

File #: 2025-070

Owner's Name: Flo Grown Home Buyers, LLC

Applicant: Island Construction
Management, Inc

Contact: Don Horton/Amie Owens

Type of Application: LUD Amendment

Key: Key Largo

RE #: 00538800-000000
00538810-000000
00538820-000000

Additional Information added to File 2025-070

End of Additional File 2025-070

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
2025-670
APR 01 2025
MONROE COUNTY
PLANNING DEPT.

Land Use District (Zoning) Map Amendment Application

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

Application Fee: \$5,570.00

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

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

Advertising Costs: \$245.00

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

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

Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

Date of Request: 03 / 14 / 2025
Month Day Year

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

Island Construction Management, Inc.

Don Horton &/or Amie Owens

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

88888 Overseas Highway Tavernier, Florida 33070

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

305.852.9607

N/A

305.522.2062

don@icm.build; amie@ic.build

Work Phone

Home Phone

Cell Phone

Email Address

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

FLO GROWN HOME BUYERS LLC

Marty Aaron Bruce

(Name/Entity)

Contact Person

625 Commerce Dr Ste 308 Lakeland FL 33813

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

Work Phone

Home Phone

Cell Phone

Email Address

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

3	18-20	OCEAN ISLE ESTATE	Key Largo
Block	Lot	Subdivision	Key Name
00538800, 00538810, 00538820-000000		1662313, 1662321, 1662330	
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
106281, 106271, 106261 Overseas Hwy Key Largo, Fl 33037		106	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): RM

Current Land Use District (Zoning) Designation(s): IS

Proposed Land Use District (Zoning) Designation(s): C1

Total Land Area Affected by Proposed Land Use District (in acres): .5347

Tier Designation(s): III

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

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

All properties are currently vacant

Please describe the reason for the proposed Land Use District amendment (attach additional sheets if necessary):

The current owners wish to seek future development for non-residential uses. They do not see the benefit to the citizens of Monroe County to develop residential units directly on US-1. They feel the installing two more curb cuts off of the highway will negatively effect traffic flows and that there could be a dangerous situation entering and exiting the highway. Entries and exits to US-1 in many areas of the keys is already dangerous enough without adding more curb cuts and more vehicles. Additionally there are fewer ROGO allocations available and converting Highway frontage properties to a non-residential use will lessen the strain on the ROGO list and allow infill areas to have permits available to residential uses.

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

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

This area should be served by non-residential uses. Residential uses are limited as to permitting and it will best serve the public to have these properties be some form of non-residential uses.

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

There are few residential ROGO units remaining. The change will lessen the impact on the remaining ROGO demand. The change will seek non-residential uses on the US-1 corridor.

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

We believe there could have been a mapping error as part of this property seems to have been SC and part SR zoned in 1986. The copy of the "REDI" map we have does not even show Andros or Abaco Road extending all the way to the highway! Errors could have happened in the early '80's when developing the original zoning Maps due to this mapping error. There appears to be an "Alley" between these properties and the residential properties to the ocean side, It is likely the intent that these properties have non-residential uses with a service alley that would accommodate the commercial uses.

4) New issues:

As we all are aware of the County is almost out of ROGO allocations. This change will allow a non-residential transition with less commercial impact on the neighborhood, since C-1 is more of a "neighborhood Commercial" zoning.

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

We believe the county should consider amending all IS properties directly on US-1 to a non-residential zoning. It is not conducive to have single family residential units directly on the highway, especially in a commercial corridor.

6) **Data updates:**

The county is almost out of ROGO allocations

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

As previously stated, we believe the C-1 district is more in line with the commercial corridor and a better fit to transition between US-1 and a residential neighborhood.

* * * * *

Applicants requesting a Land Use District (Zoning) Map Amendment shall provide for community participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 - 120 days prior to any of the public hearings.

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

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

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

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

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Ownership Disclosure Form
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site(s) from adjacent roadway(s)
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- A list of names and addresses of all real property owners within a 600 foot radius of the subject property(ies). 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
- Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

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

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

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

* * * * *

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Signature] Date: 3.17.25

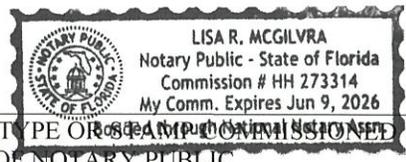
STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 17 day of March, 2025, by Amie Owens
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
identification. (TYPE OF ID PRODUCED)

[Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

Send complete application package to:

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

AGENT AUTHORIZATION FORM



Date of Authorization: 03 / 19 / 25
Month Day Year

I hereby authorize Don Horton and/or Amie Owens
(Print Name of Agent)

representing FLO GROWN HOME BUYERS LLC
(Print Name of Property Owner(s) the Applicant(s))

of Land Use District (Zoning) Amendment
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Row 1: 18, 19, 20, 3, OCEAN ISLE EST, Key Largo. Row 2: 00538800, 00538810, 00538820-000000, 1662313, 1662321, 1662330. Row 3: 106281, 106271, 106261 Overseas Hwy Key Largo, FL 33037, 106.

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)
305.852.9607 N/A 305.522.2062 don@icm.build amie@icm.build
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Signature] Date: 3/19/25
STATE OF Florida COUNTY OF Polk

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,
on 19th day of March, 2025, by Marty Bruce
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced as
(TYPE OF ID PROVIDED)
identification

[Signature]
SIGNATURE OF NOTARY PUBLIC

LIANA RODRIGUEZ
Notary Public-State of Florida
Commission # HH 134697
My Commission Expires May 26, 2025
PRINT TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

AGENT AUTHORIZATION FORM

Date of Authorization: 02 / 11 / 2025
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing FLO GROWN HOME BUYERS LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Land Use District (Zoning) Amendment
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

Table with 4 columns: Lot, Block, Subdivision, Key Largo. Rows include: 18, 19, 20 / 3 / OCEAN ISLE EST / Key Largo; 00538800, 00538810, 00538820-000000 / 1662313, 1662321, 1662330; 106281, 106271, 106261 Overseas Hwy Key Largo, FL 33037 / 106.

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607 N/A 305.522.2062 don@icm.build amie@icm.build
Work Phone Home Phone Cell Phone Email Address

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

Signature of Property Owner: Marty Bruce Date: 02/11/2025

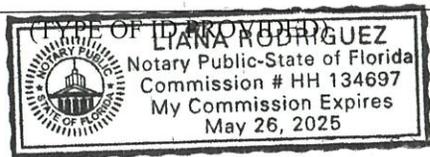
STATE OF Florida COUNTY OF Polk

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 11th day of February, 2025, by Liana Rodriguez
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced as

SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

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



Ownership Disclosure of Interest

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

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

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

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
MARTY BRUCE 625 COMMERCE DRIVE SUITE #308 LAKELAND, FL 33813	50
MICHAEL GREENHOW 625 COMMERCE DRIVE SUITE #308 LAKELAND, FL 33813	50

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

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

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

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

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

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

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

* Please provide date of contract _____

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: MARTY BRUCE / Monty Bruce

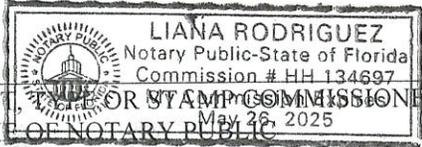
STATE OF Florida

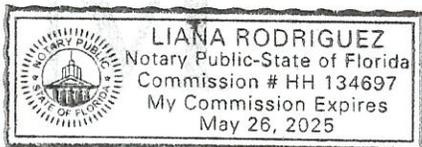
COUNTY OF Polk

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 11th day of February, 2025, by Liana Rodriguez
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.

Liana Rodriguez
SIGNATURE OF NOTARY PUBLIC

 LIANA RODRIGUEZ
Notary Public-State of Florida
Commission # HH 134697
May 26, 2025
PRINT NAME OF NOTARY PUBLIC OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

 LIANA RODRIGUEZ
Notary Public-State of Florida
Commission # HH 134697
My Commission Expires
May 26, 2025

Doc # 2445928 Blk# 3256 Pg# 1150 Electronically Recorded 12/27/2023 at 2:13 PM Pages 5
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$44.00 Deed Doc Stamp \$3,675.00

Prepared By and Return To:

Michelle Fusillo
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 6th day of December, 2023, by Renell Maiersperger, a single woman, hereinafter called the Grantor, whose address is 2 Chaddwyck Lane, Chadds Ford, PA 19317 to FLO GROWN HOME BUYERS LLC, a Florida Limited Liability Company, whose post office address is: 3429 Knoxville Place, Plant City, FL 33566, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Monroe County, Florida, more particularly described as follows:

"See Attached Exhibit A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00538820-000000
Parcel ID Number: 00538810-000000
Parcel ID Number: 00538800-000000

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Berjoh Elise Fullilove

Witness 1 Signature

Berjoh Elise Fullilove

Witness 1 Printed Name

Witness 1 Address: 5379 Lyons Rd #922

Coconut Creek FL 33073

Renell Maiersperger

Renell Maiersperger

Ayana Lugo

Witness 2 Signature

Ayana Lugo

Witness 2 Printed Name

Witness 2 Address: 27251 Wesley Chapel Blvd #417

Wesley Chapel, FL 33544

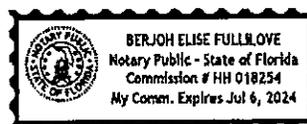
STATE OF FLORIDA *BE7*
COUNTY OF ~~DUKAL~~ Broward

The foregoing instrument was acknowledged before me by means of () physical presence or online notarization this 8th day of December, 2023, by Renell Maiersperger.

