to traffic flow.

- iv. **The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes. The Proposed Amendment specifically furthers the following Principles (Bolded):**

- (a) **Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.**

- (b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

- (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

- (d) **Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.**

- (e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

(g) Protecting the historical heritage of the Florida Keys.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned

properties;

8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

v. **Factors for basis of Amendment**

The Board of County Commissioners may consider an amendment if the change is based on one or more factors, including changed projections (e.g. regarding public service needs) from those on which the text was based, changed assumptions (e.g. regarding demographic trends), data errors, new issues, or recognition of a need for additional detail or comprehensiveness. This Amendment is based upon changed projections, changed assumptions, data errors, and new issues.

a. Changed projections

Not Applicable.

b. Changed assumptions

Not Applicable.

c. Data errors

The proposed FLUM amendment is based on a need to revise data errors contained within the Comp. Plan. Due to a data error in the Comp. Plan update maximum FAR for UR zoning districts was reduced from thirty (30) percent to zero for churches. The Proposed Amendments seek to amend the FLUM and LUD of the Property from RH to INS and UR to SC, respectively. Development of a church is allowed as of right in SC zoning districts, and the maximum FAR in SC districts is thirty (30) percent.

The proposed Comp. Plan FLUM amendment would serve to keep the LUD and FLUM maps consistent and would restrict development on the Property to only uses defined in the INS designation of the Comp. Plan. The Code requires that LUD zoning districts and FLUM designations must be consistent. The Comp. Plan allows INS to be used with new or existing zoning districts as appropriate.

d. New issues

Not Applicable.

e. Recognition of a need for additional detail or comprehensiveness

Not Applicable.

f. Data updates

Not Applicable.

vi. No Adverse Community Change

There will be no adverse change to unincorporated Monroe County if the proposed Amendment is approved. The proposed Amendment is geographically limited in scope.

vii. Conclusion

Based on the foregoing, Applicant requests Monroe County adopt the Amendments. Thank you for your consideration and assistance, and please feel free to contact me with any questions.

Emily Schemper, Senior Director, Planning and Environmental Resources
Re: Proposed Comp. Plan. FLUM And LUD Amendments.
November 8, 2019
Page 13 of 13

Sincerely,

A handwritten signature in blue ink, appearing to read 'Barton W. Smith', with a long horizontal stroke extending to the right.

Barton W. Smith, Esq.

Enclosures

BWS/JG

Electric cc: Ilze Aguila, Aguila-Ilze@MonroeCounty-FL.Gov

5.00
7.50

WARRANTY DEED
(FROM CORPORATION)

WABCO FORM A-3 (PHOTODUPLICATION)

This Warranty Deed Made and executed the 31ST day of January A. D. 1986 by
OCEAN REEF CLUB, INC.

a corporation existing under the laws of Florida, and having its principal place of
business at Ocean Reef, Key Largo, Monroe County, Florida,
hereinafter called the grantor, to

OCEAN REEF CHAPEL, INC., a Florida corporation not for profit,
whose postoffice address is 32 Ocean Reef Drive
Key Largo, FL 33037
hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Monroe
County, Florida, viz:

TRACT A, ANCHOR DRIVE SUBDIVISION, OCEAN
REEF PLAT NO. 10, as recorded in Plat Book
6, Page 118, of the Public Records of
Monroe County, Florida.

REC 0968 PAGE 1945
428556

FOR RECORD
MAR 19 P 1:14
DANNY L. KOLHAGE
CLERK
MONROE COUNTY

7.50
5 in record

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances

DS Paid 7.50 Date 3-19-86
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By Denise Bates DC.

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST: R. L. Guinan
Secretary

OCEAN REEF CLUB, INC.

Signed, sealed and delivered in the presence of:

Claude M. Gelnor
Chief A. Beathinus

By [Signature]



STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared RUSSELL A. POST AND R. L. GUINAN

well known to me to be the President and SECRETARY respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 31ST day of January

This Instrument prepared by:
Admitted in Official Records
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

Vernon W. Turner, Esq.
Attorney at Law
32 Card Sound Rd.
Key Largo, FL 33037



MY COMMISSION EXP. NOV. 9, 1987
BONDED THRU GENERAL INS. UNO.

