

**File #:** 2019-060

**Owner's Name:** Tavernier Hotel Holdings

**Applicant:** PMG Asset Services

**Agent:** Jorge Cepero

**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  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request 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.

pd. CK 190026  
#2,621.99

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 133 x 3 = \$399.

Date of Application: 4 / 5 / 19  
Month Day Year

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

|                                                      |                                            |
|------------------------------------------------------|--------------------------------------------|
| <u>PMG Asset Services, LLC</u>                       | <u>Jorge Cepero</u>                        |
| Applicant (Name of Person, Business or Organization) | Name of Person Submitting this Application |
| <u>4651 Sheridan Street, Suite 480, FL 33021</u>     |                                            |
| Mailing Address (Street, City, State and Zip Code)   |                                            |
| <u>(954) 624-47-23</u>                               | <u>jorge.cepero@primegroupus.com</u>       |
| Work Phone                                           | Email Address                              |
| Home Phone                                           | Cell Phone                                 |

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

|                                                    |                                      |
|----------------------------------------------------|--------------------------------------|
| <u>Tavernier Hotel Holdings, LLC</u>               | <u>Jorge Cepero</u>                  |
| (Name/Entity)                                      | Contact Person                       |
| <u>4651 Sheridan Street, Suite 480, FL 33021</u>   |                                      |
| Mailing Address (Street, City, State and Zip Code) |                                      |
| <u>(954) 624-47-23</u>                             | <u>jorge.cepero@primegroupus.com</u> |
| Work Phone                                         | Email Address                        |
| Home Phone                                         | Cell Phone                           |

**Sender Site Legal Description of Property:**

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

|          |                              |                        |              |
|----------|------------------------------|------------------------|--------------|
| <u>A</u> | <u>1, 2, 3, 4, 5, 36, 37</u> | <u>Tavernier No. 2</u> | <u>Largo</u> |
| Block    | Lot                          | Subdivision            | Key          |

|                         |                      |
|-------------------------|----------------------|
| <u>00555610.000000</u>  |                      |
| Real Estate (RE) Number | Alternate Key Number |

|                                                |                         |
|------------------------------------------------|-------------------------|
| <u>91865 US Highway 1, Tavernier, FL</u>       | <u>92</u>               |
| Street Address (Street, City, State, Zip Code) | Approximate Mile Marker |

## APPLICATION

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

PL Ocean Residence Holdings, LLC Jorge Cepero  
(Name/Entity) Contact Person

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

(954) 624-47-23  
Work Phone Home Phone Cell Phone Email Address

**Receiver Site Legal Description of Property:**

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

8 and 5 Township 62 South Largo  
Block Lot Subdivision Key

00090820-000000  
Real Estate (RE) Number Alternate Key Number

97801 Overseas Highway 1-28, Key Largo, FL 33037 98  
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 CBR5 unit:** No

**Has a previous TRE 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.

By: PMG Asset Services, LLC

Signature of Applicant: \_\_\_\_\_

Jorge Cepero

Date: 4-5-19

STATE OF FLORIDA

COUNTY OF BROWARD

Sworn to and subscribed before me this 5 day of APRIL, 20 19,

by JORGE CEPERO, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

\_\_\_\_\_ as identification.

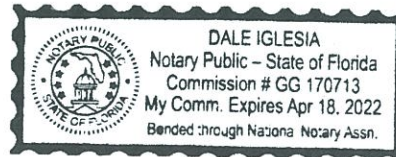
(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

DALE IGLESIA

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 E-

Proof of Ownership- Receiver  
Warranty Deed

Doc# 1999408 09/30/2014 9:09AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

This Instrument was Prepared By,

Interstate Property Holdings, LLC  
1111 Brickell Avenue, 29<sup>th</sup> 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

09/30/2014 9:09AM  
DEED DOC STAMP CL: Krys \$35,000.00

Doc# 1999408  
BK# 2705 Pg# 395

### 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, 29<sup>th</sup> Floor, Miami, Florida 33131, and PL Ocean Residence Holdings, LLC, a Florida limited liability company, (the "Grantee"), whose mailing address is 4651 Sheriden 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, HABITABILITY, 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:

INTERSTATE PROPERTY HOLDINGS,  
LLC, a Florida limited liability company

Print Name: Juan M. Gonzalez

By:

**Julian L. Mesa, President**

Print Name: Juliana M. Rasche

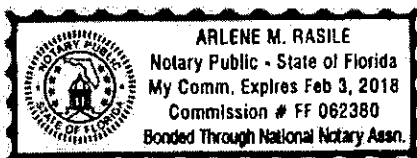
[CORPORATE SEAL]

[illegible]

The foregoing instrument was acknowledged before me this 17<sup>th</sup> 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: Arleene R. Rosillo

Notary Public, State of Florida at Large

Commission No.:

Commission Expires: 2/3/2014

**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.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 Northwesterly 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

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 2,400,000.00

This Instrument Prepared by and Return to:

Jennifer G. Sanchez, Esq.  
Sanchez & Ashby, P.A.  
1223 White Street, Unit 104  
Key West, FL 33040  
(305) 293-0084

Parcel ID Number: 00555610-000000

## Warranty Deed

This Indenture, Made this 29<sup>th</sup> 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)

DOLLARS,

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 GRANTEE'S 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 whomsoever.

Laser Generated by e-Display Systems, Inc., 2015 (813) 763-5555 Form FLWD-2

*[Handwritten signature]*

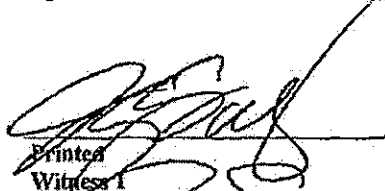
# Warranty Deed - Page 2

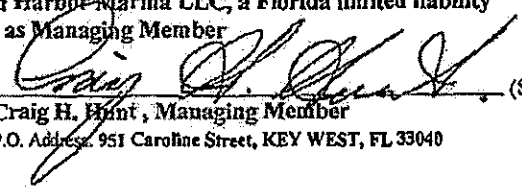
Parcel ID Number: 00555610-000000

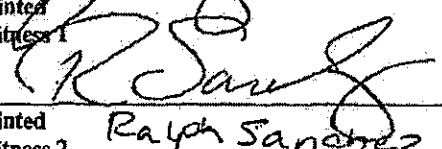
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

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

  
Printed  
Witness 1

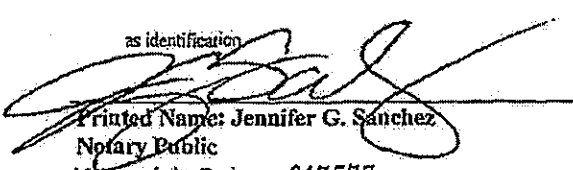
By:  (Seal)  
Craig H. Hunt, Managing Member  
P.O. Address: 951 Caroline Street, KEY WEST, FL 33040

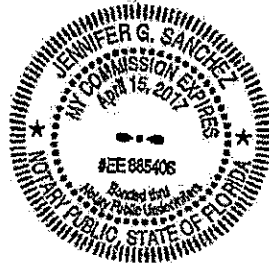
  
Printed  
Witness 2 Ralph Sanchez

STATE OF Florida  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 24th day of May, 2015 by  
Craig H. Hunt, as Managing Member of Conch Harbor Marina LLC, a Florida  
a 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

as identification

  
Printed Name: Jennifer G. Sanchez  
Notary Public  
My Commission Expires: 04/15/17



PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section G-

Current Property Record Card-  
Receiver



### 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 OVERSEAS Hwy 1-28, KEY LARGO  
 Address  
 Legal 6 62 39 ISLAND OF KEY LARGO PT LOTS 8 AND 15 PB1-59 AND ADJACENT BAY  
 Description BOTTOM OR112-92/93 CHANCERY 16-866 OR242-43/45 OR383-745(II DEED  
 24410) OR534-866E OR757-224 OR974-843/46P/R OR1223-309 OR1346-  
 1520/21PET OR1346-1533/34 OR1346-1536DC OR1353-19/20 OR1353-21/22  
 OR1353-44/45C OR1765-40/41 OR1765-42/43 OR2558-800/03C/T OR2705-395/98  
 (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

|                            | 2018        | 2017        | 2016        | 2015        |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$0         | \$0         | \$0         | \$0         |
| + Market Misc Value        | \$34,274    | \$34,274    | \$26,405    | \$22,090    |
| + Market Land Value        | \$1,753,806 | \$1,595,479 | \$1,616,052 | \$1,660,976 |
| = Just Market Value        | \$1,788,080 | \$1,629,753 | \$1,642,457 | \$1,683,066 |
| = Total Assessed Value     | \$1,788,080 | \$1,629,753 | \$1,642,457 | \$1,683,066 |
| - School Exempt Value      | \$0         | \$0         | \$0         | \$0         |
| = School Taxable Value     | \$1,788,080 | \$1,629,753 | \$1,642,457 | \$1,683,066 |

### Land

| Land Use                    | Number of Units | Unit Type   | Frontage | Depth |
|-----------------------------|-----------------|-------------|----------|-------|
| (0300)                      | 157,818.00      | Square Foot | 0        | 0     |
| ENVIRONMENTALLY SENS (000X) | 0.30            | Acreage     | 0        | 0     |

### Yard Items

| Description   | Year Built | Roll Year | Quantity | Units   | Grade |
|---------------|------------|-----------|----------|---------|-------|
| SEAWALL       | 1975       | 1976      | 1        | 2085 SF | 1     |
| FLOATING DOCK | 1984       | 1985      | 1        | 1 UT    | 2     |
| WOOD DOCKS    | 1984       | 1985      | 1        | 160 SF  | 2     |
| CH LINK FENCE | 1998       | 1999      | 1        | 500 SF  | 3     |
| CONC PATIO    | 1971       | Roll Year | 1        | 400 SF  | 3     |

### Sales

| Sale Date | Sale Price  | Instrument           | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|----------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 9/17/2014 | \$5,000,000 | Warranty Deed        |                   | 2705      | 395       | 12 - Unqualified   | Vacant             |
| 3/2/2012  | \$100       | Certificate of Title |                   | 2558      | 800       | 12 - Unqualified   | Vacant             |
| 2/15/2002 | \$1         | Warranty Deed        |                   | 1765      | 40        | M - Unqualified    | Improved           |
| 5/1/1995  | \$1         | Warranty Deed        |                   | 1353      | 0019      | M - Unqualified    | Improved           |

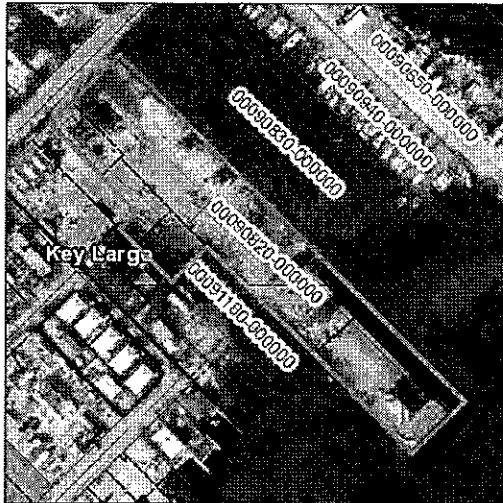
## Permits

| Number   | Date Issued | Date Completed | Amount    | Permit Type | Notes                                                                           |
|----------|-------------|----------------|-----------|-------------|---------------------------------------------------------------------------------|
| 17305103 | 1/24/2019   |                | \$101,920 | Commercial  | 643 SF COMMERCIAL POOL & DECK                                                   |
| 16301196 | 8/15/2016   |                | \$18,000  | Commercial  | FOR GUARDHOUSE AS ACCESSORY TO RESIDENTIAL DWELLING UNITS UNDER CONDITIONAL USE |
| 2305192  | 12/19/2002  | 7/10/2003      | \$1       |             | DEMO/SCREEN PORCH                                                               |
| 2304706  | 11/14/2002  | 7/10/2003      | \$1       |             | DEMOLITION OF MOBIL HOME                                                        |

## Photos



## Map



## TRIM Notice

[Trim Notice](#)

2018 Notices Only

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

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## 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

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 00555610-000000  
 Account# 1681946  
 Property ID 1681946  
 Millage Group 500P  
 Location 91865 OVERSEAS Hwy, TAVERNIER  
 Address  
 Legal  
 Description BK A LTS 1-5 AND 36-37 TAVERNIER NO 2 PB2-8 KEY LARGO AND PT DISCLAIMED ALLEY (RES NO 11-1968) E6-162 OR405-1100 OR456-15/16 OR679-208 OR760-97 OR777-285 OR833-593 OR841-265 OR841-266 OR841-270D/C OR841-272 OR841-274 OR841-284 OR1044-1828 OR1010-31 OR1010-399/AFF OR1067-2306/07 OR1172-997 OR1197-1015/16 OR1229-148 OR1657-1813 OR2186-2007/2008 OR2347-1038/1043ORD OR2461-82/84 OR2745-570-71 OR2838-854(RES NO26-2017)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10020  
 Property Class HOTEL/MOTEL (3900)  
 Subdivision TAVERNIER NO 2  
 Sec/Twp/Rng 34/62/38  
 Affordable No  
 Housing



### Owner

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

### Valuation

|                            | 2018        | 2017        | 2016        | 2015        |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$941,159   | \$914,058   | \$0         | \$0         |
| + Market Misc Value        | \$104,573   | \$101,562   | \$0         | \$0         |
| + Market Land Value        | \$1,045,732 | \$1,015,620 | \$1,717,769 | \$1,717,769 |
| = Just Market Value        | \$2,091,464 | \$2,031,240 | \$1,717,769 | \$1,717,769 |
| = Total Assessed Value     | \$2,078,501 | \$1,889,546 | \$1,717,769 | \$1,717,769 |
| - School Exempt Value      | \$0         | \$0         | \$0         | \$0         |
| = School Taxable Value     | \$2,091,464 | \$2,031,240 | \$1,717,769 | \$1,717,769 |

### Land

| Land Use | Number of Units | Unit Type   | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (3900)   | 2,375.00        | Square Foot | 25       | 90    |
| (3900)   | 8,212.00        | Square Foot | 0        | 0     |
| (3900)   | 10,665.00       | Square Foot | 25       | 90    |

### Commercial Buildings

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 5,827  
 Finished Sq Ft 5,248  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 (I)  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation CONC PILINGS  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0

Half Bathrooms 0  
 Heating Type  
 Year Built 1936  
 Year Remodeled  
 Effective Year Built 1990  
 Condition