Berjoh Elise Fullilove

Signature of Notary Public

Print, Type/Stamp Name of Notary



Online notarization using audio/video communication

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: 2 credible witnesses

CREDIBLE WITNESS AFFIDAVIT

Under the penalties of perjury, I declare that the person appearing before Berjoh Elise Fullilove is personally known to me as Renell Maersperger and is the person named in the document requiring notarization; that I believe that this person does not possess the required identification; that I believe it would be difficult or impossible for this person to obtain such identification; and that I do not have a financial interest in and am not a party to the underlying transaction or documents.

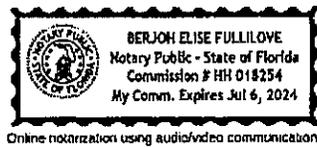
12/08/2023
Date


Witness Name: Steven Serna

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of () physical presence or online notarization this 8th day of December, 2023, by Steven Serna

Berjoh Elise Fullilove
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification Produced: CO drivers license

CREDIBLE WITNESS AFFIDAVIT

Under the penalties of perjury, I declare that the person appearing before Berjoh Elise Fullilove is personally known to me as Renell Maersperger and is the person named in the document requiring notarization; that I believe that this person does not possess the required identification; that I believe it would be difficult or impossible for this person to obtain such identification; and that I do not have a financial interest in and am not a party to the underlying transaction or documents.

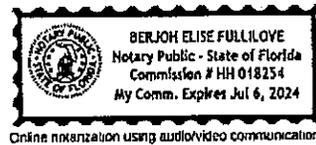
12/08/2023
Date


Witness Name: Marshall Pearson

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 8th day of December, 2023, by Marshall Pearson


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: PA Driver's License

“Exhibit A”

Property 1

Lot 18, Block 3, OCEAN ISLE ESTATES, according to the plat thereof as recorded in Plat Book 5, Page 14, of the Public Records of Monroe County, Florida.

Property 2

Lots 19, Block 3, OCEAN ISLE ESTATES, according to the plat thereof as recorded in Plat Book 5, Page 14, of the Public Records of Monroe County, Florida.

Property 3

Lots 20, Block 3, OCEAN ISLE ESTATES, according to the plat thereof as recorded in Plat Book 5, Page 14, of the Public Records of Monroe County, Florida.

Parcel ID: 1662313

Doc # 2445927 Bk# 3256 Pg# 1148 Electronically Recorded 12/27/2023 at 2:13 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$18.50

Prepared by and return to:
Michelle Fusillo, an employee of
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256
Financial Way
Jacksonville, FL 32256

**AFFIDAVIT OF LIMITED LIABILITY COMPANY
FLO GROWN HOME BUYERS LLC**

Before me, the undersigned authority, on this day personally appeared Michael B. Greenhow ("Affiant"), who after being duly sworn, deposes and states as follows:

1. Affiant is the of FLO GROWN HOME BUYERS LLC, a Florida Limited Liability Company, (the "Company").

2. The Company is a duly formed and validly existing limited liability company in good standing under the laws of the State of Florida, and has not been terminated or dissolved.

3. Pursuant to the Operating Agreement and/or governing documents of the Company, Affiant is fully authorized to execute closing statements, mortgages, affidavits, and any other documents required for closing on behalf of the Company with regard to that certain real property described as follows:

Lots 18, 19 and 20, Block 3, OCEAN ISLE ESTATES, according to the plat thereof as recorded in Plat Book 5, Page 14, of the Public Records of Monroe County, Florida.

(the "Property"), and all necessary consents have been obtained.

4. Neither the Company nor any of its members are currently debtors in any bankruptcy proceedings, and this purchase and/or mortgage is made in the ordinary course of business.

5. Any person, partnership, corporation or other business entity dealing with the Company shall be entitled to rely fully on the authority of Affiant to bind the Company, and any documents executed in the name of the Company by Affiant shall be binding on the Company.

6. This affidavit is made for the purpose of inducing Renell Maersperger ("Seller") to sell the Property to the Company, Central Florida Lending Fund, LLC ("Lender") to make a loan to the Company secured by the Property, and inducing First American Title Insurance Company (the "Underwriter") to authorize Landmark Title, LLC to issue an Underwriter's policy of Title Insurance insuring the Company and/or Lender.

The undersigned Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature, has fully read this Affidavit, understands its contents, and certifies under penalty of perjury that to the best of his/her knowledge, it is true, correct and complete.

FLO GROWN HOME BUYERS LLC, a Florida
Limited Liability Company

By: Michael B Greenhow Manager
Michael B. Greenhow, Manager

STATE OF FLORIDA
COUNTY OF ~~DIVAL~~

Hillsborough R.L. Sr.

Sworn to (or affirmed) and subscribed before me by means of physical presence or () online
notarization this 6 day of DEC, 2023, by Michael B. Greenhow, Manager of FLO GROWN
HOME BUYERS LLC.

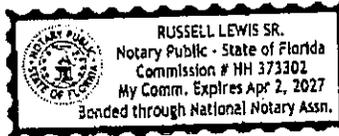
Russell Lewis Sr.
Signature of Notary Public

Print, Type/Stamp Name of Notary Russell Lewis Sr.

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: FL Driver's License



Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

Summary

Parcel ID 00538800-000000
 Account# 1662313
 Property ID 1662313
 Millage Group 500K
 Location 106281 OVERSEAS Hwy, KEY LARGO
 Address
 Legal BK 3 LT 18 OCEAN ISLE EST PB5-14 KEY LARGO OR783-1500 OR786-1770
 Description OR802-526 OR823-1110Q/C OR1196-763 OR3256-1150
 (Note: Not to be used on legal documents.)
 Neighborhood 1923
 Property Class VACANT RES (0000)
 Subdivision OCEAN ISLE ESTATE
 Sec/Twp/Rng 06/61/40
 Affordable No
 Housing



Owner

[FLO GROWN HOME BUYERS LLC](#)
 625 Commerce Dr
 Ste 308
 Lakeland FL 33813

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$125,145	\$148,320	\$148,320	\$109,695
= Just Market Value	\$125,145	\$148,320	\$148,320	\$109,695
= Total Assessed Value	\$125,145	\$12,427	\$11,297	\$10,270
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$125,145	\$148,320	\$148,320	\$109,695

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$125,145	\$0	\$0	\$125,145	\$125,145	\$0	\$125,145	\$0
2023	\$148,320	\$0	\$0	\$148,320	\$12,427	\$0	\$148,320	\$0
2022	\$148,320	\$0	\$0	\$148,320	\$11,297	\$0	\$148,320	\$0
2021	\$109,695	\$0	\$0	\$109,695	\$10,270	\$0	\$109,695	\$0
2020	\$109,695	\$0	\$0	\$109,695	\$9,336	\$0	\$109,695	\$0
2019	\$48,000	\$0	\$0	\$48,000	\$8,487	\$0	\$48,000	\$0
2018	\$49,440	\$0	\$0	\$49,440	\$7,715	\$0	\$49,440	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,000.00	Square Foot	60	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/6/2023	\$525,000	Warranty Deed	2445928	3256	1150	05 - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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Monroe County, FL

PROPERTY RECORD CARD

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Summary

Parcel ID 00538810-000000
 Account# 1662321
 Property ID 1662321
 Millage Group 500K
 Location 106271 OVERSEAS Hwy, KEY LARGO
 Address
 Legal BK 3 LT 19 OCEAN ISLE EST PB5-14 KEY LARGO OR783-1500 OR786-1770
 Description OR802-526 OR823-1110Q/C OR1196-763 OR3256-1150
 (Note: Not to be used on legal documents.)
 Neighborhood 1923
 Property Class VACANT RES (0000)
 Subdivision OCEAN ISLE ESTATE
 Sec/Twp/Rng 06/61/40
 Affordable No
 Housing



Owner

[FLO GROWN HOME BUYERS LLC](#)
 625 Commerce Dr
 Ste 308
 Lakeland FL 33813

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$125,145	\$148,320	\$148,320	\$109,695
= Just Market Value	\$125,145	\$148,320	\$148,320	\$109,695
= Total Assessed Value	\$125,145	\$12,427	\$11,297	\$10,270
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$125,145	\$148,320	\$148,320	\$109,695

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$125,145	\$0	\$0	\$125,145	\$125,145	\$0	\$125,145	\$0
2023	\$148,320	\$0	\$0	\$148,320	\$12,427	\$0	\$148,320	\$0
2022	\$148,320	\$0	\$0	\$148,320	\$11,297	\$0	\$148,320	\$0
2021	\$109,695	\$0	\$0	\$109,695	\$10,270	\$0	\$109,695	\$0
2020	\$109,695	\$0	\$0	\$109,695	\$9,336	\$0	\$109,695	\$0
2019	\$48,000	\$0	\$0	\$48,000	\$8,487	\$0	\$48,000	\$0
2018	\$49,440	\$0	\$0	\$49,440	\$7,715	\$0	\$49,440	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,000.00	Square Foot	60	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/6/2023	\$525,000	Warranty Deed	2445928	3256	1150	05 - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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Summary