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
Ocean Reef Chapel, Inc	100%
32 Ocean Reef Dr	
Key Largo FL 33037	

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* Please provide date of contract _____

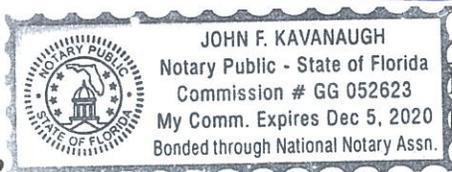
- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Gail Wheeler
 State of Florida, County of ~~Monroe~~ St. Johns

The foregoing instrument was acknowledged before me this 7TH day of November, by Gail Wheeler. He/she is personally known to me or has produced _____ as identification.



[Signature]
 Notary Public
 My Commission Expires DEC 05 2020



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 00081740-000100
 Account# 1090042
 Property ID 1090042
 Millage Group 500R
 Location 32 OCEAN REEF Dr, KEY LARGO
 Address
 Legal Description 7 59 41 ISLAND OF KEY LARGO PB4-83 PT NE1/4 OF SW1/4 AND PT OF TRA ANCHOR DRIVE SUB OCEAN REEF PLAT NO 10 PB6-118 G-55-105/106 G67-441 G68-172 OR435-855/861 OR809-1794/1796 OR2205-266/70
 (Note: Not to be used on legal documents.)
 Neighborhood 10011
 Property Class CHURCHES (7100)
 Subdivision
 Sec/Twp/Rng 07/59/41
 Affordable No
 Housing



Owner

OCEAN REEF CHAPEL INC
 32 Ocean Reef Dr
 Key Largo FL 33037

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$827,072	\$732,768	\$628,087	\$665,954
+ Market Misc Value	\$1,332	\$632	\$632	\$633
+ Market Land Value	\$221,660	\$221,660	\$221,660	\$221,660
= Just Market Value	\$1,050,064	\$955,060	\$850,379	\$888,247
= Total Assessed Value	\$1,028,957	\$935,416	\$850,379	\$888,247
- School Exempt Value	(\$1,050,064)	(\$955,060)	(\$850,379)	(\$888,247)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
CHURCH PROPERTY DRY (710D)	55,415.00	Square Foot	0	0

Commercial Buildings

Style CHURCHES-A- / 71A
 Gross Sq Ft 6,544
 Finished Sq Ft 6,544
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls CONC BLOCK
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 CONC BLOCK
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1974
 Year Remodeled
 Effective Year Built 1995

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,544	6,544	0
TOTAL		6,544	6,544	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	1	625 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/28/2006	\$200,000	Warranty Deed		2205	266	O - Unqualified	Improved
4/1/1980	\$19,000	Warranty Deed		809	1794	Q - Qualified	Vacant