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| OPX          | EXC OPEN PORCH | 96           | 0             | 0         |
| FLA          | FLOOR LIV AREA | 5,248        | 5,248         | 0         |
| OPF          | OP PRCH FIN LL | 224          | 0             | 0         |
| OUF          | OP PRCH FIN UL | 70           | 0             | 0         |
| PTO          | PATIO          | 189          | 0             | 0         |
| <b>TOTAL</b> |                | <b>5,827</b> | <b>5,248</b>  | <b>0</b>  |

Style SERV SHOPS ETC / 25C  
 Gross Sq Ft 1,344  
 Finished Sq Ft 1,344  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1936  
 Year Remodeled  
 Effective Year Built 1990  
 Condition

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 1,344        | 1,344         | 0         |
| <b>TOTAL</b> |                | <b>1,344</b> | <b>1,344</b>  | <b>0</b>  |

Style RESTAURANT & CAFETR / 21C  
 Gross Sq Ft 1,998  
 Finished Sq Ft 1,818  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls MIN WOOD SIDING with 10% AVE WOOD SIDING  
 Quality 250 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 MIN WOOD SIDING  
 Exterior Wall2 AVE WOOD SIDING  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1936  
 Year Remodeled  
 Effective Year Built 1990  
 Condition

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 1,818        | 1,818         | 0         |
| OPF          | OP PRCH FIN LL | 108          | 0             | 0         |
| PTO          | PATIO          | 72           | 0             | 0         |
| <b>TOTAL</b> |                | <b>1,998</b> | <b>1,818</b>  | <b>0</b>  |

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 348  
 Finished Sq Ft 348  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING

Quality 250 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1936  
 Year Remodeled  
 Effective Year Built 1990  
 Condition

| Code  | Description    | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA   | FLOOR LIV AREA | 348         | 348           | 0         |
| TOTAL |                | 348         | 348           | 0         |

Style HOTEL/MOTEL D / 39D  
 Gross Sq Ft 1,784  
 Finished Sq Ft 1,392  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 250 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1943  
 Year Remodeled  
 Effective Year Built 1990  
 Condition

| Code  | Description    | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA   | FLOOR LIV AREA | 1,392       | 1,392         | 0         |
| OPF   | OP PRCH FIN LL | 216         | 0             | 0         |
| PTO   | PATIO          | 176         | 0             | 0         |
| TOTAL |                | 1,784       | 1,392         | 0         |

### Yard Items

| Description    | Year Built | Roll Year | Quantity | Units   | Grade |
|----------------|------------|-----------|----------|---------|-------|
| WALL AIR COND  | 1975       | 1976      | 1        | 16 UT   | 2     |
| WALL AIR COND  | 1975       | 1976      | 1        | 6 UT    | 1     |
| ASPHALT PAVING | 1991       | 1992      | 1        | 232 SF  | 2     |
| FENCES         | 1994       | 1995      | 1        | 1158 SF | 2     |
| WOOD DECK      | 1997       | 1998      | 1        | 796 SF  | 2     |
| CONC PATIO     | 1975       | 1976      | 1        | 1582 SF | 2     |
| FENCES         | 1983       | 1984      | 1        | 96 SF   | 2     |
| BRICK PATIO    | 2013       | 2014      | 1        | 1000 SF | 2     |
| WALL AIR COND  | 2013       | 2014      | 1        | 2 UT    | 1     |

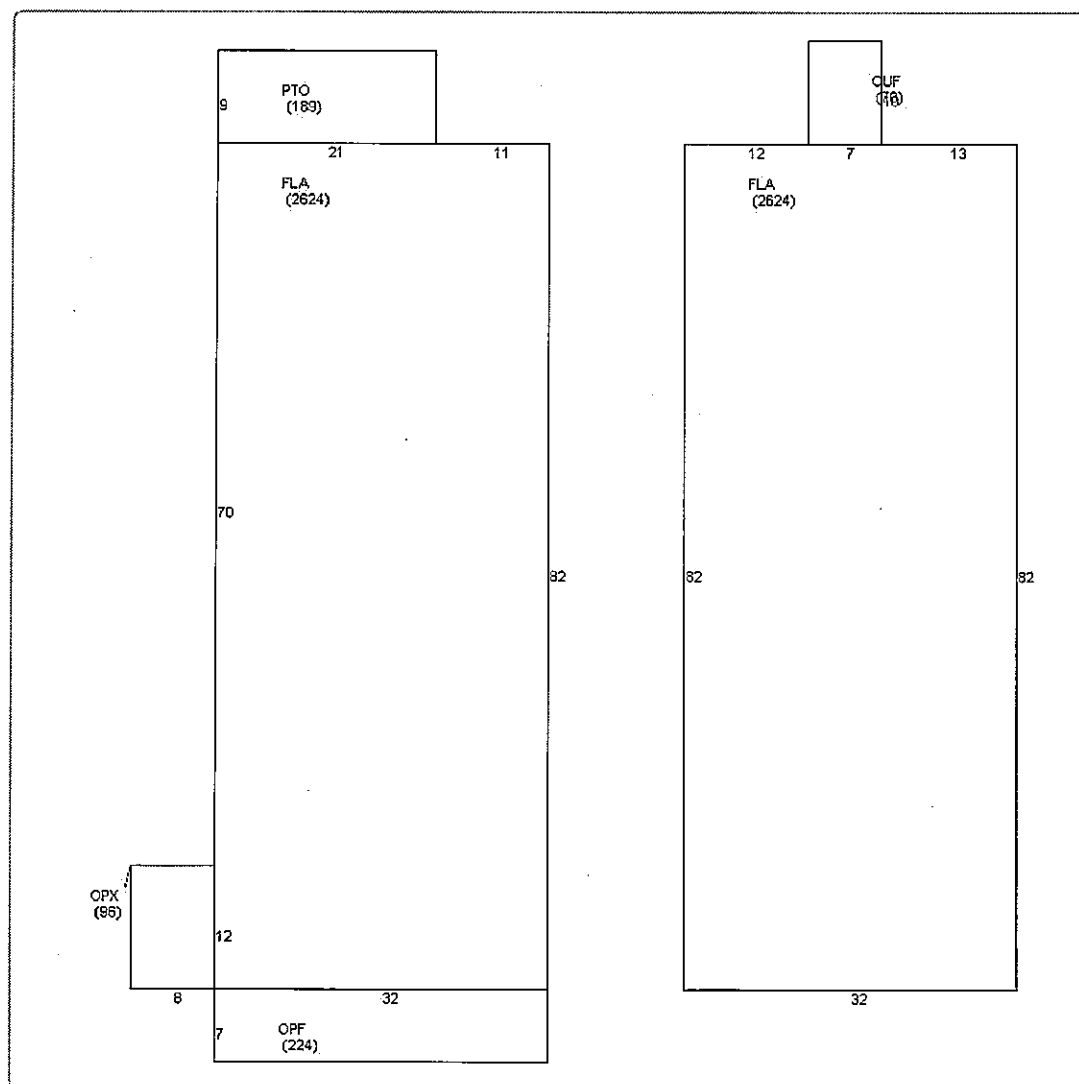
### Sales

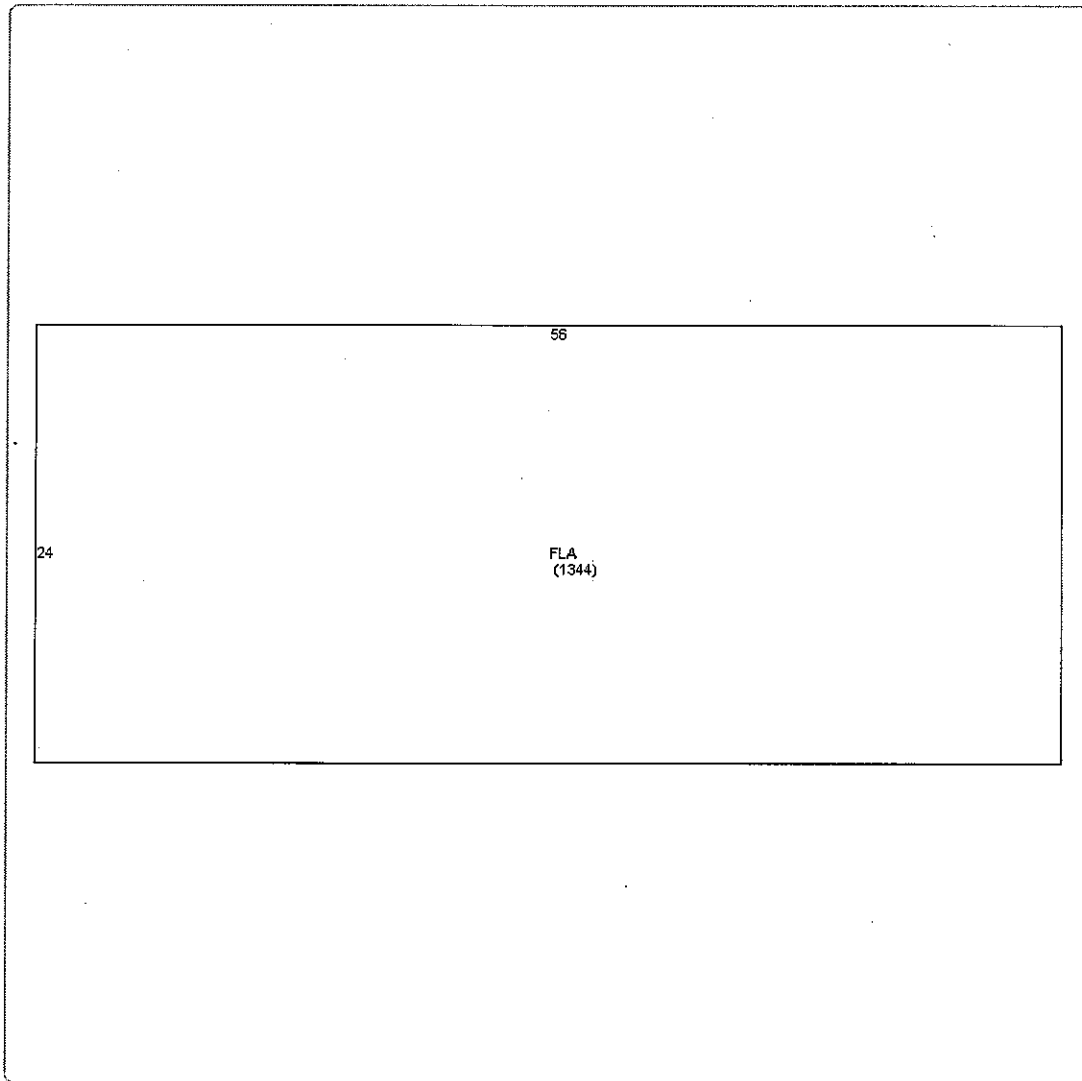
| Sale Date | Sale Price  | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 5/29/2015 | \$2,400,000 | Warranty Deed |                   | 2745      | 570       | 37 - Unqualified   | Improved           |
| 3/25/2010 | \$2,300,000 | Warranty Deed |                   | 2461      | 82        | 01 - Qualified     | Improved           |
| 2/3/2006  | \$2,750,000 | Warranty Deed |                   | 2186      | 2007      | M - Unqualified    | Improved           |
| 10/4/2000 | \$1         | Warranty Deed |                   | 1657      | 1813      | M - Unqualified    | Improved           |
| 12/1/1991 | \$1         | Warranty Deed |                   | 1197      | 1015      | M - Unqualified    | Improved           |
| 9/1/1988  | \$1         | Warranty Deed |                   | 1067      | 2306      | M - Unqualified    | Vacant             |
| 3/1/1988  | \$1         | Warranty Deed |                   | 1044      | 1828      | M - Unqualified    | Vacant             |