Parcel ID 00538820-000000
 Account# 1662330
 Property ID 1662330
 Millage Group 500K
 Location 106261 OVERSEAS Hwy, KEY LARGO
 Address
 Legal BK 3 LT 20 OCEAN ISLE EST PB5-14 KEY LARGO OR783-1500
 Description OR786-1770 OR802-526 OR823-1110Q/C OR1196-763 OR3256-1150
 (Note: Not to be used on legal documents.)
 Neighborhood 1923
 Property Class VACANT RES (0000)
 Subdivision OCEAN ISLE ESTATE
 Sec/Twp/Rng 06/61/40
 Affordable No
 Housing



Owner

[FLO GROWN HOME BUYERS LLC](#)
 625 Commerce Dr
 Ste 308
 Lakeland FL 33813

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$176,039	\$117,360	\$93,453	\$67,373
= Just Market Value	\$176,039	\$117,360	\$93,453	\$67,373
= Total Assessed Value	\$176,039	\$22,029	\$20,026	\$18,205
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$176,039	\$117,360	\$93,453	\$67,373

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$176,039	\$0	\$0	\$176,039	\$176,039	\$0	\$176,039	\$0
2023	\$117,360	\$0	\$0	\$117,360	\$22,029	\$0	\$117,360	\$0
2022	\$93,453	\$0	\$0	\$93,453	\$20,026	\$0	\$93,453	\$0
2021	\$67,373	\$0	\$0	\$67,373	\$18,205	\$0	\$67,373	\$0
2020	\$67,373	\$0	\$0	\$67,373	\$16,550	\$0	\$67,373	\$0
2019	\$55,321	\$0	\$0	\$55,321	\$15,045	\$0	\$55,321	\$0
2018	\$55,321	\$0	\$0	\$55,321	\$13,677	\$0	\$55,321	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	11,290.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/6/2023	\$525,000	Warranty Deed	2445928	3256	1150	05 - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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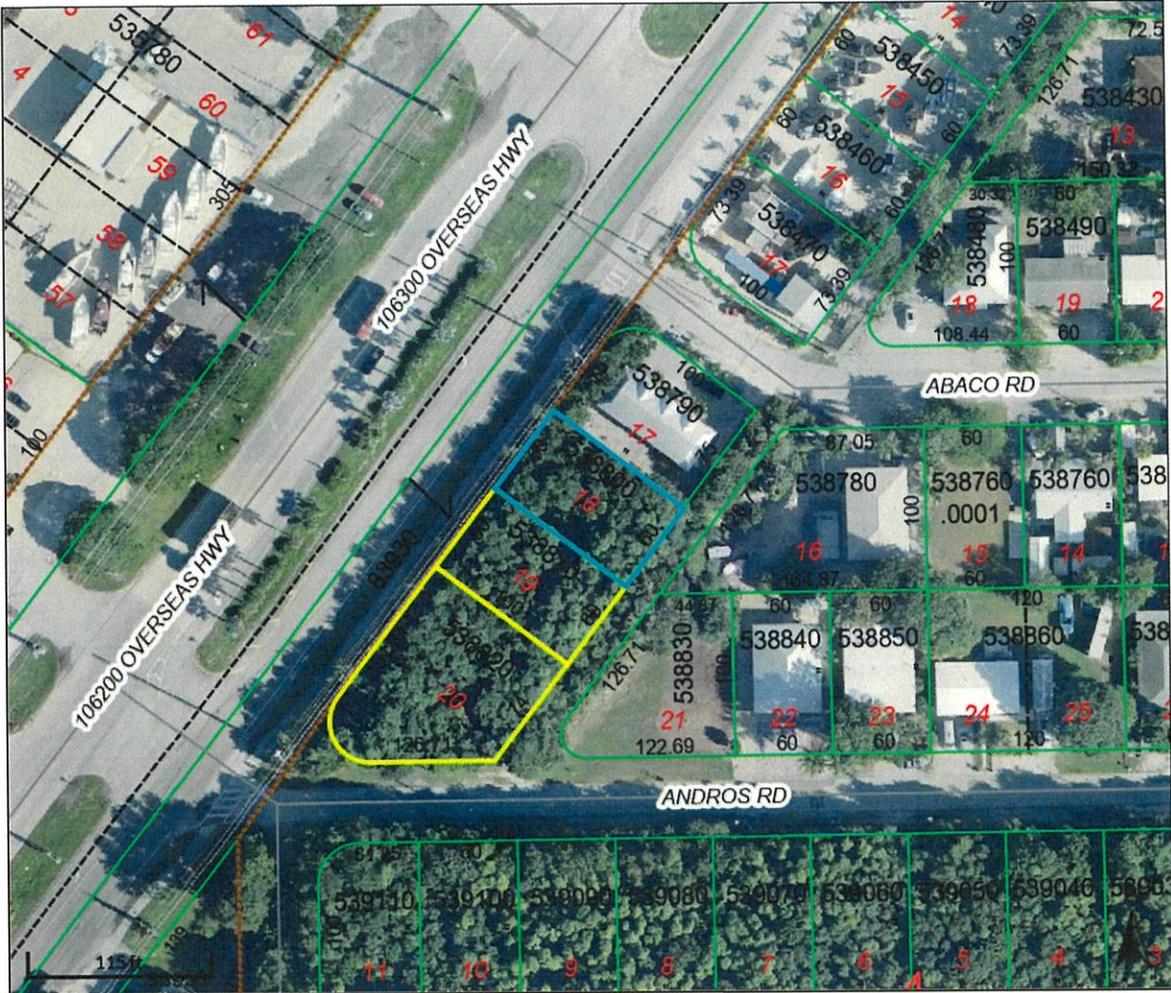
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Monroe County, FL



Overview



Legend

- Centerline
- Easements
- Hooks
- - Lot Lines
- Road Center
- - Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- ▭ Subdivisions
- ▭ Parcels

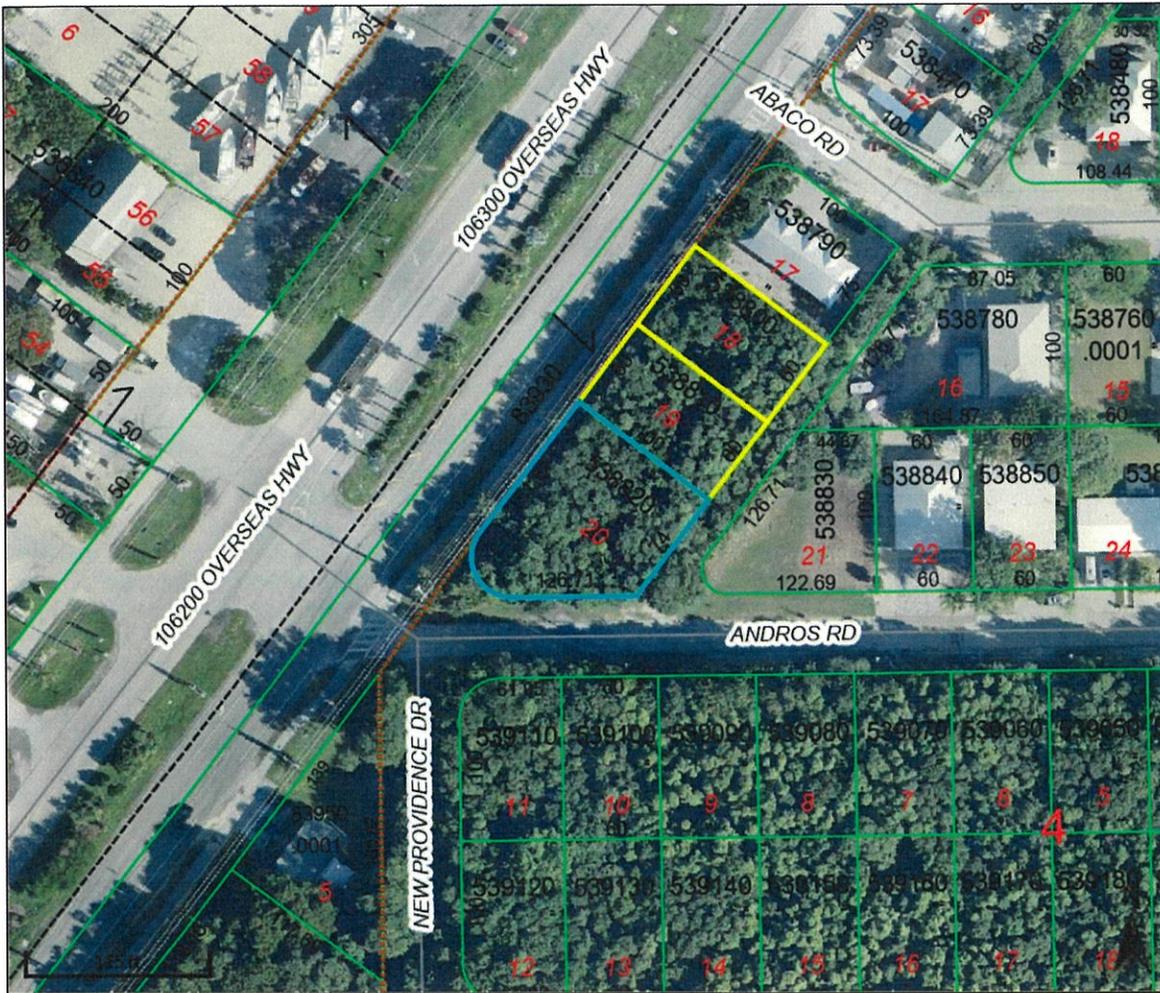
Parcel ID	00538800-000000	Alternate ID	1662313	Owner Address	FLO GROWN HOME BUYERS LLC
Sec/Twp/Rng	06/61/40	Class	VACANT RES		625 Commerce Dr
Property Address	106281 OVERSEAS Hwy				C/O CAROL HERSHEY Ste 308
	KEY LARGO				Lakeland, FL 33813
District	500K				
Brief Tax	BK 3 LT 18 OCEAN ISLE EST PB5-14 KEY LARGO OR783-1500 OR786-1770 OR802-526 OR823-1110Q/C OR1196-763				
Description	OR3256-1150				
	(Note: Not to be used on legal documents)				