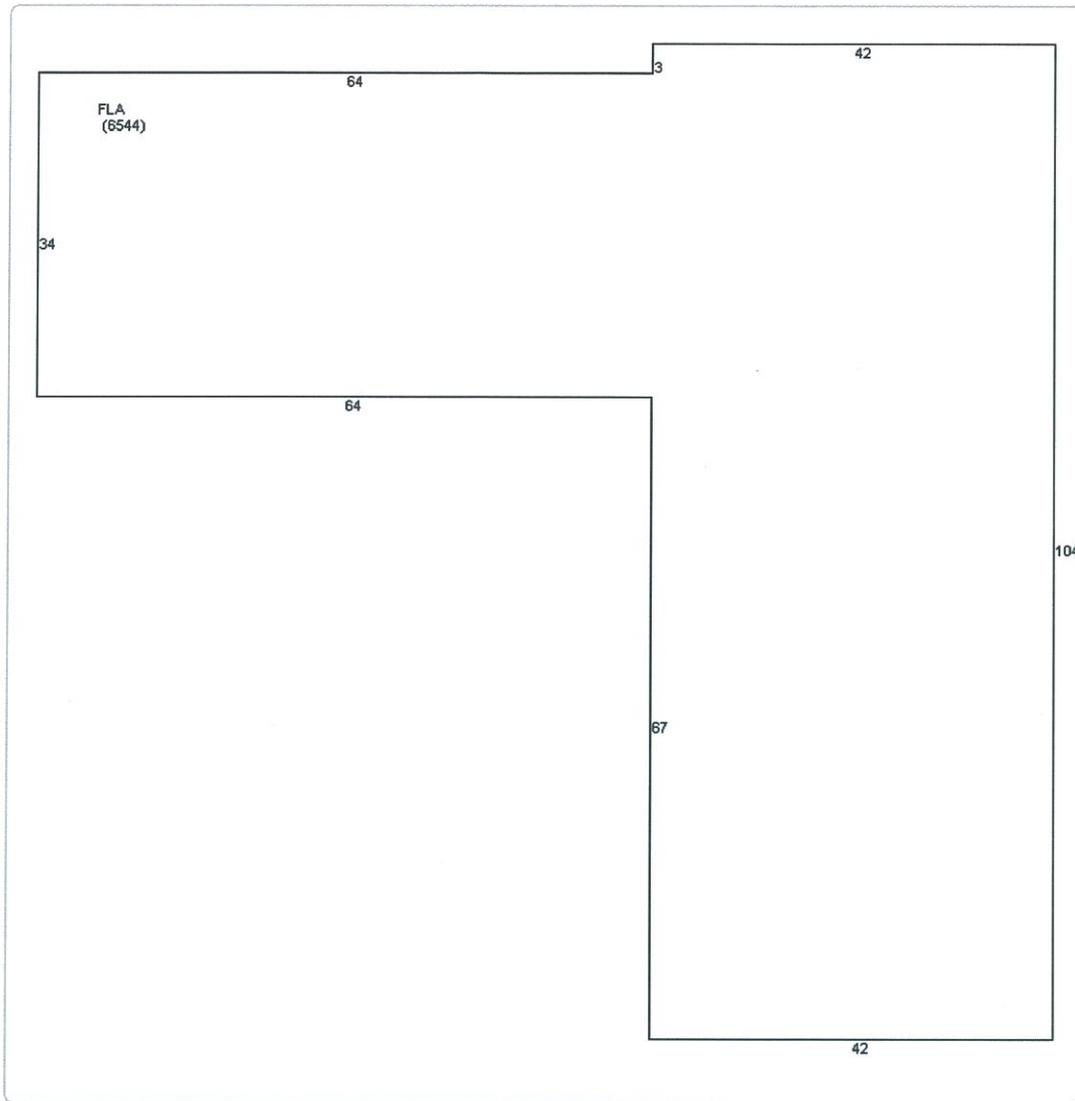
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16403631	7/5/2016	2/14/2017	\$175,000		INT/EXT REMODEL/REPAIR
13302428	7/31/2013	10/28/2013	\$1		REPLACEMENT WINDOWS/DOORS
13301586	5/16/2013	8/29/2013	\$1		RE-ROOF - METAL
9931484	7/1/1999	12/31/2000	\$1		MAJOR ADDITION

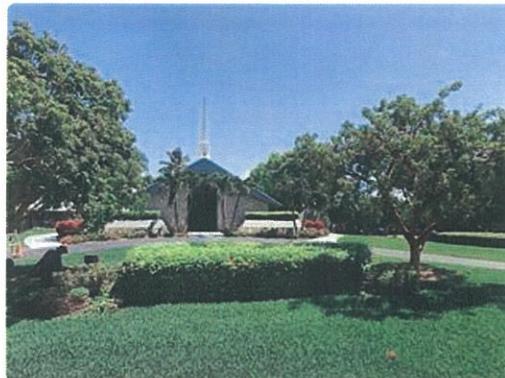
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 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