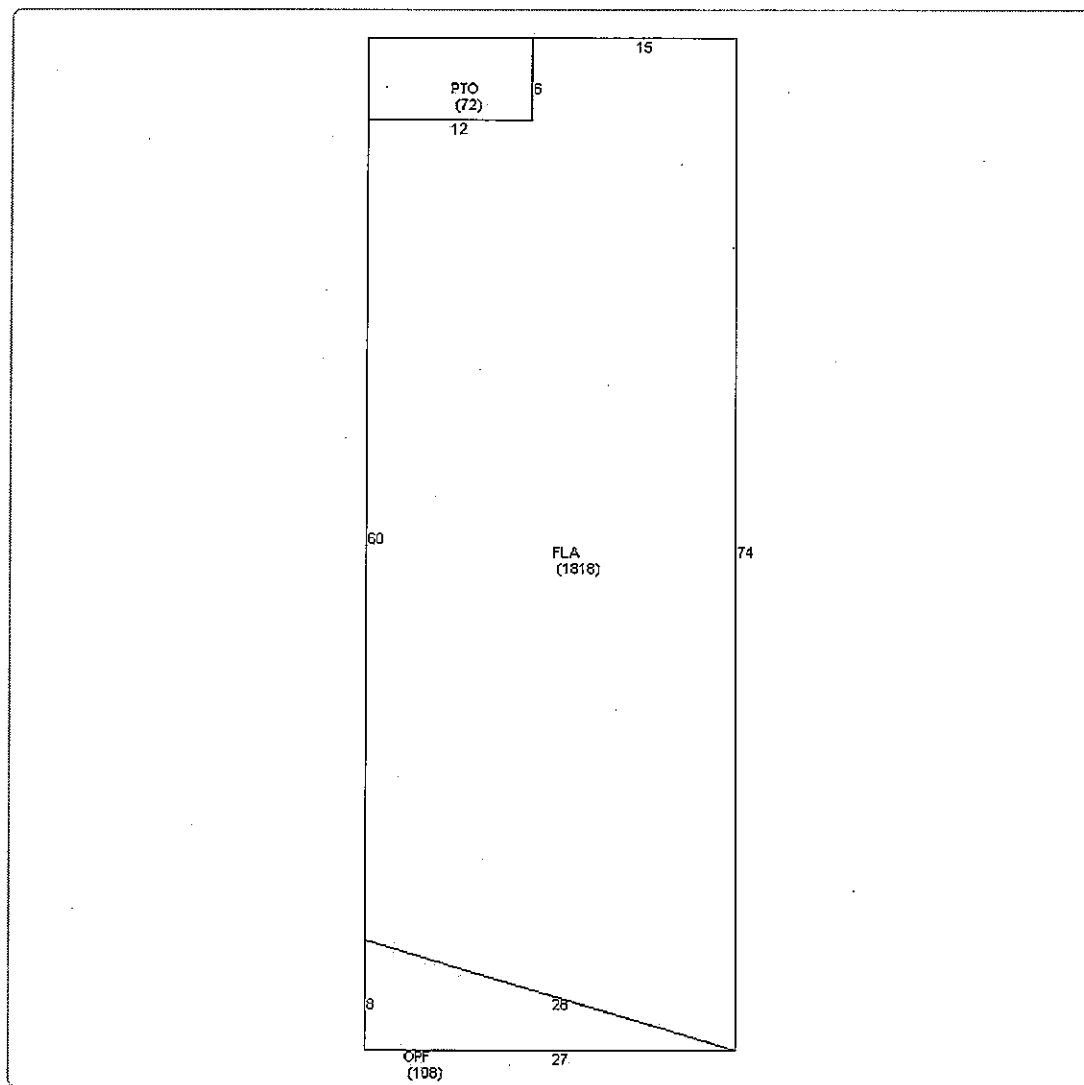
## Permits

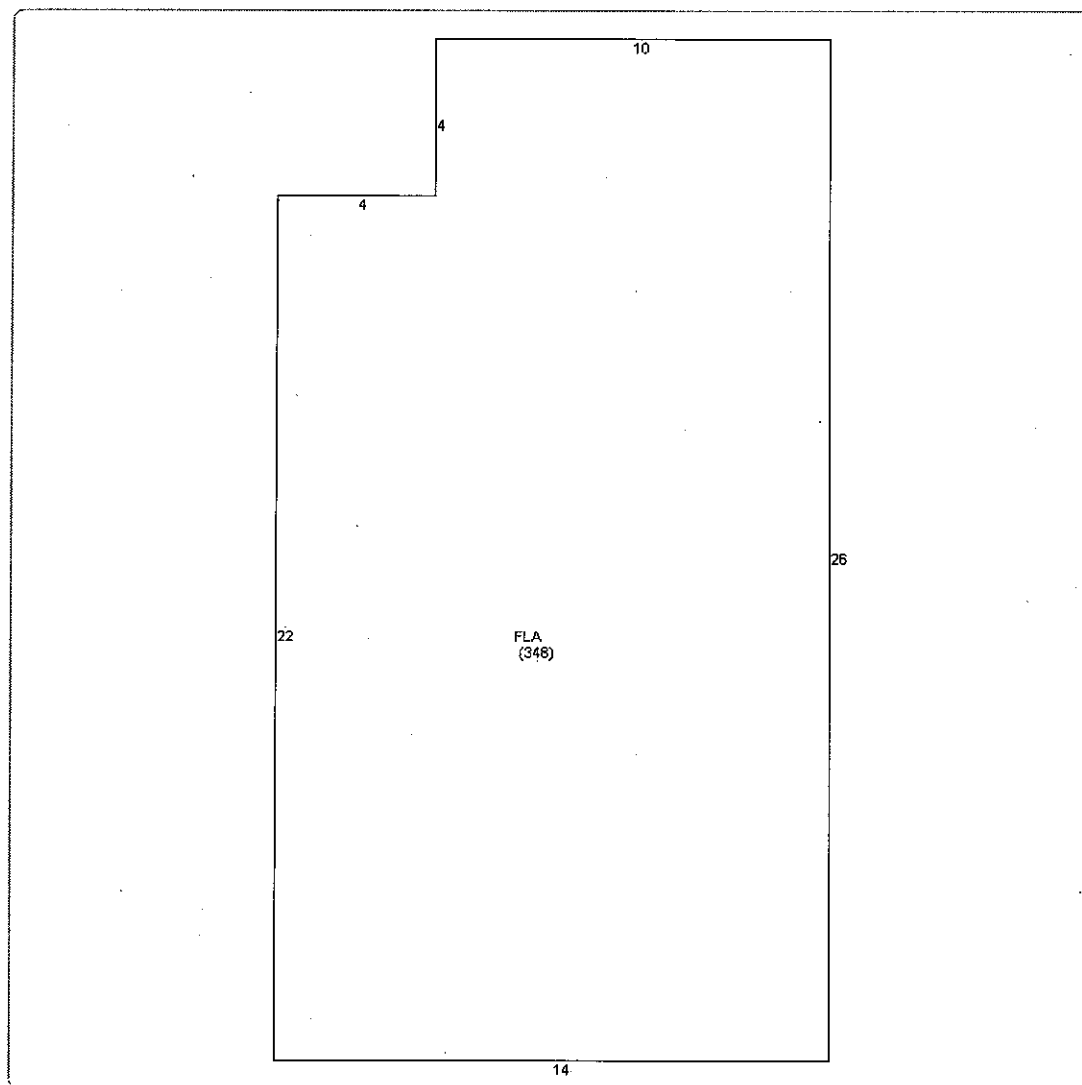
| Number   | Date Issued | Date Completed | Amount    | Permit Type | Notes                                                                       |
|----------|-------------|----------------|-----------|-------------|-----------------------------------------------------------------------------|
| 16308605 | 10/17/2017  |                | \$175,000 | Commercial  | MULTI-FAMILY AFFORDABLE HOUSING (6)                                         |
| 17301120 | 5/11/2017   | 5/17/2017      | \$17,000  | Commercial  | INT/EXT REMODEL/REPAIR WORK INCLUDES REDUCE 18 HOTEL ROOMS TO 6 HOTEL ROOMS |
| 12303532 | 1/18/2013   | 5/7/2013       | \$13,500  | Commercial  | INSTALL PAVERS                                                              |
| 07303655 | 9/24/2007   | 12/10/2007     | \$1       | Commercial  | INTERIOR DEMOLITION                                                         |
| 06302331 | 7/7/2006    | 1/1/2007       | \$1       | Commercial  | ROOF (HOTEL #6)                                                             |
| 06303255 | 7/7/2006    | 1/1/2007       | \$1       | Commercial  | ROOF (HOTEL #4)                                                             |
| 06303256 | 7/7/2006    | 1/1/2007       | \$1       | Commercial  | ROOF (HOTEL #1)                                                             |
| 06303257 | 7/7/2006    | 1/1/2007       | \$1       | Commercial  | ROOF (HOTEL #3)                                                             |
| 06301814 | 5/5/2006    | 1/1/2007       | \$1       | Commercial  | INTERIOR DEMOLITION                                                         |
| 2303978  | 9/5/2002    | 1/1/2004       | \$1       | Commercial  | REM/REP 5 TON A/H                                                           |

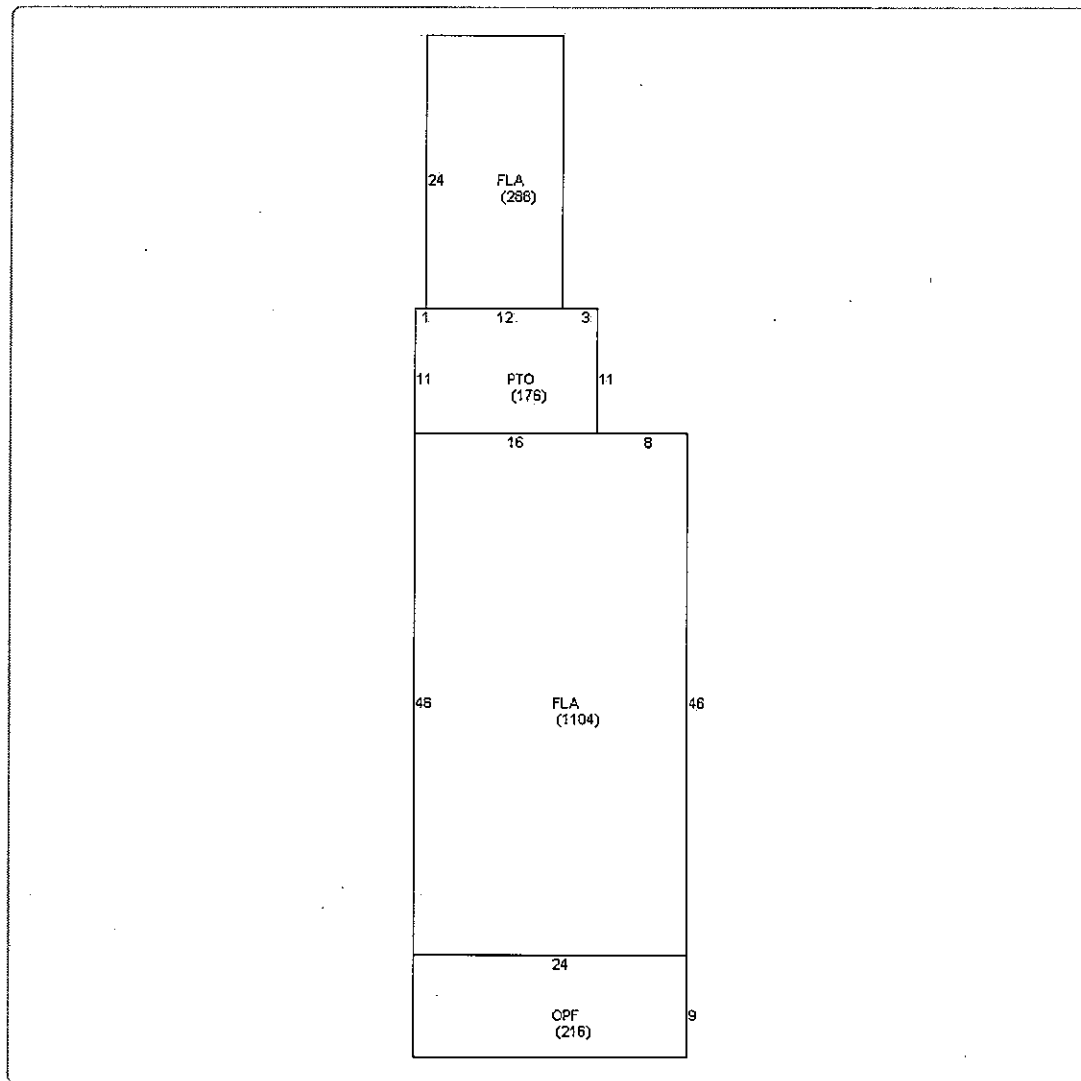
## Sketches (click to enlarge)



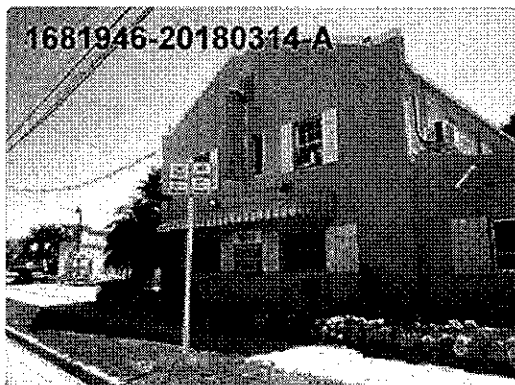








## Photos



## Map



## TRIM Notice

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2018 Notices Only

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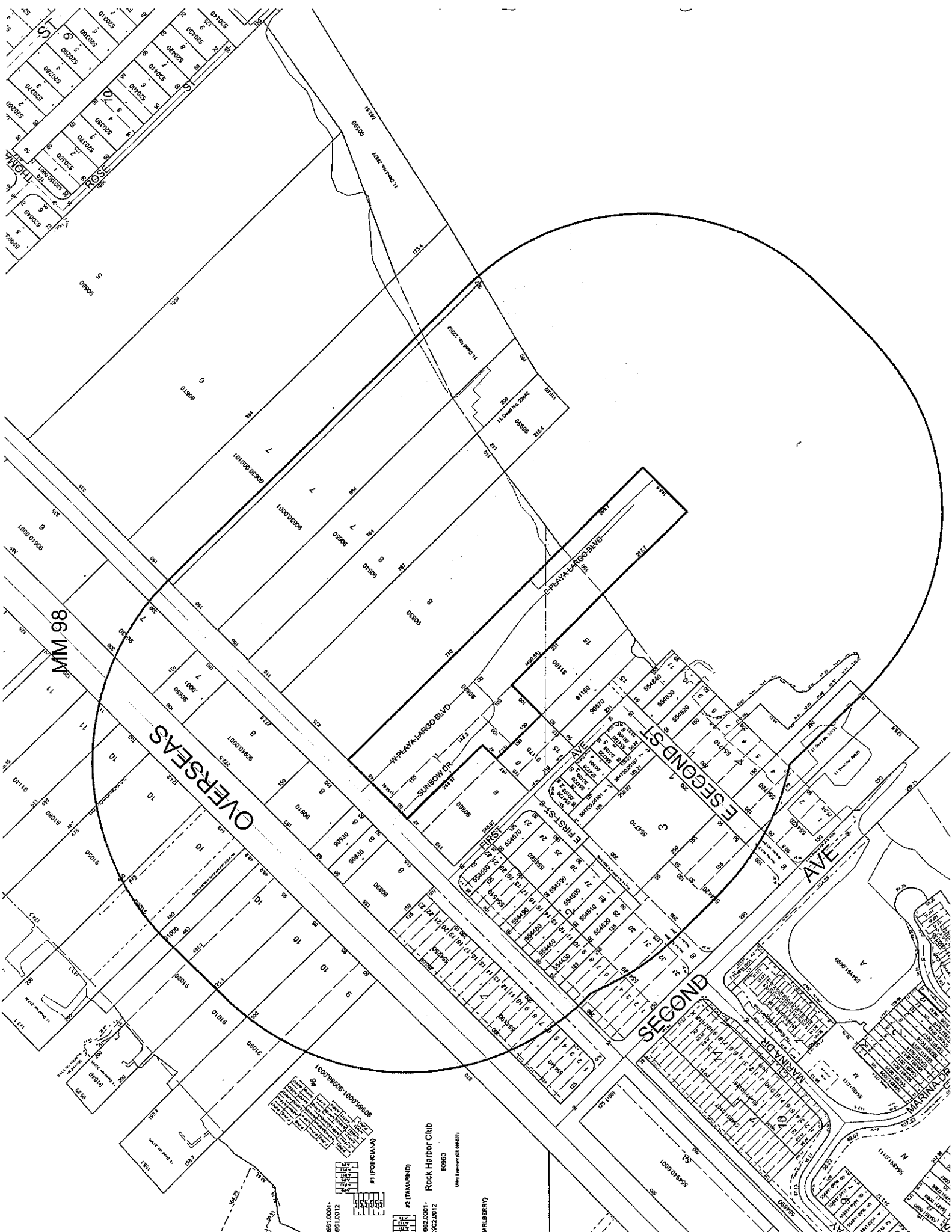
## PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

### Application for Transfer of Dwelling ROGO Exemption

#### Section I-

#### Location/Radius Map- Receiver



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952.0001-  
952.0012

Rock Harbor Club  
95650

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ALBERTO

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# PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section J-