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Monroe County, FL



Overview



Legend

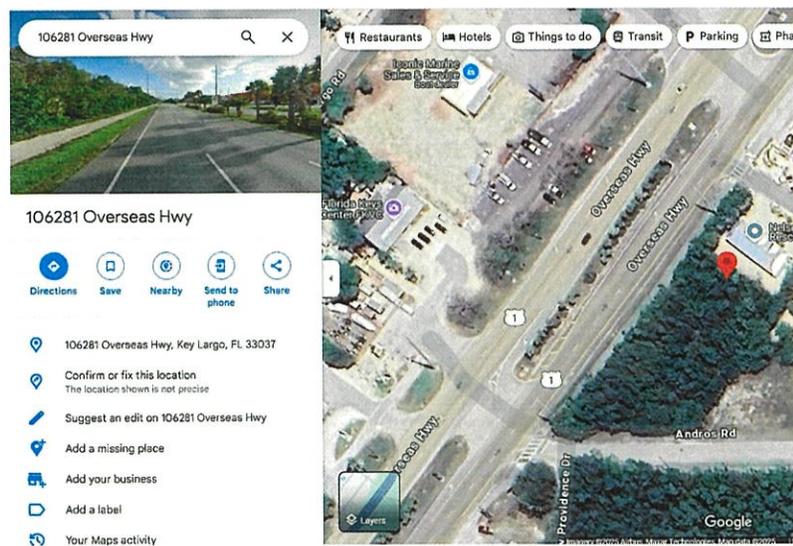
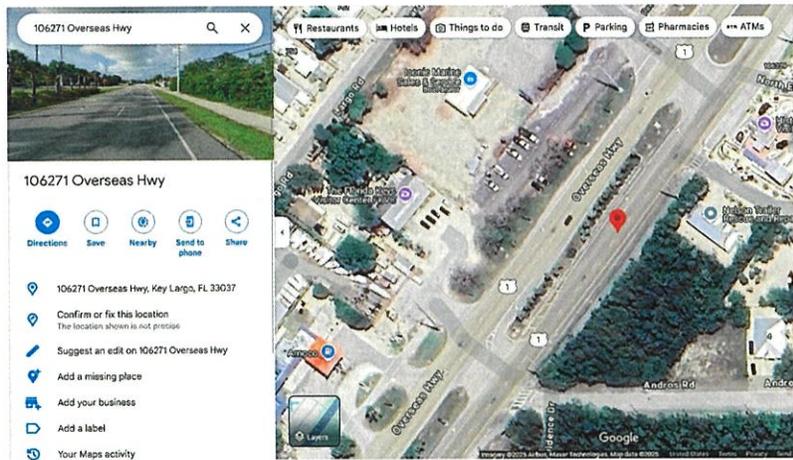
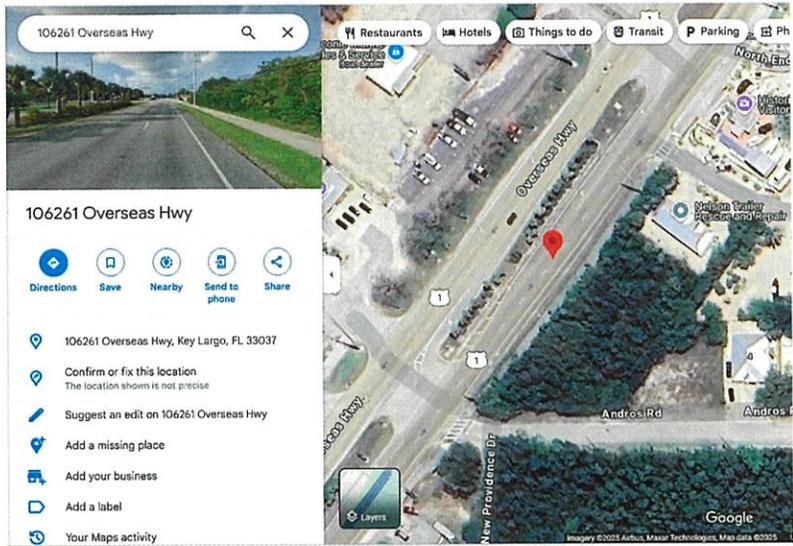
- Centerline
- Easements
- Hooks
- - Lot Lines
- Road Center
- - Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- [] Subdivisions
- [] Parcels

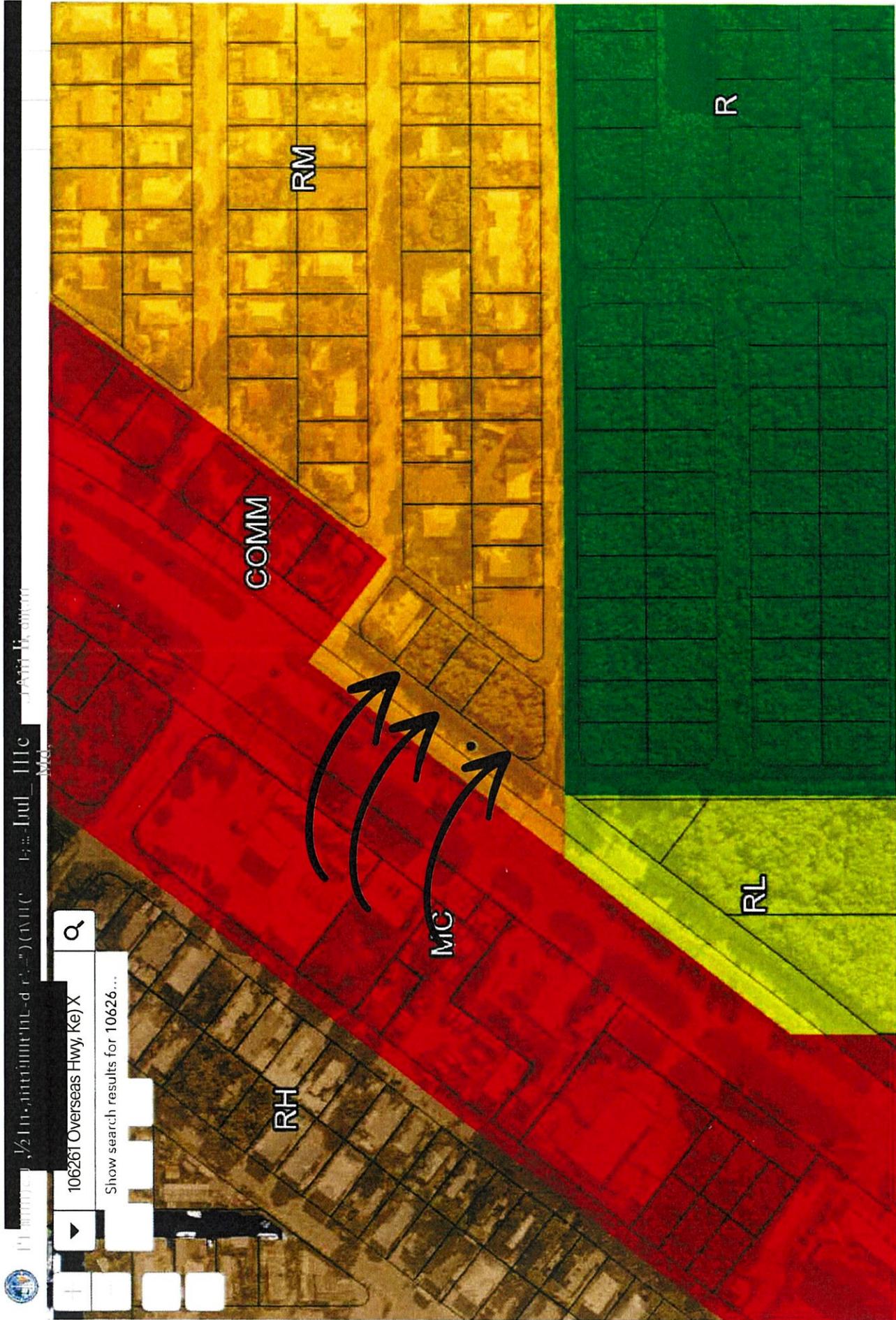
Parcel ID	00538820-000000	Alternate ID	1662330	Owner Address	FLO GROWN HOME BUYERS LLC
Sec/Twp/Rng	06/61/40	Class	VACANT RES		625 Commerce Dr
Property Address	106261 OVERSEAS Hwy				C/O CAROL HERSHEY Ste 308
	KEY LARGO				Lakeland, FL 33813
District	500K				
Brief Tax	BK 3 LT 20 OCEAN ISLE EST PB5-14 KEY LARGO OR783-1500 OR786-1770 OR802-526 OR823-1110Q/C OR1196-763				
Description	OR3256-1150				
	<i>(Note: Not to be used on legal documents)</i>				