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Version 2.3.16





S Island Dr

S Island Dr

S Island Dr

Google

Ocean Reef Dr

The Chapel At
Ocean Reef



15 MARINA DRIVE UNIT B LLC
C/O RAYMOND J MCROY ESQ
124 CHERRY VALLEY AVE
Garden City, NY 11530

34 OCEAN REEF DRIVE CH2C LLC
2 Commonwealth Ave
Boston, MA 02116

4E CAY HARBOR LLC
4520 East West Hwy
Bethesda, MD 20814

ACHESON MICHAEL H TRUST 5/7/1973
C/O FIRST STATE TRUST COMPANY TRU
1 RIGHTER PKWY STE 120
Wilmington, DE 19803

ACM REAL ESTATE HOLDING LLC
8360 W Flagler St
Miami, FL 33144

ADAMS DAVID B
1395 Lands End Rd
Lantana, FL 33462

ANCHOR DRIVE HOLDINGS LLC
C/O GREENE AMANDA AND THOMAS
72 GOETZE ST
BAYHEAD, NJ 08742

ARBIL PROPERTIES INC
C/O GONZALEZ MIGUEL M ESQ
P O BOX N-3016
NASSAU,

ARMAS ADA G
225 Arida Pkwy
Miami, FL 33156

BACHER FRED
24 Dockside Ln
Key Largo, FL 33037

BAILEY JAMES H P JR AND KATHERINE
517 E Fort Macon Rd
Atlantic Beach, NC 28512

BAKER PATRICIA C
75 W Lake Rd
Key Largo, FL 33037

BARNHILL LISA A
10801 Stevenson Ln
Stevenson, MD 21153

BEAN PATRICIA W REVOCABLE TRUST
641 Leucadendra Dr
Coral Gables, FL 33156

BOYD DOUGLAS J
5124 Arrowhead Ln
Plano, TX 75093

BRAVO BEATRIZ
4209 Santa Maria St
Coral Gables, FL 33146

BROUSSARD BRUCE D REV TRUST 01/19
1604 Cherokee Rd
Louisville, KY 40205

BROWN FAMILY REVOCABLE TRUST 3/1
C/O MAX DOUGLAS BROWN AND MARY
7575 LAKE ST APT 2A
RIVER FOREST, IL 60305

BROWN JANET K REVOCABLE TRUST A
5 Cromwell Ct
Old Saybrook, CT 06475

BROYHILL MARKHAM HUNT
PO Box 500
Lenoir, NC 28645

C AND M REAL PROPERTIES LTD
C/O ENRIQUEZ MARIA C
1234 Andora Ave
Coral Gables, FL 33146

CAY HARBOR IA LLC
19840 Foggy Bottom Rd
Bluemont, VA 20135

CAY HARBOR REEF LLC
13555 Fiji Way
Marina del Rey, CA 90292

CCK PROPERTIES LLC
83 Fairfield Rd
Greenwich, CT 06830

CHANEY WILLIAM R REVOCABLE TRUST
40 Island Dr
Key Largo, FL 33037

CHANEY WILLIAM R TRUST 12/16/2010
40 Island Dr
Key Largo, FL 33037

CHARLES ATWOOD COMPANY
136 Michigan Ave E
Kalamazoo, MI 49007

COLEMAN ELIZABETH N TRUST RESTATI
3 Lakeside Ln
Key Largo, FL 33037

CONLEY MICHAEL A REVOCABLE TRUS
9611 Carriage Rd
Kensington, MD 20895

COPPEDGE JOHN B REVOCABLE TRUST
1147 Pilot Boy
Wadmalaw Island, SC 29487

DALE JERRY M
6455 SW 122nd Ave
Miami, FL 33183

DBI PROPERTIES/ORC LLC
3700 Cahaba Beach Rd
Birmingham, AL 35242

DE VILLIERS JR DAVID H
42 Woodward Ln
Lutherville, MD 21093

DELLIGATTI ELEANOR B
118 Riding Trail Ln
Pittsburgh, PA 15215

DEMNERLY JR FRANK R
216 E Oak Ave
Moorestown, NJ 08057

DEVAN ENTERPRISES CORPORATION
PO BOX 75069 RPO BOLTON SOUTH
BOLTON, ONTARIO L7E 1H6

ENK MARY-TERESE
PO Box 24203
Blue Springs, MO 64013

FAIRWAY LAKES ASSOCIATION INC
C/O MARQUIS ASSOCIATION MANAGEM
31 Ocean Reef Dr Ste C303
Key Largo, FL 33037

FASH DOUGLAS
1134 Marble Way
Boca Raton, FL 33432

FEHLHABER REAL ESTATE FAMILY PAR
C/O TRION CENTER
2020 W McNab Rd Ste 101
Fort Lauderdale, FL 33309

FERGER JANE D
70 Pumpkin Cay Rd
Key Largo, FL 33037

FLEET DEBRA J
1 Brookfield Ct
East Greenwich, RI 02818

FOSTER PHYLLIS S REVOCABLE TRUST
31 Ocean Reef Dr
Key Largo, FL 33037

FRIEDMAN EDWINA BAGWELL
321 Starlight
Natchitoches, LA 71457

GEAUX SOUTH LLC
148 Stallings Island St
Bluffton, SC 29910

GOOCH BARBARA L REVOCABLE TRUST
24 Dockside Ln
Key Largo, FL 33037

GOOD ANSWER II LLC
24 Dockside Ln
Key Largo, FL 33037

GPFP OCEAN REEF LLC
PO Box 460
Ocean City, MD 21843

GW REALTY ASSOCIATES II LP
6216 Sheaff Ln
Fort Washington, PA 19034

HILLYER CURTIS
24 Dockside Ln
Key Largo, FL 33037

HUBBARD VIRGINIA ANNE
303 Woodlawn Ave
Saint Paul, MN 55105

HUEY REVOCABLE TRUST
4000 Miramar Ave
Dallas, TX 75205

HUMMEL REV TR AGR 2/15/2007
C/O HUMMEL ROBERT P TRUSTEE
24 Dockside Ln
Key Largo, FL 33037