Radius Report- Receiver

SPON LISTING FOR  
Receiver Site 00090820-000000

3/14/2019

| ParcelId        | OwnerAddress1                                     | OwnerAddress2                         | OwnerAddress3               | OwnerAddress4 |
|-----------------|---------------------------------------------------|---------------------------------------|-----------------------------|---------------|
| 00554490-000000 | 97665 OSHWY LLC                                   | PO Box 370888                         | Key Largo, FL 33037         |               |
| 00090965-000200 | ADAM RYAN A REV TR 05/13/05                       | 600 S Atlantic Ave                    | Daytona Beach, FL 32118     |               |
| 00554550-000000 | ADAMS JAMES HARVEY                                | 18404 SW 87th Ct                      | Cutler Bay, FL 33157        |               |
| 00091080-000000 | ADAMS LINDA                                       | PO Box 370073                         | Key Largo, FL 33037         |               |
| 00091170-000000 | ALBURN-JOHNSON CAROL M                            | 105 First Ave                         | Key Largo, FL 33037         |               |
| 00091180-000000 | BELL LLOYD F JR REVOCABLE TRUST OF 2011           | 1008 Highway 98 E                     | Destin, FL 32541            |               |
| 00090966-002100 | BENARD MARIANNE DECLARATION OF TRUST 7/10/2013    | 1009 Azalea Rd                        | Delray Beach, FL 33483      |               |
| 00090966-001500 | BERNAT DOLORES P TRUST AGR 4/23/1998              | 12832 Quail Ct                        | Palos Heights, IL 60463     |               |
| 00090964-000100 | BESADA MARCIA ESTATE                              | 521 Majorca Ave                       | Coral Gables, FL 33134      |               |
| 00090965-000100 | BLET MARIA MAS                                    | 245 Candia Ave                        | Coral Gables, FL 33134      |               |
| 00090964-000200 | BOCA MARINA COURT LLC                             | 634 Boca Marina Ct                    | Boca Raton, FL 33487        |               |
| 00090961-000400 | BODKER TERRIL                                     | 97652 OVERSEAS HWY APT P4             | KEY LARGO, FL 33037         |               |
| 00090966-000600 | BOLAND KATHY B REVOCABLE TRUST 10/1/2015          | 97652 OVERSEAS HWY                    | KEY LARGO, FL 33037         |               |
| 00090962-000700 | BORKOWSKI CATHERINE M                             | 5 Greenwich Ct                        | Shoreham, NY 11786          |               |
| 00090962-000300 | BROCK LISA M                                      | 14606 Jockeys Ridge Dr                | Charlotte, NC 28277         |               |
| 00090961-000700 | BURGESS ANGELA D                                  | 15440 SW 148th Pl                     | Miami, FL 33187             |               |
| 00554430-000000 | BUSMAN-MORIARTY CLAUDIA                           | 97625 Overseas Hwy                    | Key Largo, FL 33037         |               |
| 00090966-000700 | BVG TROPICAL HOLDINGS LLC                         | 97652 Overseas Hwy                    | Key Largo, FL 33037         |               |
| 00554190-000000 | CAMILLE'S FOODS INC                               | PO BOX 371532                         | KEY LARGO, FL 33037         |               |
| 00090870-000000 | CARLTON ALLISON SIRICA H/W                        | 218 SE 14th St                        | Miami, FL 33131             |               |
| 00554720-001020 | CASTRO DOLLY                                      | 110 First Ave                         | Key Largo, FL 33037         |               |
| 00090962-001200 | CHILDRÉE RONALD M                                 | 97652 Overseas Hwy                    | Key Largo, FL 33037         |               |
| 00090966-001800 | CLARK DIANA                                       | 1673 South St                         | New Haven, VT 05472         |               |
| 00091000-000000 | COCONUT BAY OF KEY LARGO INC                      | PO Box 372098                         | Key Largo, FL 33037         |               |
| 00090964-000800 | COPLAN JANET SUE TRUST 4/30/2014                  | 11859 Arboretum Run Dr                | Fort Myers, FL 33913        |               |
| 00090964-000300 | CORRADINI CAROL ANN LIV TR 06/06/2006             | 7744 SW 193rd St                      | Cutler Bay, FL 33157        |               |
| 00090961-000100 | CULLEN JR ROBERT F                                | 14641 SW 67th Ave                     | Palmetto Bay, FL 33158      |               |
| 00554720-001010 | DELGADO CYNTHIA                                   | 23 E First St                         | Key Largo, FL 33037         |               |
| 00090962-001100 | DICKER CRAIG L                                    | 9000 New Delhi Pl                     | Dulles, VA 20189            |               |
| 00090961-000600 | DILLON WILLIAM                                    | 30800 S Wixom Rd                      | Wixom, MI 48393             |               |
| 00090966-002300 | ELIADES JEANNE                                    | 31 Starlight Dr                       | Hopewell Junction, NY 12533 |               |
| 00090966-002700 | ESPY ALEXANDRA BEATON                             | 97652 Overseas Hwy                    | Key Largo, FL 33037         |               |
| 00090963-000400 | FAGGIONI CAROLYN I                                | 2073 Hendricks Ave                    | Belmore, NY 11710           |               |
| 00090962-000800 | FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 | C/O BRUMBAUGH JOHN M TRUSTEE          | 6479 Sunset Dr              |               |
| 00090963-001200 | FIRST MIDWEST TRUST COMPANY                       | C/O FIRST MIDWEST BANK TRUST DIVISION | PO Box 990                  |               |
| 00554250-000000 | FIRST STATE BANK OF THE FLORIDA KEYS              | C/O ACCOUNT PAYABLE                   | 3406 N Roosevelt Blvd       |               |
| 00090961-000500 | FOX AMY M H/W                                     | 97652 Overseas Hwy                    | Key Largo, FL 33037         |               |
| 00090966-002200 | FRANZ P AND L FAMILY TR 1/12/1990                 | C/O FRANZ LANE                        | 97652 Overseas Hwy Apt HH45 |               |
| 00090963-000600 | GAC MARIA U                                       | 573 Sheridan Rd                       | Glencoe, IL 60022           |               |
| 00090961-000300 | GARCIA AVELINO                                    | 8401 SW 84th Ter                      | Miami, FL 33143             |               |
| 00090961-000800 | GIBAT KENNETH A                                   | 1157 Wheaton Dr                       | Bethlehem, PA 18017         |               |
| 00090963-000500 | GOLDSTEIN AMBER E                                 | 97652 Overseas Hwy                    | Key Largo, FL 33037         |               |

| ParcelId        | OwnerAddress1                                  | OwnerAddress2              | OwnerAddress3               | OwnerAddress4 |
|-----------------|------------------------------------------------|----------------------------|-----------------------------|---------------|
| 00091160-000000 | GUENTHER DEBRA L                               | 110 Pueblo St              | Tavernier, FL 33070         |               |
| 00090962-000600 | HAAS DENNIS                                    | 97652 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090630-000100 | HAGA INSTITUTE FOR ADV LEADERSHIP TRAINING INC | 4725 Peachtree Corners Cir | Peachtree Corners, GA 30092 |               |
| 00090961-001000 | HALEY JAMES A TRUST                            | 11034 SW 37th              | Davie, FL 33328             |               |
| 00090930-000000 | HARMONY HEALING CENTER INC                     | 97840 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090963-001000 | HARRIS MARGARET M                              | 424 Spruce Ave             | West Islip, NY 11795        |               |
| 00054830-000000 | HART LAUREN                                    | 2811 KIRK ST               | MIAMI, FL 33133             |               |
| 00090966-002000 | HAYNIE J NEIL                                  | 800 Cypress Way            | Boca Raton, FL 33486        |               |
| 00090963-001100 | HEELY CATHERINE G                              | 9 Nocturne Rd              | Monroe Township, NJ 08831   |               |
| 00090962-000900 | HEINER DONNA E                                 | 97652 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090966-002600 | HEINRICH LAURA J REVOCABLE TRUST 9/6/2012      | 97652 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090964-000600 | HEISEL JOAN E                                  | 2144 Pennington Rd         | Ewing, NJ 08638             |               |
| 00054720-001070 | HERNANDEZ MAYE                                 | 31 E 2nd St                | Key Largo, FL 33037         |               |
| 00054720-001040 | HERNANDEZ-CASTRO NOYDE                         | 114 First Ave              | Key Largo, FL 33037         |               |
| 00090964-001100 | HILLEND DAVID REVOCABLE TRUST 6/3/2016         | 97652 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090966-001900 | HOLTON JENNIFER A                              | 296 Washington Ave         | Memphis, TN 38103           |               |
| 00090965-000700 | KALATZIS DIMITRIOS                             | 97652 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090962-000200 | KANG JENRANG                                   | 42 Onelda Ave              | Oakland, NJ 07436           |               |
| 00090966-000200 | KARP LISA                                      | 97652 OVERSEAS HWY         | Key Largo, FL 33037         |               |
| 00090963-000200 | KATZMAN HOWARD E                               | 7255 SW 140th Ter          | Palmetto Bay, FL 33158      |               |
| 00090965-000500 | KERCKAERT MICHAEL                              | 5825 Hempstead Rd          | Oxford, MI 48371            |               |
| 00054420-000000 | KEY MARINA DEVELOPMENT LLC                     | 52 Riley Rd                | Kissimmee, FL 34747         |               |
| 00090910-000000 | KEYS 90 LLC                                    | 2420 Brickell Ave          | Miami, FL 33129             |               |
| 00090964-001200 | KLASFELD ILENE                                 | 1908 NW 4th Ave            | Boca Raton, FL 33432        |               |
| 00090965-000600 | KUM/PENNAAR BRAM                               | 296 CLAUDE AVE             | DORVAL, QUEBEC H9S 3B2      |               |
| 00091060-000000 | KONA KAI RESORT MANAGEMENT GROUP LLC           | 8600 NW 41st St            | Doral, FL 33166             |               |
| 00090962-000400 | KOSHNER ERICK                                  | 11342 Saint Paul St        | Saint Louis, MO 63141       |               |
| 00090963-000100 | KRAUSE FRANCES                                 | 2637 NW 23rd Way           | Boca Raton, FL 33431        |               |
| 00090966-002500 | KROHN JR JOHN RAMON                            | 61 Bittern Dr              | Gettysburg, PA 17325        |               |
| 00054820-000000 | LAMB WILLIAM R AND CHERYL L                    | 34 E 2ND ST                | KEY LARGO, FL 33037         |               |
| 00090630-000000 | LANDCO LLC                                     | 97 W Okeechobee Rd         | Hialeah, FL 33010           |               |
| 00054580-000000 | LANDRY BONNIE LAVONNE                          | 24 E First St              | Key Largo, FL 33037         |               |
| 00090966-000800 | LARSEN EKATERINA                               | C/O AVROROW                | 1370 S OCEAN BLVD APT 706   |               |
| 00090965-000400 | LESPERANCE USA V                               | 1351 NW 16th St            | Miami, FL 33125             |               |
| 00090966-001100 | LEVY BARUCH                                    | 2708 Oakmont Ct            | Weston, FL 33332            |               |
| 00090963-000300 | LISOR CLEM F                                   | 1840 Biscayne Dr           | Orlando, FL 32804           |               |
| 00090965-000900 | LOPEZ-RUIZ REBECCA                             | 97652 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090966-001200 | MAIOY CHRISTOPHER O                            | 1148 Sheltered Brook Dr    | Huron, OH 44839             |               |
| 00054840-000000 | MARLEY SPAREY LLC                              | 355 W LAKEVIEW Ct          | OCONOMOWOC, WI 53066        |               |
| 00090965-001000 | MATJESKI CAROL STOLL                           | 97652 Overseas Hwy         | Key Largo, FL 33037         |               |
| 00090961-001100 | MAYER ANN E FINN                               | 3 Swan Ter                 | Greenland, NH 03840         |               |
| 00090964-000500 | MCCASKEY EVERETT A                             | 117 Alohalia Pl            | Kailua, HI 96734            |               |