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Street view photos of 106261, 106271, 106281 Overseas Highway





Planning & Environmental Resources - Public Map Application



CORREA CONSUELO
2 N End Rd
Key LargoFL33037

CORREA OCTAVIA
20 Abaco Rd
Key LargoFL33037

SIDLES KENNETH E
3 N End Rd
Key LargoFL33037

FLO GROWN HOME BUYERS LLCC/O CAROL
HERSHEY0MediaPA19063

MANIFOLD SUZANNE LAMOTTE
6 S Andros Rd
Key LargoFL33037

SCOTT KELAN C
107 Katelyn Ln
NicholasvilleKY40356

AREVALO TONY FAZIO
1 Abaco Rd
Key LargoFL33037

LINDSAY VICTOR D
PO Box 372197
Key LargoFL33037

SIEVERS MARINE INC
21 Garden Cove Dr
Key LargoFL33037

SANABRIA GABRIEL
4 S Andros Rd
Key LargoFL33037

FL KEYS CHAPTER IZAAK WALTON LEAGUE OF
AMERICA
PO Box 900236
HomesteadFL33090

ISCHAY TIMOTHY G
1910 NW 43rd St
Oakland ParkFL33309

PERRINE RONALD II
1 Garden Cove Dr
Key LargoFL33037

DEL SOL POINT LLC
17225 S Dixie Hwy
Palmetto BayFL33157

G AND VS INVESTMENTS LLC
18 Exuma Rd
Key LargoFL33037

CREEL WILLIAM S
8163 Constitution Rd
Las CrucesNM88007

DALLI SALVATORE V
1545 N Road St
Elizabeth CityNC27909

PEREZ LUIS E
1502 NE 154th Ter
North Miami BeachFL33162

WHEATON BRYAN V
9 N End Rd
Key LargoFL33037

MORALES CARLOS
330 NW 135th Ave
MiamiFL33182

GADDY MICHAEL S
20 S Andros Rd
Key LargoFL33037

LASTINGER FRED AND MICHELLE TRUST
7 N End Rd
Key LargoFL33037

CORREA OCTAVIO
20 Abaco Rd
Key LargoFL33037

HOROWITZ SUSAN E 2024 TRUST
02/27/2024C/O SUSAN E HOROWITZ
TRUSTEE
0
BurbankCA91505

BREHM JOHN RUSSELL JR
7 Abaco Rd
Key LargoFL33037

HOWES TERESA
5 North END Rd
Key LargoFL33037

MARCELO ROBERTO
375 E 18th St
HialeahFL33010

CHAMBERS THOMAS
11 Abaco Rd
Key LargoFL33037

SCHLAFLY PATRICK J
16 S Andros Rd
Key LargoFL33037

CORREA ANTONIA
20 Abaco Rd
Key LargoFL33037

COLARUSSO CHRISTOPHER L REVOCABLE
TRUST 05/25/2021
160 Georgia Ave
TavernierFL33070

TRUJILLO ALBERTO JR
6871 2nd Ln
HialeahFL33014

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 Kennedy Dr
Key WestFL33040

DOT/ST.OF FL
(STATE ROAD DEPARTMENT)
TALLAHASSEEFL32399

BOT TIIFC/O DEP DIVISION OF STATE LANDS
0
TallahasseeFL32399

MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY
1200 Truman Ave
Key WestFL33040