JACOBS JOHN W
2640 E Mel Currie Rd
Bloomington, IN 47408

KACHMARIK JENNIFER M
6526 Saint Partin Pl
Belle Isle, FL 32812

KAPLAN GINA M
3240 Muirfield
Weston, FL 33332

KRUMPFES BRENTON
2 W Delaware Pl
Chicago, IL 60610

LAKESIDE LANE ORC LLC
16120 W Troon Cir
Miami Lakes, FL 33014

LEBEN BOBBIE KARUSE
24 Dockside Ln
Key Largo, FL 33037

LEE JOHN
24 Dockside Ln
Key Largo, FL 33037

LEENHOUTS JAMES W
41 Island Dr
Key Largo, FL 33037

LERNER ESTHER
49 Beach Rd
Belvedere Tiburon, CA 94920

LEVY MARINA VILLA LLC
24 Dockside Ln
Key Largo, FL 33037

LIAUTAUD JAMES J
24 Dockside Ln
Key Largo, FL 33037

LILLY ELIZABETH
C/O ANDERSON CATHERY
5804 Baltimore Ave
Hyattsville, MD 20781

MACAULAY OCEAN REEF TRUST
1126 MORRISON HEIGHTS DR
OAKVILLE, ON L6J 4J1

MCGUIRE MARY JO REV AMENDED TRU
31 Channel Cay Rd
Key Largo, FL 33037

MINARD ROSE REBECCA M REVOCABLE
31 Ocean Reef Dr
Key Largo, FL 33037

MLECZKO PRISCILLA
1 Hinckley Ln
Nantucket, MA 02554

MOSLER BRUCE E
C/O CUSHMAN WAKEFIELD
1290 Avenue of the Americas Fl 7
New York, NY 10104

MTB 2000 TRUST 10/25/2018
16 Island Ave
Miami Beach, FL 33139

MTB 2000 TRUST FBO DWD 10/25/2018
16 Island Ave
Miami Beach, FL 33139

MTJ TRUST 11/25/2008
400 Alton Rd
Miami Beach, FL 33139

MV 9A LLC
545 Miller Rd
Wyckoff, NJ 07481

NORTH KEY LARGO UTILITY CORP
24 DOCKSIDE LANE PMB 512
KEY LARGO, FL 33037

O R BUSINESS CENTER LLC
35 Ocean Reef Dr
Key Largo, FL 33037

OCEAN REEF ART LEAGUE INC
120 ANCHOR DR
KEY LARGO, FL 33037

OCEAN REEF CHAPEL INC
32 Ocean Reef Dr
Key Largo, FL 33037

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Key Largo, FL 33037

OCEAN REEF CLUB INC
C/O ACCOUNTING DEPARTMENT
35 Ocean Reef Dr Ste 200
Key Largo, FL 33037

OCEAN REEF CLUB INC
C/O PRESIDENT
35 Ocean Reef Dr Ste 200
Key Largo, FL 33037

OCEAN REEF COMMUNITY ASSOCIATION
C/O ACCOUNTING DEPT
35 Ocean Reef Dr Ste 200
Key Largo, FL 33037