Pompano Beach, FL 33062

| ParcelId        | OwnerAddress1                                      | OwnerAddress2              | OwnerAddress3                           | OwnerAddress4            |
|-----------------|----------------------------------------------------|----------------------------|-----------------------------------------|--------------------------|
| 00090966-003000 | MCCEE LAWRENCE U                                   | 5110 Palmerston Ln         | Winston Salem, NC 27104                 |                          |
| 00090965-001100 | MERRELL CHERYL ANN                                 | 97652 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00554720-001050 | MEYERS PATRICK JEFFREY                             | 116 First Ave              | Key Largo, FL 33037                     |                          |
| 00090966-002400 | MILANDER MARY LOU                                  | 97652 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00090964-000900 | MLM COASTAL LLC                                    | 97652 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00090966-001000 | MOFFITT GREGORY P                                  | 29453 Cedar Neck Rd        | Key Largo, FL 33037                     |                          |
| 00090830-000000 | MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY    | 1200 Truman Ave            | Ocean View, DE 19970                    |                          |
| 00554760-000000 | MY FAMILY TRUST 12/4/2012                          | C/O STOIA SAMUEL C TRUSTEE | Key West, FL 33040                      |                          |
| 00554510-000000 | NATIONWIDE 97671 LLC                               | 97671 Overseas Hwy         | PO BOX 370888                           | Key Largo, FL 33037      |
| 00091090-000000 | NHC-FL 134 LLC                                     | 27777 Franklin Rd          | Key Largo, FL 33037                     |                          |
| 00090966-000100 | OCHBERG LYNN                                       | 4383 Maumee Dr             | Southfield, MI 48034                    |                          |
| 00090966-003100 | OKUN THEODORE                                      | 97652 Overseas Hwy         | Okemos, MI 48864                        |                          |
| 00090880-000000 | PDI DEVELOPMENTS LLC                               | PO Box 372492              | Key Largo, FL 33037                     |                          |
| 00090820-000000 | PL OCEAN RESIDENCE HOLDINGS LLC                    | 4651 Sheridan St           | Key Largo, FL 33021                     |                          |
| 00090860-000000 | PLOR MF HOLDING LLC                                | 4651 Sheridan St           | Hollywood, FL 33021                     |                          |
| 00090966-001300 | PRETE GAYLE H/W                                    | 165 N Canal St             | Chicago, IL 60606                       |                          |
| 00090965-000800 | RAHAIM ANDREW D                                    | 63 Ball Farm Way           | Wilmington, DE 19808                    |                          |
| 00091140-000000 | ROEBLING SUSAN REV TRUST 11/10/2004                | PO Box 1167                | Tavernier, FL 33070                     |                          |
| 00090962-000100 | RWB46 ENTERPRISES LP                               | 3831 SW 56th St            | Fort Lauderdale, FL 33312               |                          |
| 00090965-000300 | SANTANA RAMON R                                    | PO Box 901368              | Homestead, FL 33090                     |                          |
| 00090963-000900 | SCULL PROPERTIES LLC                               | C/O SCULL DAVID            | 7960 OLD GEORGETOWN RD STE 8C           | Bethesda, MD 20814       |
| 00091010-000000 | SEAFARER RESORT AND BEACH LLC                      | 97684 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00091020-000000 | SEE THE SEA OF KEY LARGO INC                       | PO Box 372098              | Key Largo, FL 33037                     |                          |
| 00090961-000800 | SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/1996 | 200 Wyndemere Cir          | Wheaton, IL 60187                       |                          |
| 00090961-000900 | SHUCK LISA L                                       | 7485 Cady Rd               | North Royalton, OH 44133                |                          |
| 00090966-000500 | SHUGG ELIZABETH A                                  | 97652 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00090961-000200 | SIMPSON JOHN                                       | 541 FOREST GATE CRCS       | WATERLOO, ONTARIO N2V 2X3               |                          |
| 00090964-001000 | SMILEY DORIS L                                     | 13525 SW 98th Ct           | Miami, FL 33176                         |                          |
| 00090962-000500 | SMITH BRIAN R T                                    | 97652 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00554570-000000 | SMITH MICHAEL J AND DONNA                          | 515 CARIBBEAN BLVD         | KEY LARGO, FL 33037                     |                          |
| 00091050-000000 | SOMADDA INC                                        | PO Box 370073              | Key Largo, FL 33037                     |                          |
| 00090963-000700 | SOMOGYI MARILYN B                                  | 42 W College Ave           | Yardley, PA 19067                       |                          |
| 00090966-000400 | SPRINKLE JR GEORGE C                               | 17205 SW 256th St          | Homestead, FL 33031                     |                          |
| 00090966-002800 | STELRI LLC                                         | C/O LEROY                  | 3532 E Higgins Dr                       | Mount Pleasant, SC 29466 |
| 00090940-000100 | STOKY & STOKY LLC                                  | 103900 B Overseas Hwy      | Key Largo, FL 33037                     |                          |
| 00090966-002900 | STONE THOMAS J TRUST 7/21/2000                     | PO Box 372880              | Key Largo, FL 33037                     |                          |
| 00554720-001060 | STUBBLEFIELD JOSEPH                                | 118 First Ave              | Key Largo, FL 33037                     |                          |
| 00090966-000300 | TIELEN GISELA B                                    | 97652 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00090630-000101 | TIFF                                               | C/O DEF                    | 3900 COMMONWEALTH BLVD MAIL STATION 115 | TALLAHASSEE, FL 32399    |
| 00090965-001200 | TILTON JACQUELYN C                                 | 97652 Overseas Hwy         | Key Largo, FL 33037                     |                          |
| 00090964-000700 | TUCKER CHARLENE A                                  | 401 Clover Mill Rd         | Exton, PA 19341                         |                          |
| 00090890-000000 | UPPER KEYS MARINE CONSTRUCTION INC                 | PO Box 372790              | Key Largo, FL 33037                     |                          |

SPON LISTING FOR  
Receiver Site 00090820-000000

3/14/2019

| ParcelId                        | OwnerAddress1                               | OwnerAddress2      | OwnerAddress3                | OwnerAddress4 |
|---------------------------------|---------------------------------------------|--------------------|------------------------------|---------------|
| 00054480-000000                 | VALDES CARLOS AND ELOINA                    | 97675 OVERSEAS HWY | KEY LARGO, FL 33037          |               |
| 00090966-000900                 | VALERIUS LYNN C                             | 9200 SW 85th St    | Miami, FL 33173              |               |
| 00054720-001030                 | VASQUEZ KARLA                               | 112 First Ave      | Key Largo, FL 33037          |               |
| 00090966-001600                 | VEIL MARK                                   | 107 Woodsmuir Ct   | Palm Beach Gardens, FL 33418 |               |
| 00090966-001400                 | WALSH FRANK B JR REVOCABLE TRUST 11/30/1996 | 97652 Overseas Hwy | Key Largo, FL 33037          |               |
| 00090961-001200                 | WALTZMAN STUART REVOCABLE TRUST 12/4/1998   | 333 E 30th St      | New York, NY 10016           |               |
| 00090962-001000                 | WESTER DAVID A                              | 4244 Chase Ave     | Miami Beach, FL 33140        |               |
| TOTAL = 133 X \$3.00 = \$399.99 |                                             |                    |                              |               |

## 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 L-

Radius Report- Sender

SPON LIST FOR  
Sender Site 00555610-000000

| ParcelID        | OwnerAddress1                                    | OwnerAddress2                          | OwnerAddress3             | OwnerAddress4         |
|-----------------|--------------------------------------------------|----------------------------------------|---------------------------|-----------------------|
| 00555850-000000 | 132 TAVERN LLC                                   | PO BOX 539                             | TAVERNIER, FL 33070       |                       |
| 00555270-000000 | 248 TARPON PROPERTY LLC                          | PO Box 653155                          | Miami, FL 33265           |                       |
| 00089970-000000 | 91941 TAVERNIER LLC                              | C/O IAN MOUNT                          | 10 Great Oak Dr           | Short Hills, NJ 07078 |
| 00090010-000000 | ALBURY DOROTHY ALBERTA                           | PO Box 86                              | Tavernier, FL 33070       |                       |
| 00556020-000000 | ATLANTIC CIRCLE LLC                              | 256 BOUGAINVILLEA ST                   | TAVERNIER, FL 33070       |                       |
| 00556100-000000 | BAIRD KAREN L                                    | 150 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00556030-000000 | BARBER MORGAN MARIE                              | 186 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00555890-000000 | BARNES ALLISON GRACE                             | 120 Tavern Dr                          | Tavernier, FL 33070       |                       |
| 00478550-000000 | BAUER SALLY ELAINE DEC TR 9/16/2009              | 75995 OVERSEAS HWY                     | ISLAMORADA, FL 33036      |                       |
| 00555830-000000 | BECHERT KEVIN AND RANEE                          | 2141 SW 28TH WAY                       | FORT LAUDERDALE, FL 33312 |                       |
| 00555330-000000 | BEDELL KRISTY                                    | 143 Ocean View Dr                      | Tavernier, FL 33070       |                       |
| 00556290-000000 | BEDFORD EVAN                                     | 191 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00556330-000000 | BELL JEAN M                                      | 16100 SW 77th Ave                      | Palmetto Bay, FL 33157    |                       |
| 00479390-000000 | BERGREN ROBERT ANDREW                            | 157 Florida Ave                        | Tavernier, FL 33070       |                       |
| 00556060-000000 | BIGGER CHARLES H                                 | 10 Bonetfish Ave                       | Key Largo, FL 33037       |                       |
| 00555910-000000 | BLACKWOOD ROBERT H AND TAMMY R                   | 1331 N TROPICAL TRL                    | MERRITT ISLAND, FL 32953  |                       |
| 00555810-000000 | BOERNER DOUGLAS A                                | PO BOX 233                             | TAVERNIER, FL 33070       |                       |
| 00479020-000000 | BUDMAN ERIK D                                    | 154 Georgia Ave                        | Tavernier, FL 33070       |                       |
| 00556270-000000 | CHAMBERS JAMES SEAN                              | 195 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00478490-000000 | CHASTEEN THOMAS C AND DALE LYNN                  | 91900 OVERSEAS HWY                     | TAVERNIER, FL 33070       |                       |
| 00555350-000000 | COOKE CHERYL D                                   | 973 Henscratch Rd                      | Lake Placid, FL 33852     |                       |
| 00556190-000000 | COOKE COMMUNICATIONS LLC                         | 701 Simonton St                        | Key West, FL 33040        |                       |
| 00478840-000100 | CORKERY LLC                                      | PO BOX 1170                            | TAVERNIER, FL 33070       |                       |
| 00556160-000000 | CRAMER SHELLI M                                  | 165 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00555950-000000 | DANGEL BRIDGET                                   | 129 Royal Ln                           | Islamorada, FL 33036      |                       |
| 00479440-000000 | DENNIS JAY R                                     | 168 Hood Ave                           | Tavernier, FL 33070       |                       |
| 00090200-000000 | DOT/ST OF FL                                     | (STATE ROAD DEPARTMENT)                | TALLAHASSEE, FL 32399     |                       |
| 00089990-000000 | DOT/ST OF FL                                     | 3900 Commonwealth Blvd                 | Tallahassee, FL 32399     |                       |
| 00478680-000000 | FLORIDA KEYS MASONIC LODGE NO 336 F&M            | BOX 735                                | TAVERNIER, FL 33070       |                       |
| 00478300-000000 | G AND W 2009 INVESTMENT LLC                      | 8 N Bounty Ln                          | Key Largo, FL 33037       |                       |
| 00555640-000000 | GALLAGHER THOMAS F AND GAE                       | PO BOX 743                             | TAVERNIER, FL 33070       |                       |
| 00479450-000000 | GANGANATH FRANK                                  | 160 Hood Ave                           | Tavernier, FL 33070       |                       |
| 00555990-000000 | GARGANO LYNDA E                                  | PO Box 1113                            | Tavernier, FL 33070       |                       |
| 00479430-000000 | GILLEN CAROL                                     | 35396 Bayshore Ln                      | Millsboro, DE 19966       |                       |
| 00478820-000000 | GLADE CLIFFORD M                                 | 165 Georgia Ave                        | Tavernier, FL 33070       |                       |
| 00478840-000000 | GLADE CLIFFORD M AND DIANE T                     | 165 GEORGIA AVE                        | TAVERNIER, FL 33070       |                       |
| 00479010-000000 | GOLF STREAM STORAGE LLC                          | 90575 Old Hwy                          | Tavernier, FL 33070       |                       |
| 00478800-000000 | GORDON THEODORE W AND GAIL W                     | PO BOX 439                             | TAVERNIER, FL 33070       |                       |
| 00556140-000100 | HEWITT PEGGY A REVOCABLE LIVING TRUST 09/21/2018 | C/O HEWITT MARK D AND PEGGY A TRUSTEES | 14818 E Fish Hook DR      | Park Rapids, MN 56470 |
| 00556300-000000 | HOFFMAN BARRY ROLAND LIVING TRUST                | 187 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00556070-000000 | HOKE TYLER ROBERT                                | 166 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00555660-000000 | J & K INC                                        | PO BOX 554                             | TAVERNIER, FL 33070       |                       |
| 00090000-000000 | JAS20 LLC                                        | C/O MOUNT IAN                          | 10 GREAT OAK DR           | Short Hills, NJ 07078 |
| 00478950-000000 | JOHN R MCKENZIE JOBBER INC                       | PO BOX 640                             | TAVERNIER, FL 33070       |                       |
| 00556310-000000 | JORGENSEN ERIC                                   | 183 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00555940-000000 | KLEIN SHARI                                      | 140 ATLANTIC CIRCLE DR                 | TAVERNIER, FL 33070       |                       |
| 00556140-000000 | KRUSZELNICKI CHRIS                               | 155 Atlantic Circle Dr                 | Tavernier, FL 33070       |                       |
| 00479380-000000 | LESTER DAVID R                                   | 106 Gardenia Ave                       | Tavernier, FL 33070       |                       |

3/14/2019

 SPON LIST FOR  
 Sender Site 00555610-000000

| Parcelld                       | OwnerAddress1                            | OwnerAddress2            | OwnerAddress3                           | OwnerAddress4         |
|--------------------------------|------------------------------------------|--------------------------|-----------------------------------------|-----------------------|
| 00479340-000000                | LOEB JR BERNARDO W                       | 310 Tavernier St         | Tavernier, FL 33070                     |                       |
| 00479370-000000                | LOWE DOROTHY JEAN ESTATE                 | C/O JERRY O LOWE P/R     | PO Box 455                              | Tavernier, FL 33070   |
| 00090180-000000                | LOWE HOUSE CORPORATION                   | 91770 Overseas Hwy       | Tavernier, FL 33070                     |                       |
| 00478750-000000                | MATTHEWS LORI A AND TIM                  | 160 FLORIDA AVE          | TAVERNIER, FL 33070                     |                       |
| 00555340-000000                | MCLOCHLIN SHANNON FAMILY TRUST 2/16/2018 | 139 Ocean View Dr        | Tavernier, FL 33070                     |                       |
| 00090170-000000                | MITCHELL DIANE                           | PO Box 370845            | Key Largo, FL 33037                     |                       |
| 00478971-000000                | MONROE COUNTY                            | 500 WHITEHEAD STREET     | KEY WEST, FL 33040                      |                       |
| 00556375-000000                | MONROE COUNTY FLORIDA                    | 310 FLEMING STREET       | KEY WEST, FL 33040                      |                       |
| 00089980-000000                | MOUNT RONALD J                           | C/O MOUNT JAN            | 10 Great Oak Dr                         | Short Hills, NJ 07078 |
| 00090160-000100                | MULL AND ASSOCIATES LLC                  | 91760 Overseas Hwy       | Tavernier, FL 33070                     |                       |
| 00555840-000000                | OHARA JUDY                               | 136 Tavern Dr            | Tavernier, FL 33070                     |                       |
| 00478720-000000                | PANSE JOSEPH J D/B/A JOE'S BOAT WORKS    | 246 S COCONUT PALM BLVD  | TAVERNIER, FL 33070                     |                       |
| 00090190-000000                | PASCALE SCHLEGEL LLC                     | 88005 Overseas Hwy       | Islamorada, FL 33036                    |                       |
| 00556080-000000                | PEACE GEORGE W TRUST AGREEMENT 5/27/2008 | 10400 SW 53RD ST         | COOPER CITY, FL 33328                   |                       |
| 00090060-000000                | RAVELO JUAN R                            | 143 Atlantic Circle Dr   | Tavernier, FL 33070                     |                       |
| 00555880-000000                | RAY SCOTT EDMONDS                        | 124 Tavern Dr            | Tavernier, FL 33070                     |                       |
| 00556170-000000                | REBOREDO ALEJANDRINA                     | 2831 SW 128th Ave        | Miami, FL 33175                         |                       |
| 00556120-000000                | ROSE GLEN A                              | 149 Atlantic Circle Dr   | Tavernier, FL 33070                     |                       |
| 00555760-000000                | SCOTT GEORGE AND LOUISE                  | 420 S COCONUT PALM BLVD  | TAVERNIER, FL 33070                     |                       |
| 00555250-000000                | SHARMAN LESLIE                           | 256 TARPON ST            | TAVERNIER, FL 33070                     |                       |
| 00556180-000000                | SHORCITOS HOLDINGS LLC                   | PO Box 782               | Tavernier, FL 33070                     |                       |
| 00555860-000000                | STORM CHRISTA KAY                        | 128 Tavern Dr            | Tavernier, FL 33070                     |                       |
| 00478410-000000                | SUNSHINE GASOLINE DISTRIBUTORS INC       | 1650 NW 87TH AVE         | DORAL, FL 33172                         |                       |
| 00555610-000000                | TAVERNIER HOTEL HOLDINGS LLC             | 4651 SHERIDAN ST STE 480 | HOLLYWOOD, FL 33021                     |                       |
| 00479330-000000                | TAVERNIER PROFESSIONAL OFFICES LLC       | 91750 Overseas Hwy       | Tavernier, FL 33070                     |                       |
| 00555320-000000                | THOMAS STEPHEN                           | 147 Ocean View Dr        | Tavernier, FL 33070                     |                       |
| 00556360-000000                | THITF                                    | C/O DEP                  | 3900 COMMONWEALTH BLVD MAIL STATION 115 | TALLAHASSEE, FL 32399 |
| 00556050-000000                | WALL NANCY N H/W                         | 1208 Cactus St           | Key Largo, FL 33037                     |                       |
| 00555310-000000                | WEINBAUM NATHAN                          | 151 OCEAN VIEW DR        | TAVERNIER, FL 33070                     |                       |
| 00479290-000000                | YAYOU LLC                                | 400 S Coconut Palm Blvd  | Tavernier, FL 33070                     |                       |
| 00555260-000000                | YOUNG-HOROWITZ JULIE                     | 252 Tarpon St            | Tavernier, FL 33070                     |                       |
| TOTAL = 79 X \$3.00 = \$237.00 |                                          |                          |                                         |                       |

PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

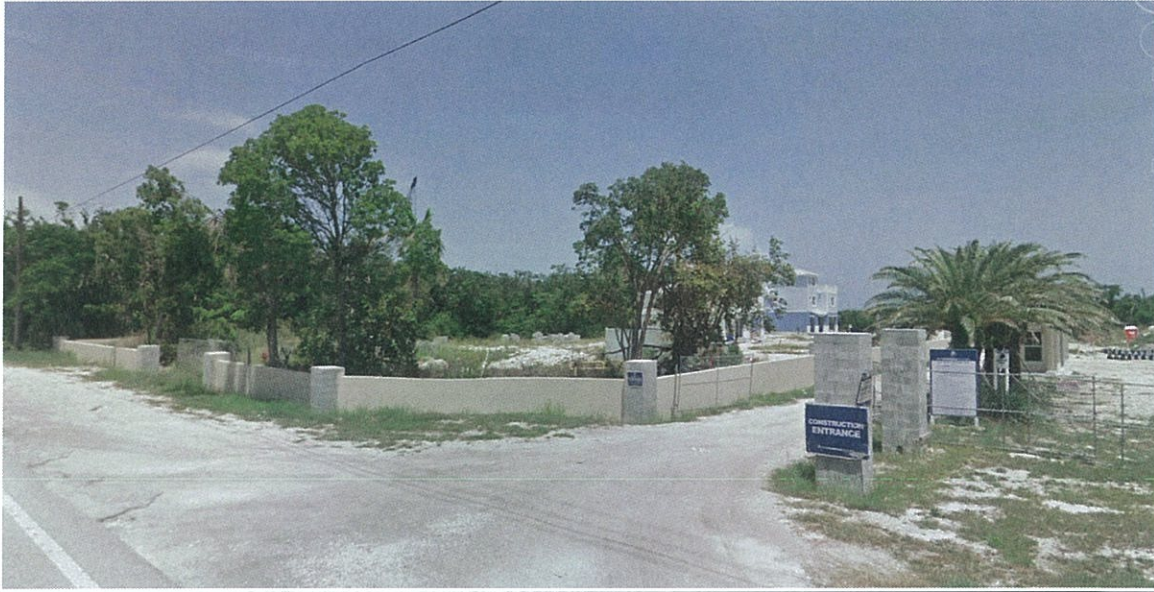
Section M-

Photographs of Receiver Site from  
Overseas Highway

# **PMG Asset Services, LLC**

## **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

# PMG Asset Services, LLC

## 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 O-

Notarized Agent Authorization-  
Receiver

# PL Ocean Residence Holdings, LLC

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 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 Schemper,

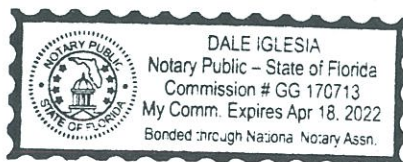
PL Ocean Residence Holdings, LLC, as receiver site, consents to Jorge Cepero, acting as it's agent for any public hearing or administrative process related to the transfer of 1 ROGO unit to PL Ocean Residences, at 97801 Overseas Highway 1-28, Key Largo, FL 33037.

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 BLOOMING

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 18/2022

PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section P-

Notarized Agent Authorization- Sender

# Tavernier Hotel Holdings, LLC

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

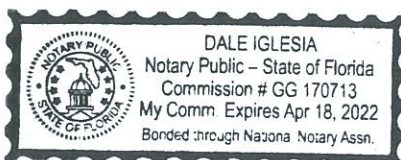
By: Prime Hospitality Group III, LLC, its Manager

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.

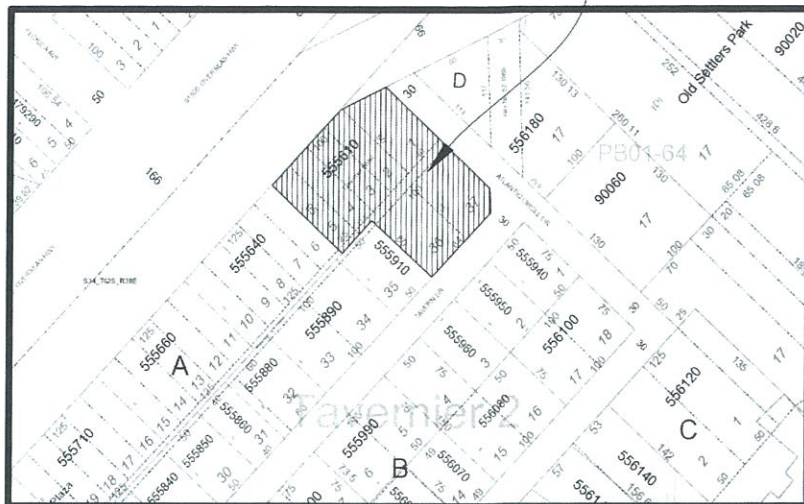


Notary Public, State of Florida

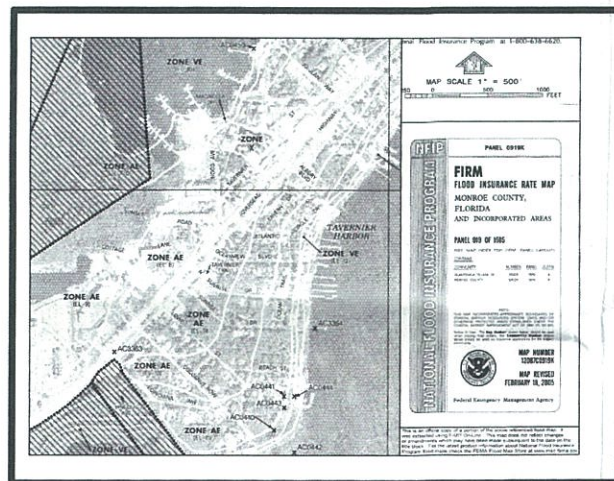
Print Name: DALE IGLESIA

Commission Expires: APRIL 18, 2022

VICINITY MAP  
NOT TO SCALE  
SEC 34 - TWP 62S - RGE 38E  
SUBJECT  
PROPERTY



FLOOD INSURANCE RATE MAP



SYMBOL LEGEND

ABBREVIATIONS

AVE = AVENUE  
ASPH = ASPHALT  
A/W = ANCHORED WIRE  
A/C = AIR CONDITIONER  
B.C.G. = BLOCK CORNER  
CAL = CALCULATED  
C.B. = CATCH BASIN  
CH = CHURCH  
CL = CHAIN LINK FENCE  
CONC = CONCRETE  
CONP = COMPUTED  
CUP = CONCRETE UTILITY POLE  
CLP = CONCRETE LIGHT POLE  
CBS = CONCRETE BLOCK  
CME = CANAL MAINTENANCE  
EASEMENT  
D = DELTA  
D/W = DRIVEWAY  
DME = DRAINAGE & MAINTENANCE  
EAS = EASEMENT  
ENC = ENCROACHMENT  
E.T.P. = ELECTRIC TRANSFORMER PAD  
F.P.L. = FLUORIDE PUMP AND LIGHT  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.F. = FINISH FLOOR  
F.D.H. = FOUND DRILL HOLE  
F.R. = FOUND REBAR  
F.D. = FOUND DISC  
F.N. = FOUND NAIL  
I/F = IRON FENCE  
L = LIGHT  
L.F.E. = LOWEST FLOOR ELEVATION  
L.P. = LIGHT POLE  
MEAS = MEASURED  
M.H. = MAN HOLE  
M.V.L. = MONUMENT LINE  
N.G.V.D. = NATIONAL GEODETIC  
VERTICAL DATUM

N.T.S. = NOT TO SCALE  
D.E. = OVERHEAD ELECTRIC LINE  
D/L = DRAIN LINE  
D.H. = OVERHANGING ROOF  
D/S = DITCH SET  
P = PLAT  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TERMINATION  
P.R.C. = POINT OF REVERSE CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C.P. = PERMANENT CONTROL POINT  
PL = PLANTER  
P.M. = PARKING METER  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P/W = PARKWAY  
R = RADIUS  
R/W = RIGHT OF WAY  
S.D.H. = SET DRILL HOLE  
S.I.P. = SET IRON PIPE  
S/M = SET NAIL  
S.W.L.K. = SIDEWALK  
T = TANGENT  
U.E. = UTILITY EASEMENT  
V = VERTICALLY  
W/F = WOOD FENCE  
W/S = WOOD SHED  
W.V. = WATER VALVE  
W.U.P. = WOOD UTILITY POLE

IRON FENCE  
CHAIN LINK FENCE  
WOOD FENCE  
CHICKEN FENCE  
CBS WALL  
OVERHEAD ELEC  
COTTER LINE  
EASEMENT  
ELEVATION  
BUILDING  
DISTANCE  
CATCH BASIN  
WATER METER  
W.U.P.  
STATE ROAD  
US HIGHWAY  
INTERSTATE  
COLUMNS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH OF THIS ALTA SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

# BOUNDARY SURVEY ALTA / ACSM LAND TITLE SURVEY SURVEYOR'S REPORT

**TAVERNIER HOTEL**  
**91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070**

CERTIFY TO: Tavernier Hotel Holdings, LLC.

LEGAL DESCRIPTION

PARCEL ID: 00555610  
KEY: 1681946  
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 Northernly and Southernly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the centerline of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northernly and Southernly 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 Northernly and Southernly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

NOTES:

ACCURACY:  
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17), IS COMMERCIAL/HIGH RISK, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

APPARENT PHYSICAL USE:

THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE EASTERLY PROPERTY LINE ALSO KNOWN SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC CIRCLE DRIVE MONROE, COUNTY.

SURVEYOR'S NOTES:

- #1 Please See Abbreviations and Legend
- #2 Scale of Drawing "As Shown"
- #3 Type of survey: BOUNDARY SURVEY.
- #4 All Right of Way shown are Public unless otherwise noted.
- #5 Legal Description Furnished by client.
- #6 No underground installations on improvements have been located except as noted.
- #7 Ownership of fences is not determine.
- #8 Record and measurement calls are in substantial agreement unless otherwise shown.
- #9 Benchmark: Monroe County ( NAVD 88)  
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark  
NAME: 872 3747 F TIDAL  
PID AC3363  
ELEV. (FT) 7.198 NAVD 88
- #10 Bearing base: National Geodetic Survey  
The horizontal coordinates were established by GPS observations AC4815, and adjusted by the National Geodetic Survey  
GPS CONTROL POINT  
DESIGNATION - TAVERNIER RM 3  
PID - AC4815  
STATE/COUNTY - FL/MONROE  
The following values were computed from the NAD 83(1990) position.  

| CONTROL         | North      | East       | Units | Scale Factor | Converg.   |
|-----------------|------------|------------|-------|--------------|------------|
| AC4815:SPC FL E | 246,055.95 | 816,292.33 | sFT   | 0.99997058   | +0 12 15.9 |

- #11 Easement shown on the recorded subdivision plat are shown hereon.
- #12 Parcel is in Flood Zone,  
Map Number: 12087C0919K  
Community Name: MONROE COUNTY  
Number :126129  
Panel : 0919  
Firm Zone: AE  
Date of Firm: 02-18-2005  
Base Elev.: 10  
Suffix: "K"
- #13 Total Gross Land Area calculated  
0.48 Acres more or less.
- # Updated date: 06-01-2016

SURVEYOR'S CERTIFICATE:

"The undersigned hereby certifies to: TAVERNIER PROPERTIES LLC, a Florida limited liability company, Borrower:, and the Title Insurer Old Republic National Title Insurance Company, that (a) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof. (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters (with instrument, book and page number indicated); (e) except as shown, there are not visible(1) improvement, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts, (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures, or other improvements, (3) encroachments onto the subject Property by buildings, structures, or the other improvements on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property, (f) the subject property abuts a dedicated public street or road as shown hereon; and (g) meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 5J-17 Florida Administrative Code."