RUBALCAVA GLADYS
748 Largo Rd
Key LargoFL33037

BATISTA HECTOR JOSE SR REV LIVING TRUST
12/22/2020
2995 20th Ave
NaplesFL34117

HUERTA ROSSANA M
949 Plantation Rd
Key LargoFL33037

PHANTOM FIREWORKS SHOWROOMS LLC
2445 Belmont Ave
YoungstownOH44505

HUTCHINGS CHRISTOPHER V
216 Hibiscus Ave
Key LargoFL33037

AXBERG MARY SUSAN
959 Plantation Rd
Key LargoFL33037

WHOLE LOTTA LEYVAS LLC
22 SW 132nd Ct
MiamiFL33184

ARDUINO ARMAND ANTHONY
10 South Dr
Key LargoFL33037

SAMS JAMES W
955 Plantation Rd
Key LargoFL33037

HERNANDEZ RAYMOND
10701 SW 46th St
MiamiFL33165

LEAHY WAYNE T
809 Largo Rd
Key LargoFL33037

CAMBRON OCTAVIO
81189 Old Hwy
IslamoradaFL33036

WOOLDRIDGE DONALD DEAN II
760 Largo Rd
Key LargoFL33037

ROA ESTHER SANTANA
953 Plantation Rd
Key LargoFL33037

EMERALD HOMES LLC
PO Box 371319
Key LargoFL33037

MIRABELLA JOSEPH F IV
804 Largo Rd
Key LargoFL33037

MACHADO AQUILINO
756 Largo Rd
Key LargoFL33037

DEMERRIT RAYMOND SYDNEY
967 Plantation Rd
Key LargoFL33037

STOKY 750 LARGO ROAD LLC
14 Rainbow Dr
Key LargoFL33037

MEDEROS CRISTHIAN
20211 SW 48th Pl
Southwest RanchesFL33332

CONKLIN FRANCIS G
PO Box 370901
Key LargoFL33037

ARCHER PATRICIA ANN
238 Ogles Gap Rd
BurnsvilleNC28714

JD FRIST TROPICAL HOLDING LLC
2361 69th Ct
Fort LauderdaleFL33309

DAWSON COLE A
766 Largo Rd
Key LargoFL33037

LARGO ISLAND PROPERTIES LLC
6099 Stirling Rd
DavieFL33314

MCLAUGHLIN MICHAEL J
971 Plantation Rd
Key LargoFL33037

ATWILL ANDREW T
746 Largo Rd
Key LargoFL33037

MONTEAGUDO MICHELLE
764 Largo Rd
Key LargoFL33037

FILL STEPHEN GERALD
1740 SW 2nd St
Fort LauderdaleFL33312

BANKS BETTY LOU
742 Largo Rd
Key LargoFL33037

LARGO RD LLC
680 E 59th St
HialeahFL33013

KEY LARGO PETRO LLC
106200 Overseas Hwy
Key LargoFL33037

K2 TOWERS III LLC5
7 E Washington St
Chagrin FallsOH44022

MEADOWS KATHLEEN F
762 Largo Rd
Key LargoFL33037

ANDERSON L B TERRY
768 Largo Rd
Key LargoFL33037

PHANTOM OF KEY LARGO INC
555 Martin Luther King Jr Blvd
YoungstownOH44502

LOPEZ OFELIA
12355 SW 197th Ter
MiamiFL33177

HUGGLER EDELTRAUT L
6 Abaco Rd
Key LargoFL33037

DOT/ST OF FL
1000 NW 111th Ave
MiamiFL33172

LANE DEJA ANNE
17004 Sleepy Hollow Blvd
HollyMI48442

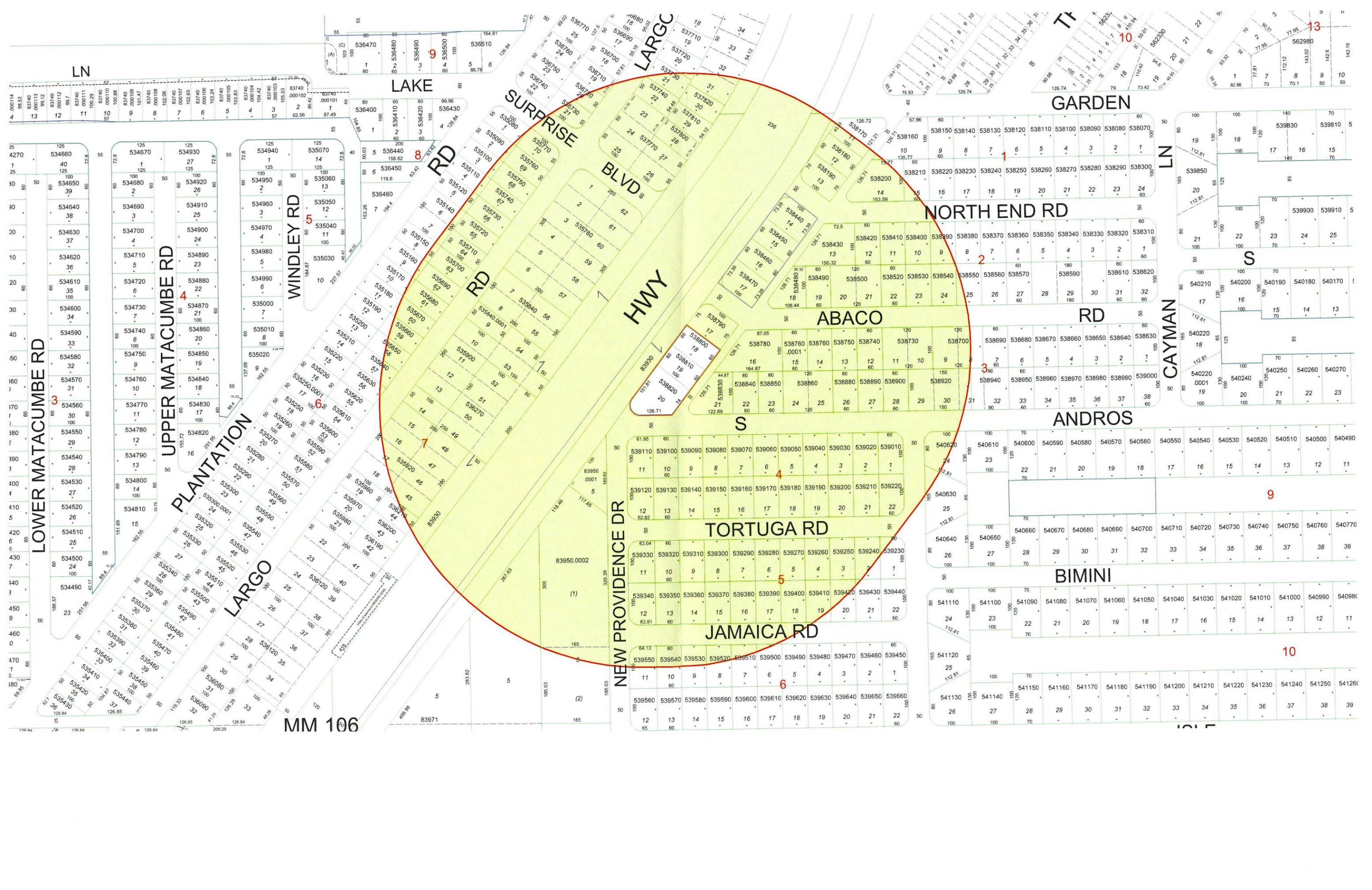
NVJ MULTISERVICES INC
393 Pompano Dr
Key LargoFL33037

SCHILDTS MICHAEL
5 Abaco Rd
Key LargoFL33037

FIRST DESTINATION LLC
PO Box 378493
Key LargoFL33037

LAROCCO FAMILY LIMITED PARTNERSHIP
424 Sunshine Blvd
TavernierFL33070

DAHLSTROM LAURA MARIA QUALIFIED
SPECIAL NEEDS TRUST
PO Box 370001
Key LargoFL33037



LN

LAKE

SURPRISE

BLVD

GARDEN

LOWER MATACAMBE RD

UPPER MATACAMBE RD

WINDLEY RD

PLANTATION

LARGO

NEW PROVIDENCE DR

HWY

TORTUGA RD

JAMAICA RD

ABACO

NORTH END RD

RD

ANDROS

BIMINI

LN

CAYMAN

MM 106

9

8

5

6

7

4

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9

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	AK	LOCATION
00538200-000000	CORREA CONSUELO	2 N End Rd			Key Largo	FL	33037	1661716	2 NORTH END Rd, KEY LARGO
00538700-000000	FL KEYS CHAPTER IZAAK WALTON LEAGUE OF AMERICA	PO Box 900236			Homestead	FL	33090	1662216	17 ABACO Rd, KEY LARGO
00538920-000000	GADDY MICHAEL S	20 S Andros Rd			Key Largo	FL	33037	1662437	S 20 ANDROS Rd, KEY LARGO
00538790-000000	CORREA OCTAVIA	20 Abaco Rd			Key Largo	FL	33037	1662305	106291 OVERSEAS Hwy, KEY LARGO
00538490-000000	ISCHAY TIMOTHY G	1910 NW 43rd St			Oakland Park	FL	33309	1662003	4 ABACO Rd, KEY LARGO
00538400-000000	LASTINGER FRED AND MICHELLE TRUST	7 N End Rd			Key Largo	FL	33037	1661911	7 NORTH END Rd, KEY LARGO
00538420-000000	SIDLES KENNETH E	3 N End Rd			Key Largo	FL	33037	1661937	3 NORTH END Rd, KEY LARGO
00538160-000000	PERRINE RONALD II	1 Garden Cove Dr			Key Largo	FL	33037	1661678	1 GARDEN COVE Dr, KEY LARGO
00538550-000000	CORREA OCTAVIO	20 Abaco Rd			Key Largo	FL	33037	1662062	VACANT ABACO Rd, KEY LARGO
00538810-000000	FLO GROWN HOME BUYERS LLC	C/O CAROL HERSHEY	851 N Providence Rd		Media	PA	19063	1662321	106271 OVERSEAS Hwy, KEY LARGO
00538820-000000	FLO GROWN HOME BUYERS LLC	C/O CAROL HERSHEY	851 N Providence Rd		Media	PA	19063	1662330	106261 OVERSEAS Hwy, KEY LARGO
00538460-000000	DEL SOL POINT LLC	17225 S Dixie Hwy		Ste 200	Palmetto Bay	FL	33157	1661970	106319 OVERSEAS Hwy, KEY LARGO
00538740-000000	HOROWITZ SUSAN E 2024 TRUST 02/27/2024	C/O SUSAN E HOROWITZ TRUSTEE	4361 W Sarah St		Burbank	CA	91505	1662259	9 ABACO Rd, KEY LARGO
00538850-000000	MANIFOLD SUZANNE LAMOTTE	6 S Andros Rd			Key Largo	FL	33037	1662364	S 6 ANDROS Rd, KEY LARGO
00538210-000000	G AND VS INVESTMENTS LLC	18 Exuma Rd			Key Largo	FL	33037	1661724	4 NORTH END Rd, KEY LARGO
00538750-000000	BREHM JOHN RUSSELL JR	7 Abaco Rd			Key Largo	FL	33037	1662267	7 ABACO Rd, KEY LARGO
00538530-000000	SCOTT KELAN C	107 Katelyn Ln			Nicholasville	KY	40356	1662046	12 ABACO Rd, KEY LARGO
00538480-000000	CREEL WILLIAM S	8163 Constitution Rd			Las Cruces	NM	88007	1661996	2 ABACO Rd, KEY LARGO
00538410-000000	HOWES TERESA	5 North END Rd			Key Largo	FL	33037	1661929	5 NORTH END Rd, KEY LARGO
00538470-000000	DEL SOL POINT LLC	17225 S Dixie Hwy		Ste 200	Palmetto Bay	FL	33157	1661988	106309 OVERSEAS Hwy, KEY LARGO
00538780-000000	AREVALO TONY FAZIO	1 Abaco Rd			Key Largo	FL	33037	1662291	1 ABACO Rd, KEY LARGO
00538860-000000	DALLI SALVATORE V	1545 N Road St		Ste D	Elizabeth City	NC	27909	1662372	S 8 ANDROS Rd, KEY LARGO
00538880-000000	MARCELO ROBERTO	375 E 18th St			Hialeah	FL	33010	1662399	S 12 ANDROS Rd, KEY LARGO
00538890-000000	LINDSAY VICTOR D	PO Box 372197			Key Largo	FL	33037	1662402	S 14 ANDROS Rd, KEY LARGO
00538800-000000	FLO GROWN HOME BUYERS LLC	C/O CAROL HERSHEY	851 N Providence Rd		Media	PA	19063	1662313	106281 OVERSEAS Hwy, KEY LARGO
00538430-000000	PEREZ LUIS E	1502 NE 154th Ter			North Miami Beach	FL	33162	1661945	1 NORTH END Rd, KEY LARGO
00538730-000000	CHAMBERS THOMAS	11 Abaco Rd			Key Largo	FL	33037	1662241	11 ABACO Rd, KEY LARGO
00538170-000000	SIEVERS MARINE INC	21 Garden Cove Dr			Key Largo	FL	33037	1661686	VACANT LAND, KEY LARGO
00538390-000000	WHEATON BRYAN V	9 N End Rd			Key Largo	FL	33037	1661902	9 NORTH END Rd, KEY LARGO
00538450-000000	DEL SOL POINT LLC	17225 S Dixie Hwy		Ste 200	Palmetto Bay	FL	33157	1661961	106329 OVERSEAS Hwy, KEY LARGO
00538900-000000	SCHLAFLY PATRICK J	16 S Andros Rd			Key Largo	FL	33037	1662411	S 16 ANDROS Rd, KEY LARGO
00538840-000000	SANABRIA GABRIEL	4 S Andros Rd			Key Largo	FL	33037	1662356	S 4 ANDROS Rd, KEY LARGO
00538830-000000	MORALES CARLOS	330 NW 135th Ave			Miami	FL	33182	1662348	VACANT LAND, KEY LARGO
00538540-000000	CORREA ANTONIA	20 Abaco Rd			Key Largo	FL	33037	1662054	14 ABACO Rd, KEY LARGO
00537820-000000	COLARUSSO CHRISTOPHER L REVOCABLE TRUST 05/25/202	160 Georgia Ave			Tavernier	FL	33070	1661341	106360 OVERSEAS Hwy, KEY LARGO
00538520-000000	TRUJILLO ALBERTO JR	6871 2nd Ln			Hialeah	FL	33014	1662038	VACANT LAN ABACO Rd, KEY LARGO
00538440-000000	DEL SOL POINT LLC	17225 S Dixie Hwy		Ste 200	Palmetto Bay	FL	33157	1661953	106339 OVERSEAS Hwy, KEY LARGO
00538180-000000	SIEVERS MARINE INC	21 Garden Cove Dr			Key Largo	FL	33037	1661694	VACANT LAND, KEY LARGO
00537680-000000	FLORIDA KEYS AQUEDUCT AUTHORITY	1100 Kennedy Dr			Key West	FL	33040	1661201	LARGO Rd, KEY LARGO
00083530-000000	DOT/ST.OF FL	(STATE ROAD DEPARTMENT)			TALLAHASSEE	FL	32399	1092207	VACANT LAND, KEY LARGO
00539160-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail		Tallahassee	FL	32399	1662674	VACANT LAND, KEY LARGO
00539170-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail		Tallahassee	FL	32399	1662682	VACANT LAND, KEY LARGO
00539050-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail		Tallahassee	FL	32399	1662569	VACANT LAND, KEY LARGO
00539340-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail		Tallahassee	FL	32399	1662852	VACANT LAND, KEY LARGO
00539230-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail		Tallahassee	FL	32399	1662747	VACANT LAND, KEY LARGO
00539190-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail		Tallahassee	FL	32399	1662704	VACANT LAND, KEY LARGO