OCEAN REEF CULTURAL CENTER INC
24 DOCKSIDE LN
KEY LARGO, FL 33037

OCEAN REEF TRUST 10/17/2013
247 Greco Ave
Coral Gables, FL 33146

OCEAN REEF VOL FIRE DEPT INC
110 Anchor Dr
Key Largo, FL 33037

ORC MARINA VILLAGE 20 LLC
20 MARINA DR
Key Largo, FL 33037

ORC-CH6E CORP
PO Box 1
Franklin Lakes, NJ 07417

ORCMV10A LLC
219 E 1st St
Hinsdale, IL 60521

ORU ASSOCIATES INC
31 Ocean Reef Dr
Key Largo, FL 33037

PLATNER BRIAN IRR TRUST FBO AMANC
3 S Pelican Dr
Key Largo, FL 33037

POHLHAUS KAREN W
24 Dockside PMB 222 Ln
Key Largo, FL 33037

PRICE FAMILY REVOCABLE TRUST 7/2/1
62 Willits Rd
Glen Cove, NY 11542

PUIG JUAN
8015 Los Pinos Blvd
Coral Gables, FL 33143

RAGUCCI JEANETTE D LIVING TRUST 06/
105 Anchor Dr
Key Largo, FL 33037

REEF GABRIEL LLC
879 BUTTONWOOD
BOCA RATON, FL 33432

REEVES WILLIAM H REV LIV TR 1/4/2006
31 Ocean Reef Dr
Key Largo, FL 33037

RICH JOAN
610 Raring Dr
Orwigsburg, PA 17961

ROAMAN CAROL
411 5th Ave
New York, NY 10016

ROCK CRUSHER LLC
6800 SW 101st St
Miami, FL 33156

RODRIGUEZ JA (TONY) AND JUDITH T LIV
17070 SW 74th Pl
Palmetto Bay, FL 33157

ROUNTREE CARTER W
3 Cabot Rd
Andover, MA 01810

RUBINSEIN EVA
4216 BRITANNIA DR SW
CALGARY, ALBERTA T2S 1J3

SCHAAD LOUIS E JR TRUSTEE
318 Erin Dr
Knoxville, TN 37919

SCHMETTERER ROBERT
C/O COOPERMAN CITRIN
529 5TH AVE FL 2
New York, NY 10017

SCHMIDT JANET SURVIVORS TRUST 7/10
324 E Harbor View Dr
Fond du Lac, WI 54935

SHEA MARY-LEE
31 Ocean Reef Dr
Key Largo, FL 33037

SHEEHAN BOSTON RESIDENCE TRUST
C/O SHEEHAN TIMOTHY G AND MARY CI
470 Atlantic Ave Fl 4
Boston, MA 02210

SPEAR INVESTMENT ASSOCIATES
20 Spear Rd
Ramsey, NJ 07446

SPITZER A-TEAM LP
150 Bridge St E
Elyria, OH 44035

STANDICK LLC
3415 University Ave W
Saint Paul, MN 55114

STAVOLA ANDREA
PO Box 419
Kingston, NJ 08528

STAVOLA JASON W
808 Ashley Ave
Brielle, NJ 08730

SULLIVAN JILL P
PO Box 307
Rumson, NJ 07760

THIES PEGGY REV TR AGR 7/2/2008
C/O COMERICA BANK
2401 Pga Blvd Ste 198
Palm Beach Gardens, FL 33410