Dated this: 28 day of MAY 2015

By: WILLIAM HERRYMAN

SCHEDULE B SECTION II  
EXCEPTIONS

ISSUED BY: Old Republic National Title Insurance Company  
FILE NO.: 14107552 ES  
Agent File # S142391  
County: Monroe

Effective Date: November 17, 2014 at 8:00 A.M.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
  1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
  2. Rights or claims of parties in possession.
  3. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
  4. Easements or claims of easements not shown by the public records.
  5. General or special taxes and assessments required to be paid in the year 2015 and subsequent years, which are not yet due and payable.
- Note: Taxes for the year 2015 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2014 are Not Paid. Tax Account Number 1681946.  
TAX HYPERLINK: 0055561000000346238

6. Restrictions and provisions set forth in State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, and those instruments pertaining thereto, recorded in Official Records Book 668, Page 43 of the Public Records of Monroe County, Florida, together with the provisions of State Law 380.0552 and any amendments of the foregoing.
7. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed.
8. Dedications and rights of way, including any utility lines in Alley, as shown on Plat of Tavernier No. 2, recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, as affected by Resolution No. 11-1968 by the Board of County Commissioners of Monroe County, renouncing and disclaiming any interest in 10 foot alley in Block A of Tavernier No. 2, Plat Book 2, Page 8, and recorded on February 27, 1968 in Official Records Book 405, Page 1100, in the Public Records of Monroe County, Florida.
10. Terms and conditions of that Owner's Acknowledgement of Water Service Restrictions, between Demkol, Inc. a Florida corp., and Florida Keys Aqueduct Authority, recorded on April 7, 1988 in Official Records Book 1047, Page 2141, in the Public Records of Monroe County, Florida.
11. Terms, conditions, covenants and easement rights set forth in Hotel/Motel Bulk Services Agreement, dated February 12, 2004 and Memorandum of Agreement, between Keysway Investments, Inc. and Comcast of California/Colorado/Florida/Oregon, Inc., recorded on March 22, 2004 in Official Records Book 1985, Page 2257, in the Public Records of Monroe County, Florida.
12. Restrictions, covenants and limitations set forth in Unity of Title (Lots 1 & 2, Tavernier No. 2) recorded on July 24, 1985 in Official Records Book 948, Page 1454, in the Public Records of Monroe County, Florida.
13. Terms, conditions, covenants, obligations and restrictions set forth in Monroe County, Florida Minor Conditional Use Development Order No. 09-07, including Historical and Cultural Landmark designation of four buildings on site, recorded February 27, 2008 in Official Records Book 2347, page 1038 and further recorded March 13, 2013 in Official Records Book 2617, page 2386 and recorded April 4, 2014 in Official Records Book 2678, page 98.
14. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any party claiming by, through or under the Lessee(s).
15. The following matters shown by unsigned and unsealed Draft of Survey by Reece & White Land Surveying, Inc., under invoice no. 14031012, field dated 3/10/2014, and any consequences or obligations associated therewith, to wit:

- A. Encroachment of fence and dumpster pad in right of way of Tavern Drive and into right of way of Circle Drive. No ALTA form 9-06 or ALTA form 9-2-06 coverage will be given for this.
- B. Encroachment of one story structure into right of way of Circle Drive by 1.6 feet to 2.0 feet. No ALTA form 9-06 or ALTA form 9-2-06 coverage will be given for this.
- C. Encroachment of 2nd floor landing, wall and concrete pavement onto Lot 35 and alley appurtenant thereto.
- D. Encroachment of planters from Lot 1 into Circle Drive right of way.

2011 ALTA/ACSM CERTIFICATION

TO: TAVERNIER PROPERTIES LLC, a Florida limited liability company,  
Title Insurer Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof.

The field work was completed on 05-28-2015.

Date of Map: 05-28-2015

By: William Herryman

WILLIAM HERRYMAN  
Registration/License Number # 2804

America Layout Corp



Engineering & Surveying Consultant  
7659 Southwest 102nd Place  
Miami, Florida 33173  
Tel. 305-606-0031  
Fax. 305-412-3545  
LB No. 7464

BY WILLIAM HERRYMAN  
Professional Seal  
Certificate No. 2804  
STATE OF FLORIDA

PROJECT:  
ALTA BOUNDARY SURVEY  
91865 OVERSEAS HWY, KEY LARGO, FL, 33070  
SEC 34-62S-38E  
MONROE COUNTY, FLORIDA

1502725  
DATE: 05-28-2015  
SCALE: AS SHOWN  
LDD  
W-H  
UPDATED: 06-01-2016  
1-OF-2

RECEIVED  
APR - 8 2015  
2015-059 Rec'd  
2015-059 MUSA TRE  
MONROE CO PLANNING DEPT

**TAVERNIER HOTEL**  
**91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070**

BY WILLIAM HERRYMAN  
Professional Land Surveyor  
Certificate No. 2804  
STATE OF FLORIDA

1502725

LD-9

05-28-2015

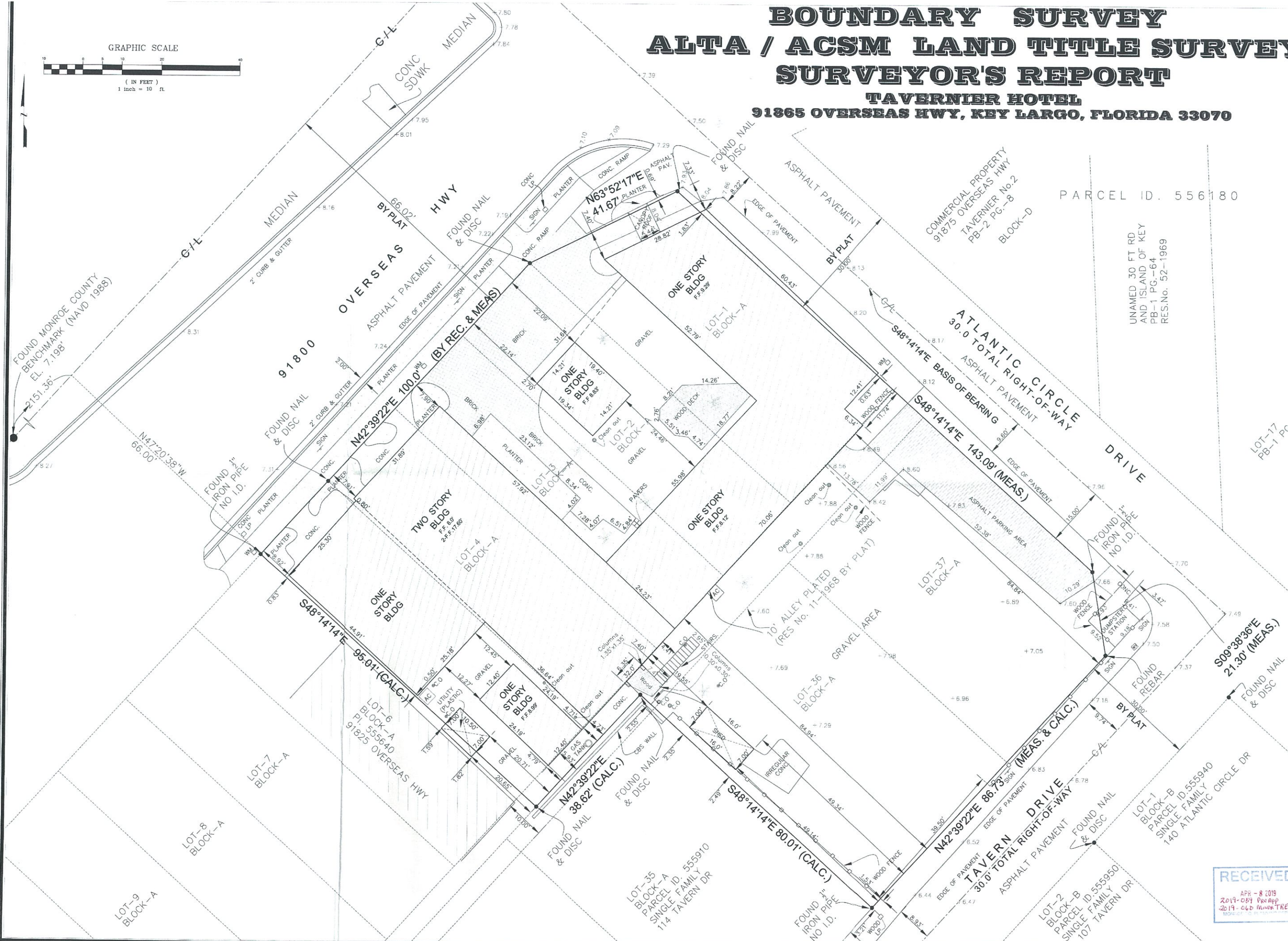
AS SHOWN

LDD

W-H

UPDATED:  
--01-2016

2-OF-2

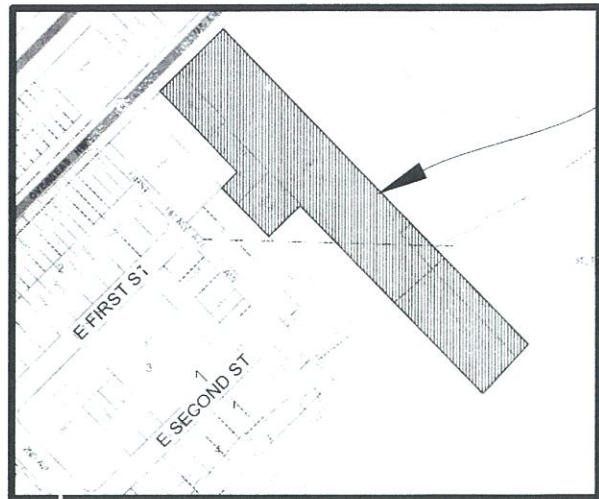




# VICINITY MAP

NOT TO SCALE  
SEC 6 - TWP 62S - RGE 39E

SUBJECT  
PROPERTY



## SYMBOL LEGEND



## ABBREVIATIONS

AVE = AVENUE  
ASPH = ASPHALT  
AW = ANCHORED WIRE  
A/C = AIR CONDITIONER  
BLDG = BUILDING  
B COR = BLOCK CORNER  
CAL = CALCULATED  
CB = CATCH BASIN  
CHD = CHORD  
CLF = CHAIN LINK FENCE  
CONC = CONCRETE  
COL = COLUMN  
COMP = COMPUTED  
CUP = CONCRETE UTILITY POLE  
CLP = CONCRETE LIGHT POLE  
CBS = CONCRETE BLOCK STRUCTURE  
CME = CANAL MAINTENANCE EASEMENT  
D = DELTA  
D/V = DRIVEWAY  
DME = DRAINAGE & MAINTENANCE EASEMENT  
EAS = EASEMENT  
ENC = ENCROACHMENT  
ETP = ELECTRIC TRANSFORMER PAD  
F.P.L. = FLORIDA POWER AND LIGHT  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
FF = FINISH FLOOR  
F.H. = FOUND HOLE  
F.B. = FOUND REBAR  
F.D. = FOUND DISC  
F.N. = FOUND NAIL  
L/F = LIGHT  
L.F.E. = LOWEST FLOOR ELEVATION  
LP = LIGHT POLE  
MEAS = MEASURED  
MH = MANHOLE  
MVL = MONUMENT LINE  
NGVD = NATIONAL GEODETIC VERTICAL DATUM



## NOTES:

### ACCURACY:

THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17), IS COMMERCIAL/HIGH RISK, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS BOUNDARY SURVEY ARE THE SAME AS THE RECORDED PLAT AND ATTACHED LEGAL DESCRIPTION.

### APPARENT PHYSICAL USE:

THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE NORTHEASTERLY PROPERTY LINE ALSO KNOWN SOUTHEASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD 4A (OVERSEAS HWY) MONROE, MIAMI-DADE COUNTY.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE "ALTA/NSPS TITLE SURVEY" SHOWN HEREIN IS TO UPDATE THE ORIGINAL "ALTA/NSPS TITLE SURVEY", DATED 12-30-2015 AND PERFORMED UNDER THE SUPERVISION OF WILLIAM HERRYMAN, P.S.M. #2804. THIS UPDATE REFLECTS THE EXISTING PROPERTY FEATURES AND/OR CONDITIONS ON THE DAY OF THE FIELD SURVEY IN COMPLIANCE WITH THE 2016 ALTA/NSPS MINIMUM TECHNICAL STANDARDS AND CERTIFICATION FOR LAND TITLE SURVEYS. THIS UPDATE WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES.

# P.L. OCEAN RESIDENCES - SINGLE FAMILY

## 97801 Overseas Hwy, Key Largo.

# ALTA / NSPS LAND TITLE SURVEY

# SURVEYOR'S REPORT

## SURVEYOR'S NOTES:

- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- #2 Please See Abbreviations and Legend
- #3 Scale of Drawing " As Shown"
- #4 Ownership is subject to OPINION OF TITLE.
- #5 Type of survey: ALTA SURVEY.
- #6 All Right of Way shown are Public unless otherwise noted.
- #7 Legal Description Furnished by client.
- #8 No underground installations on improvements have been located except as noted.
- #9 Ownership of fences is not determine.
- #10 Record and measurement calls are in substantial agreement unless otherwise shown.
- #11 Benchmark: Monroe County ( N.G.V.D 1929)  
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark Y-275
- #12 Bearing base is indicated elsewhere on this Survey
- #13 Easement shown on the recorded subdivision plat are shown hereon.
- #14 Subsurface and environmental conditions were not examined nor considered as part of this survey
- #15 Parcel is in Flood Zone,  
Map Number: 12087C0929K  
Community Name: MONROE COUNTY.  
Number :125129  
Panel : 125129  
Firm Zone: AE / VE  
Date of Firm: 02-18-2005  
Base Elev.: 8.9 & 10 / 11  
Suffix: "K"  
Elev. Reference to NGVD 1929
- #16 There is no visible surface or overhead encroachment, other than shown on this survey.
- #17 **Total Gross Land Area** 213,737.527 SQ. FT or 4.91 Acres more or less.
- #18 **Less and except Land Area** containing approximate 39,088 square feet.
- #19 **Total Area** calculated 174,649.527 square feet, 4.01 acres more or less.
- #20 The legal Description shown in this document is not recorded.
- #20 Completed Field Survey: 12-10-2018

## 2016 ALTA/NSPS CERTIFICATION

To: PL Ocean Residence Holdings, LLC

Ocean Bank, a Florida banking corporation, its successors and/or assigns, as their interests may appear  
Holland & Knight LLP  
Old Republic National Title Insurance Company  
Shore to Shore Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The fieldwork was completed on 12-10-2018.

Date of Map : 12-12-2018

*Rafael R. Cabrera*  
BY RAFAEL R. CABRERA  
Professional Surveyor & Mapper

Certificate No. 5665  
STATE OF FLORIDA  
DATE: 12-12-2018

## LEGAL DESCRIPTION

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 Northwesterly 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 southwesterly 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.J.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 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 Northeasterly 110 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 Northwesterly 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.