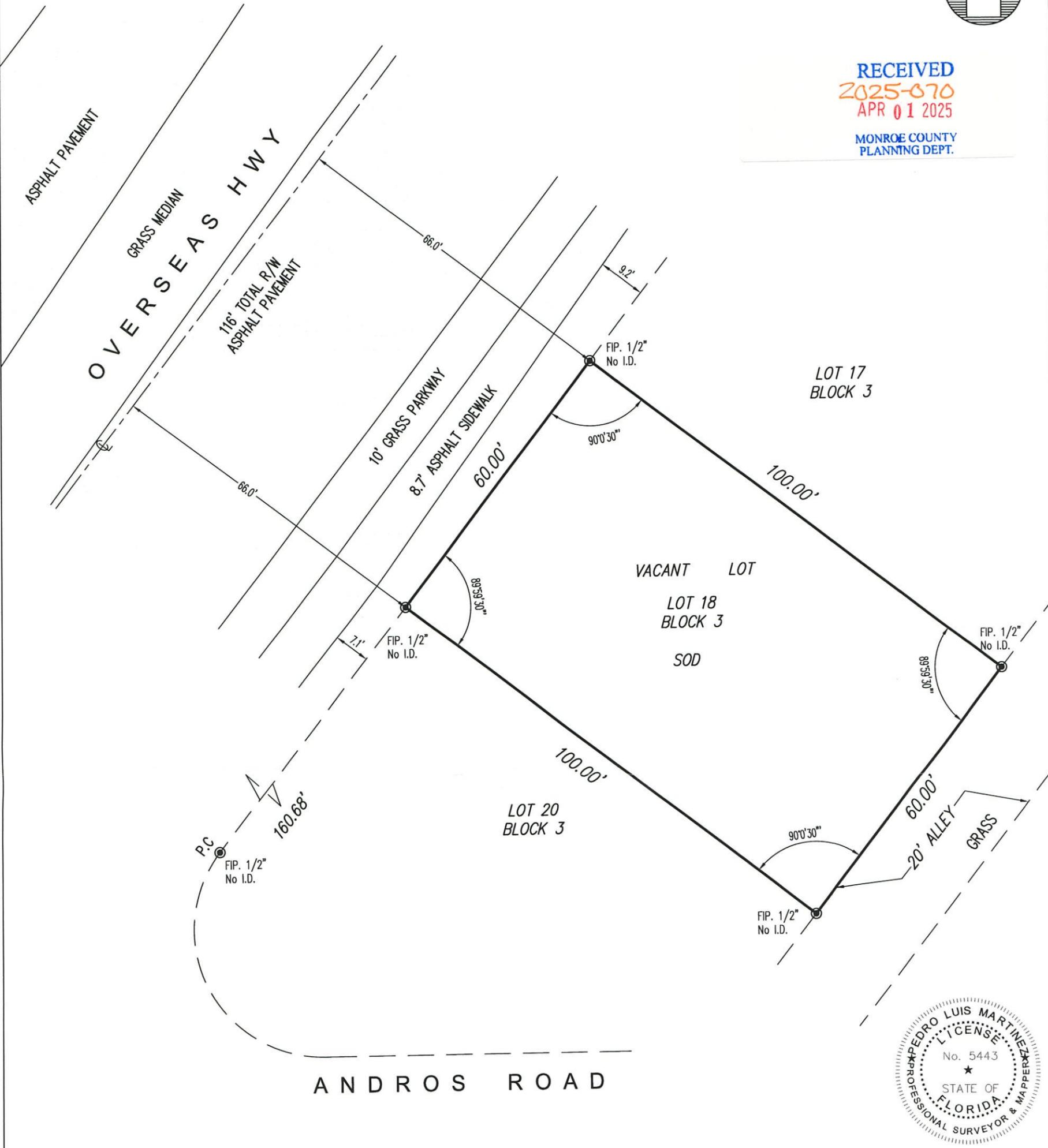
00539010-000000	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave	Ste 207	Key West	FL	33040	1662526 S VACANT ANDROS Rd, KEY LARGO
00539330-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662844 VACANT LAND, KEY LARGO
00539210-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662721 VACANT LAND, KEY LARGO
00539220-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662739 VACANT LAND, KEY LARGO
00539100-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662615 VACANT LAND, KEY LARGO
00539150-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662666 VACANT LAND, KEY LARGO
00539030-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662542 VACANT LAND, KEY LARGO
00539060-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662577 VACANT LAND, KEY LARGO
00539080-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662593 VACANT LAND, KEY LARGO
00539140-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662658 VACANT LAND, KEY LARGO
00539090-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662607 VACANT LAND, KEY LARGO
00539120-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662631 VACANT LAND, KEY LARGO
00535670-000000	RUBALCAVA GLADYS	748 Largo Rd		Key Largo	FL	33037	1659177 748 LARGO Rd, KEY LARGO
00535110-000000	BATISTA HECTOR JOSE SR REV LIVING TRUST 12/22/2020	2995 20th Ave		Naples	FL	34117	1658618 965 PLANTATION Rd, KEY LARGO
00539110-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662623 VACANT LAND, KEY LARGO
00539130-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662640 VACANT LAND, KEY LARGO
00539180-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662691 VACANT LAND, KEY LARGO
00539370-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662887 VACANT LAND, KEY LARGO
00539290-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662801 VACANT LAND, KEY LARGO
00539200-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662712 VACANT LAND, KEY LARGO
00539020-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662534 VACANT LAND, KEY LARGO
00539040-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	1662551 VACANT LAND, KEY LARGO
00535180-000000	HUERTA ROSSANA M	949 Plantation Rd		Key Largo	FL	33037	1658685 949 PLANTATION Rd, KEY LARGO
00536210-000000	PHANTOM FIREWORKS SHOWROOMS LLC	2445 Belmont Ave		Youngstown	OH	44505	1659711 VACANT LAND, KEY LARGO
00537800-000000	HUTCHINGS CHRISTOPHER V	216 Hibiscus Ave		Key Largo	FL	33037	1661325 106340 OVERSEAS Hwy, KEY LARGO
00535140-000000	AXBERG MARY SUSAN	959 Plantation Rd		Key Largo	FL	33037	1658642 959 PLANTATION Rd, KEY LARGO
00535090-000000	WHOLE LOTTA LEYVAS LLC	22 SW 132nd Ct		Miami	FL	33184	1658596 969 PLANTATION Rd, KEY LARGO
00536730-000000	ARDUINO ARMAND ANTHONY	10 South Dr		Key Largo	FL	33037	1660230 802 LARGO Rd, KEY LARGO
00535160-000000	SAMS JAMES W	955 Plantation Rd		Key Largo	FL	33037	1658669 955 PLANTATION Rd, KEY LARGO
00535690-000000	HERNANDEZ RAYMOND	10701 SW 46th St		Miami	FL	33165	1659193 752 LARGO Rd, KEY LARGO
00537740-000000	LEAHY WAYNE T	809 Largo Rd		Key Largo	FL	33037	1661261 809 LARGO Rd, KEY LARGO
00537810-000000	CAMBRON OCTAVIO	81189 Old Hwy		Islamorada	FL	33036	1661333 106350 OVERSEAS Hwy, KEY LARGO
00535730-000000	WOOLDRIDGE DONALD DEAN II	760 Largo Rd		Key Largo	FL	33037	1659231 760 LARGO Rd, KEY LARGO
00535170-000000	ROA ESTHER SANTANA	953 Plantation Rd		Key Largo	FL	33037	1658677 953 PLANTATION Rd, KEY LARGO
00536710-000000	EMERALD HOMES LLC	PO Box 371319		Key Largo	FL	33037	1660213 806 LARGO Rd, KEY LARGO
00536720-000000	MIRABELLA JOSEPH F IV	804 Largo Rd		Key Largo	FL	33037	1660221 804 LARGO Rd, KEY LARGO
00535710-000000	MACHADO AQUILINO	756 Largo Rd		Key Largo	FL	33037	1659215 756 LARGO Rd, KEY LARGO
00535100-000000	DEMERRITT RAYMOND SYDNEY	967 Plantation Rd		Key Largo	FL	33037	1658600 967 PLANTATION Rd, KEY LARGO
00535680-000000	STOKY 750 LARGO ROAD LLC	14 Rainbow Dr		Key Largo	FL	33037	1659185 750 LARGO Rd, KEY LARGO
00535700-000000	MEDEROS CRISTHIAN	20211 SW 48th Pl		Southwest Ranches	FL	33332	1659207 754 LARGO Rd, KEY LARGO
00535150-000000	CONKLIN FRANCIS G	PO Box 370901		Key Largo	FL	33037	1658651 754 PLANTATION Rd, KEY LARGO
00537730-000000	ARCHER PATRICIA ANN	238 Ogles Gap Rd		Burnsville	NC	28714	1661252 811 LARGO Rd, KEY LARGO
00535650-000000	JD FRIST TROPICAL HOLDING LLC	2361 69th Ct		Fort Lauderdale	FL	33309	1659151 744 LARGO Rd, KEY LARGO
00535760-000000	DAWSON COLE A	766 Largo Rd		Key Largo	FL	33037	1659266 766 LARGO Rd, KEY LARGO
00535780-000000	LARGO ISLAND PROPERTIES LLC	6099 Stirling Rd	Ste 214	Davie	FL	33314	1659282 106280 OVERSEAS Hwy, KEY LARGO
00535080-000000	MCLAUGHLIN MICHAEL J	971 Plantation Rd		Key Largo	FL	33037	1658588 971 PLANTATION Rd, KEY LARGO
00535660-000000	ATWILL ANDREW T	746 Largo Rd		Key Largo	FL	33037	1659169 746 LARGO Rd, KEY LARGO