TIFT JR THOMAS W
PO Box 90907
Atlanta, GA 30364

TR OCEAN REEF LLC
1000 Brickell Ave
Miami, FL 33131

TRILLIAM PROPERTIES LLC
4545 NW 24th Ave
Boca Raton, FL 33431

WHISPERING GRAY LLC
322 Caravelle Dr
Jupiter, FL 33458

WILKIE MICHAEL
31 Ocean Reef Dr
Key Largo, FL 33037

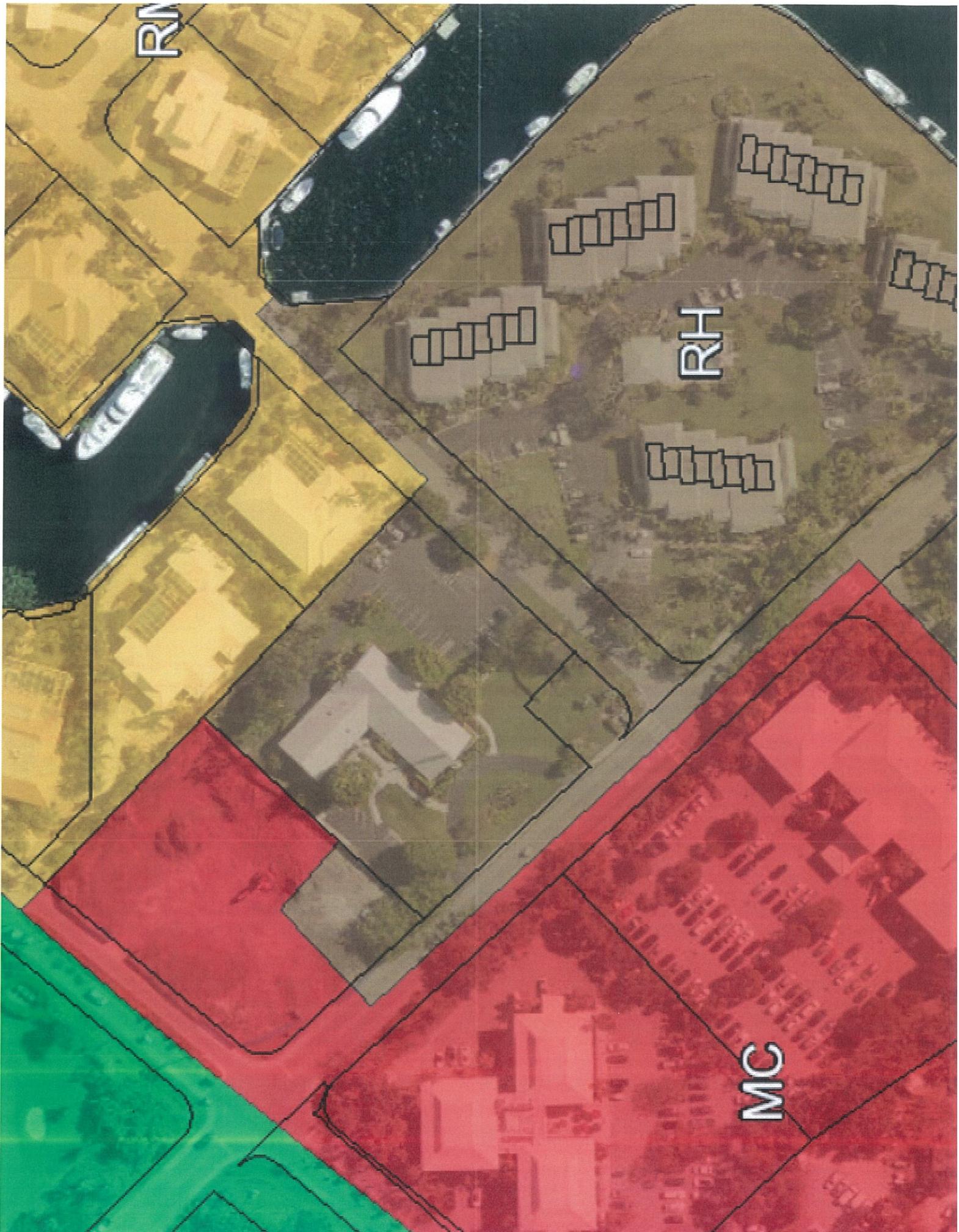
WILLIAMSON CAROL F
5501 Oak Ln
Coral Gables, FL 33156

WILLISON III LAWRENCE D
13 Lakeside Ln
Key Largo, FL 33037

WYLLIE CAROL G
8541 Glencairn Ln
Miami Lakes, FL 33016

ZERGA JOSEPH L
3677 Winding Wood Ln
Lexington, KY 40515

ZIEGLER LINDA J REVOCABLE TRUST 3/
5748 Jardin Pl
Columbus, OH 43213



RN

RH

MC

AGENT AUTHORIZATION FORM

Date of Authorization: 11 / 5 / 2019
Month Day Year

I hereby authorize BARTON W. SMITH, ESQ. / SMITH HAWKS, PL be listed as authorized agent
(Print Name of Agent)

representing Ocean Reef Chapel, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map Amendment and Land Use District Map Amendment Applications
(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)

7 59 41 Key Largo
Lot Block Subdivision Key (Island)
00081740-000100 1090042

Real Estate (RE) Number Alternate Key Number
32 OCEAN REEF Dr, KEY LARGO 106.5

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 SIMONTON STREET, KEY WEST, FLORIDA 33040

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

(305) 296-7227 BART@SMITHHAWKS.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: Gail Wheeler, Corporate Secretary

Printed Name of Property Owner: Gail Wheeler, Corp. Secretary

STATE OF FLORIDA COUNTY OF St. Johns

Sworn to and subscribed before me this 7th day of November, 2019,

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

as identification.
(Type of ID Produced)

Signature of Notary Public

My commission expires: DEC 05 2020

Notary Public Seal for John F. Kavanaugh, State of Florida, Commission # GG 052623, My Comm. Expires Dec 5, 2020, Bonded through National Notary Assn.