CONTAINING APPROXIMATE GROSS LAND AREA 213,737.527 SQ. FT

## LESS AND EXCEPT

### LEGAL DESCRIPTION

A portion of Section 6, Township 62 South, Range 39 East, of Monroe County, Florida, more particularly described as follows:

Beginning at the intersection of north right of way of FIRST AVENUE and the east right of way of US # 1 (OLD STATE ROAD 4A), also known as OVERSEAS HIGHWAY, thence run N45°38'00"E along the east right of way line of the OVERSEAS HIGHWAY for a distance of 157.00 feet; thence run S44°22'00"E for a distance of 248.97 feet, thence run S45°38'00"W for a distance of 157.00 feet; thence run N44°22'00"W for a distance of 248.97 feet to the Point of Beginning.

Lying and being in Monroe County, Florida.

CONTAINING APPROXIMATE 39,088 SQUARE FEET.

TOTAL AREA CALCULATED 174,649.527 SQUARE FEET, 4.01 ACRES MORE OR LESS.

## SCHEDULE B SECTION II EXCEPTIONS

### COMMITMENT FOR TITLE INSURANCE

ISSUED BY: SHORE TO SHORE TITLE, LLC  
FILE NO.: 18130031  
County: Monroe  
Commitment Date: December 5, 2018 at 8:00 A.M.

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NOT AFFECT) (NOT PLOTTED)
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. (NOT AFFECT) (NOT PLOTTED)
3. Rights or claims of parties in possession. (NOT AFFECT) (NOT PLOTTED)
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. (NOT AFFECT) (NOT PLOTTED)
5. Easements or claims of easements not shown by the public records. (NOT AFFECT) (NOT PLOTTED)
6. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, which are not yet due and payable. (NOT AFFECT) (NOT PLOTTED)

Note: Taxes for the year 2019 become a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2018 are PAID. Tax ID Numbers: 00090810-000000, 00090820-000000, 00090840-000000 and 00090840-000100.

Note: standard exceptions 1 through 5 will be deleted based upon receipt by the Company of a satisfactory owner's affidavit addressing such issues and a satisfactory land survey required in Section 1 of Schedule B hereof certified to the Company and relevant parties.

7. Right of way shown on the Plat of Mac Donald'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. (NOT AFFECT) (NOT PLOTTED)
8. Riparian and littoral rights are not insured. (NOT AFFECT) (NOT PLOTTED)
9. 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. (NOT AFFECT) (NOT PLOTTED)
10. INTENTIONALLY DELETED
11. INTENTIONALLY DELETED
12. MOVED TO INFORMATIONAL MATTERS
13. INTENTIONALLY DELETED
14. Moved to B1
15. Moved to B1
16. the following matters shown on Survey prepared by Engineering & Surveying Consultant under Survey Number 180727-ALTA, dated 12/12/2018, and any consequences, obligations and easement rights associated therewith, to wit:  
A. Catch basins, drainage line, water valves, fire hydrants, manholes, clean-outs, power poles and lines and backflow preventor located outside of or without recorded easement. (NOT AFFECT) (NOT PLOTTED)
17. MOVED TO INFORMATIONAL MATTERS
18. MOVED TO INFORMATIONAL MATTERS
19. MOVED TO INFORMATIONAL MATTERS

20. Terms, conditions, covenants, restrictions, limitations, notice requirement for subsequent conveyances, and other provisions of Monroe County Planning Department Affordable Housing Deed Restriction recorded in Official Records Book 2863, page 1402, excluding the restrictions applicable only to the affordable deed restricted area which is not part of the property insured hereby. (NOT AFFECT) (NOT PLOTTED)

21. Liability under the policy to be issued is limited to the amount of the proceeds of the mortgage identified in Schedule A hereof actually disbursed. (NOT AFFECT) (NOT PLOTTED)

### INFORMATIONAL MATTERS

1. The Coastal Construction Control Line affecting the insured land along the Atlantic Ocean, 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
2. Terms, conditions, obligations, regulations, conditional uses and other provisions of Monroe County, Florida Minor Conditional Use Permit Development Order No. 01-16, recorded in Official Records Book 2792, page 2469.
3. Provisions of Monroe County, Florida Minor Conditional Use Permit Development Order No. 05-16 recorded in Official Records Book 2811, pages 1641 and 1647.
4. Terms, conditions and provisions of South Florida Water Management District Environmental Resource Permit No. 44-00666-P and recorded Notice thereof recorded in Official Records Book 2861, page 996.

*Rafael R. Cabrera*  
BY RAFAEL R. CABRERA  
Professional Surveyor & Mapper  
Certificate No. 5665  
STATE OF FLORIDA  
DATE: 12-12-2018

RECEIVED  
APR - 8 2019  
2019-059 PREAPP  
2019-060 MONROE  
COUNTY CLERK'S DEPT

Engineering & Surveying Consultant

LB 7464  
2725 S.W. 102 Avenue,  
Miami, Florida 33165  
Tel. 305-605-0031

PROJECT:  
ALTA BOUNDARY SURVEY  
PARCEL ID: 90810, 90820, 90840  
97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037  
SEC 6-62S-39E  
MONROE COUNTY, FLORIDA

JOB No.: 180727-ALTA

FIELD BOOK:

CAD FILE: LD-8

DATE: 12-12-2018

SCALE: AS SHOWN

DRAWN: LDD

REV: RC

REVISIONS

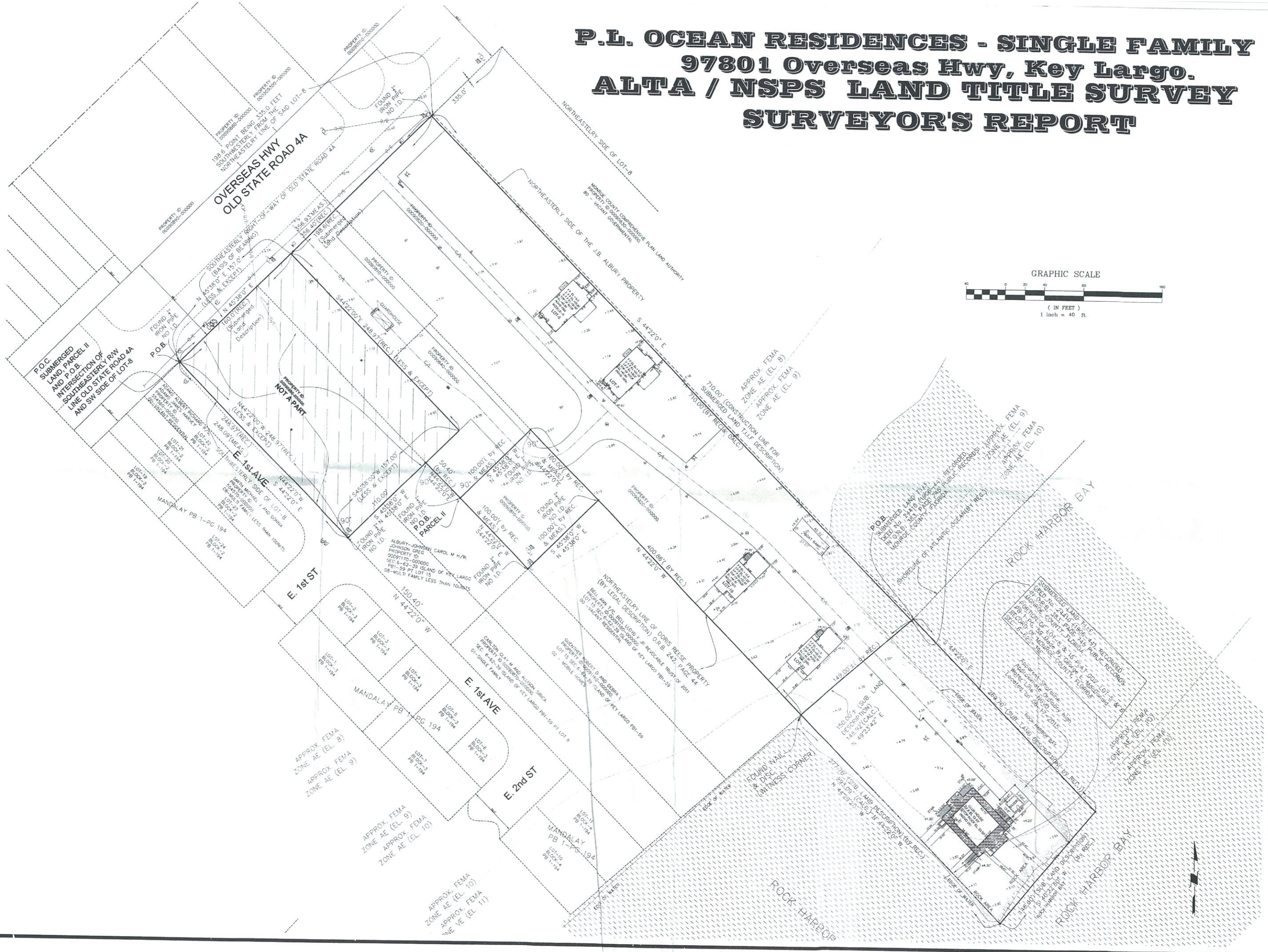
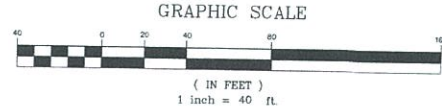
SHEET No.: 1-OF-2

**P.L. OCEAN RESIDENCES - SINGLE FAMILY**  
**97801 Overseas Hwy, Key Largo.**  
**ALTA / NSPS LAND TITLE SURVEY**  
**SURVEYOR'S REPORT**

America Layout Corp



Engineering & Surveying Consultant  
LB 7464  
2725 S.W. 102 Avenue,  
Miami, Florida 33165  
Tel. 305-606-0031



PROJECT: ALTA BOUNDARY SURVEY  
PARCEL ID: 90810, 90820, 90840  
97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037  
SEC 6-62S-39E  
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DRAWN: LDD  
REV: RC

APR - 1 2019  
2019-05-14  
2019-06-04  
MONTRE

REVISIONS  
SHEET No.  
2-OF-2

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section Q-

LOU- Sender

# County of Monroe

## Growth Management Division

### Planning & Environmental Resources

#### Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



### Board of County Commissioners

Mayor Danny L. Kolhage, Dist. 1  
Mayor Pro Tem Heather Carruthers, Dist. 3  
George Neugent, Dist. 2  
David Rice, Dist. 4  
Sylvia Murphy, Dist. 5

March 26, 2015

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

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE TAVERNIER HOTEL AND MOKA CAFÉ COMPLEX, LOCATED AT 91865 US HIGHWAY 1, TAVERNIER, MILE MARKER 92 AND HAVING REAL ESTATE NUMBER 00555610.000000.**

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:*

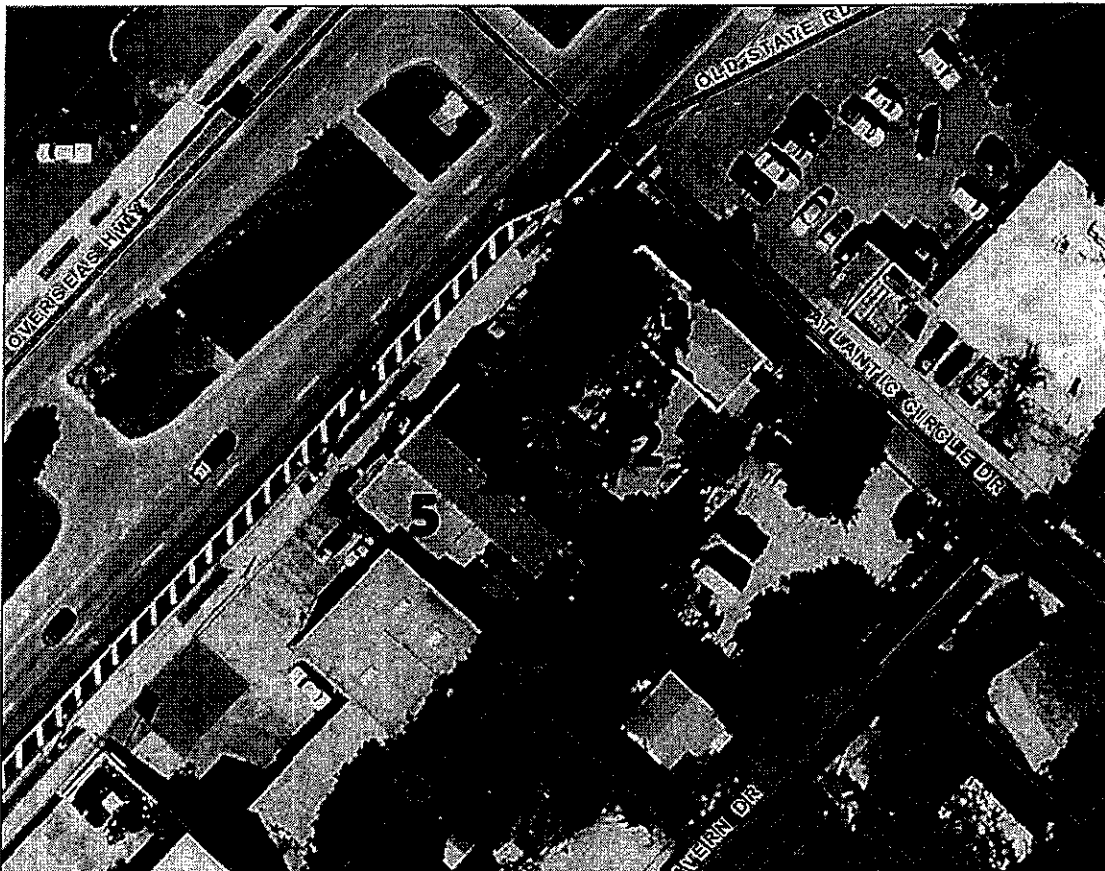
- (a) Pre-Application Conference Request Form;
- (b) Letter of Understanding dated November 16, 2006, concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000;
- (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

## 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;

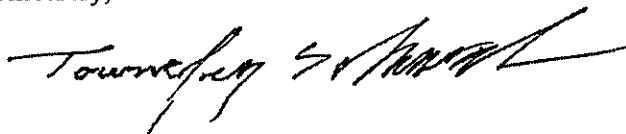
- c) Moka Café/formerly Copper Kettle (Building No. 3 per 2015 Property Record Card): 1,912 square feet;
- d) Former Tea Room building (Building No. 5 per 2015 Property Record Card): 1,104 square feet;
- e) Utility/storage shed (included as 12'x24' rear portion of Building No. 5 per 2015 Property Record 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 Schemper, Comprehensive Planning Manager  
Tavernier Properties, LLC

## **Additional Information added to File 2019-060**

**End of Additional File 2019-060**