00535750-000000	MONTEAGUDO MICHELLE	764 Largo Rd	Key Largo	FL	33037	1659258	764 LARGO Rd, KEY LARGO
00535720-000000	FILL STEPHEN GERALD	1740 SW 2nd St	Fort Lauderdale	FL	33312	1659223	758 LARGO Rd, KEY LARGO
00538190-000000	SIEVERS MARINE INC	21 Garden Cove Dr	Key Largo	FL	33037	1661708	VACANT LAND, KEY LARGO
00535640-000000	BANKS BETTY LOU	742 Largo Rd	Key Largo	FL	33037	1659142	742 LARGO Rd, KEY LARGO
00535630-000000	LARGO RD LLC	680 E 59th St	Hialeah	FL	33013	1659134	740 LARGO Rd, KEY LARGO
00536270-000000	KEY LARGO PETRO LLC	106200 Overseas Hwy	Key Largo	FL	33037	1659771	106200 OVERSEAS Hwy, KEY LARGO
00539280-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662798	VACANT LAND, KEY LARGO
00539380-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662895	VACANT LAND, KEY LARGO
00539510-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1663026	VACANT LAND, KEY LARGO
00540630-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1664120	VACANT LAND, KEY LARGO
00539540-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1663051	VACANT LAND, KEY LARGO
00539350-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662861	VACANT LAND, KEY LARGO
00539250-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662763	VACANT LAND, KEY LARGO
00539520-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1663034	VACANT LAND, KEY LARGO
00539240-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662755	VACANT LAND, KEY LARGO
00539360-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662879	VACANT LAND, KEY LARGO
00539500-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1663018	VACANT LAND, KEY LARGO
00539320-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662836	VACANT LAND, KEY LARGO
00539260-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662771	VACANT LAND, KEY LARGO
00539410-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662925	VACANT LAND, KEY LARGO
00539390-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662909	VACANT LAND, KEY LARGO
00539430-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662941	VACANT LAND, KEY LARGO
00540620-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1664111	VACANT LAND, KEY LARGO
00539400-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662917	VACANT LAND, KEY LARGO
00539270-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662780	VACANT LAND, KEY LARGO
00539550-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1663069	VACANT LAND, KEY LARGO
00539300-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662810	VACANT LAND, KEY LARGO
00539530-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1663042	VACANT LAND, KEY LARGO
00537770-000000	K2 TOWERS III LLC	57 E Washington St	Chagrin Falls	OH	44022	1661295	805 LARGO Rd, KEY LARGO
00539420-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662933	VACANT LAND, KEY LARGO
00539070-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662585	VACANT LAND, KEY LARGO
00535740-000000	MEADOWS KATHLEEN F	762 Largo Rd	Key Largo	FL	33037	1659240	762 LARGO Rd, KEY LARGO
00537720-000000	ARCHER PATRICIA ANN	238 Ogles Gap Rd	Burnsville	NC	28714	1661244	VACANT LARGO Rd, KEY LARGO
00535770-000000	ANDERSON L B TERRY	768 Largo Rd	Key Largo	FL	33037	1659274	768 LARGO Rd, KEY LARGO
00535920-000000	PHANTOM OF KEY LARGO INC	555 Martin Luther King Jr Blvd	Youngstown	OH	44502	1659428	106150 OVERSEAS Hwy, KEY LARGO
00535120-000000	LOPEZ OFELIA	12355 SW 197th Ter	Miami	FL	33177	1658626	963 PLANTATION Rd, KEY LARGO
00539310-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1662828	VACANT LAND, KEY LARGO
00538500-000000	HUGGLER EDELTRAUT L	6 Abaco Rd	Key Largo	FL	33037	1662011	6 ABACO Rd, KEY LARGO
00083950-000200	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	8655428	VACANT LAND, KEY LARGO
00083930-000000	DOT/ST OF FL	1000 NW 111th Ave	Miami	FL	33172	1092584	VACANT LAND, KEY LARGO
00083960-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail	FL	32399	1092622	VACANT LAND, KEY LARGO
00083950-000100	LANE DEJA ANNE	17004 Sleepy Hollow Blvd	Holly	MI	48442	1092614	106201 OVERSEAS Hwy, KEY LARGO
00538760-000100	NVJ MULTISERVICES INC	393 Pompano Dr	Key Largo	FL	33037	9104546	3 ABACO Rd, KEY LARGO
00538760-000000	SCHILDTS MICHAEL	5 Abaco Rd	Key Largo	FL	33037	1662275	5 ABACO Rd, KEY LARGO
00535840-000000	FIRST DESTINATION LLC	PO Box 378493	Key Largo	FL	33037	1659347	106240 OVERSEAS Hwy, KEY LARGO
00535900-000000	LAROCCO FAMILY LIMITED PARTNERSHIP	424 Sunshine Blvd	Tavernier	FL	33070	1659401	743 LARGO Rd, KEY LARGO
00535840-000100	DAHLSTROM LAURA MARIA QUALIFIED SPECIAL NEEDS TRU	PO Box 370001	Key Largo	FL	33037	9105161	751 LARGO Rd, KEY LARGO

BOUNDARY SURVEY



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ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.C.	=DENOTES BLOCK CORNER
B.M.	=DENOTES BENCH MARK
D.M.E	=DENOTES DRAINAGE MAINTENANCE EASEMENT
C & G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
C.L.	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
FFE	=DENOTES FINISH FLOOR ELEVATION
F. 1/2"IP	=DENOTES FOUND IRON PIPE
NO ID	=NOT IDENTIFIED
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
CL	=DENOTES CONCRETE LIGHT POLE
AT	=DENOTES ATT BOX
CB	=DENOTES CATCH BASIN
WM	=DENOTES WATER METER
WF	=DENOTES WOOD FENCE
CLF	=DENOTES CHAIN LINK FENCE
MF	=DENOTES METAL FENCE
OL	=DENOTES OVERHEAD LINE
FIP (NO ID.)	=DENOTES FOUND IRON PIPE (NO ID.)
TS	=DENOTES TRAFFIC SIGN
WV	=DENOTES WATER VALVE
WPP	=DENOTES WOOD POWER POLE
MH	=DENOTES MANHOLE
DMH	=DENOTES DRAINAGE MANHOLE
T	=DENOTES TREE
AS	=DENOTES ASPHALT SLAB
BS	=DENOTES BRICK SLAB
CS	=DENOTES CONCRETE PAD
TS	=DENOTES TILE SLAB

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.

THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED.

BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.

NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.

THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:
 PARCEL ID # 00538800-000000

NOTE:
 - NO PLATTED EASEMENTS IN THIS LOT.

LEGAL DESCRIPTION:
 LOT 18, BLOCK 3, OF "OCENA ISLUKE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

CERTIFIED TO:

- FLO GROWN HOME BUYERS LLC	JOB NUMBER: 231116
- LANDMARK TITLE LLC	

FIELD DATE OF SURVEY	11-09-2023	FLOOD ZONE:	COMMUNITY:	PANEL:
			X	125129
BENCH MARK:	N/A	ELEVATION:	DATE OF FIRM:	SUFFIX:
		N/A	02-18-2025	K

BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
11-10-2023	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	

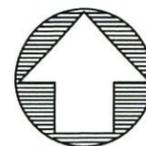
ALPHA C&N LAND SERVICES, LLC
 BUSINESS LICENSE LB# 8426
 5801 N.W. 2ND STREET, MIAMI, FL 33126
 (305) 588-6779 (305) 336-1123
 ALPHACNLANDSERVICES@GMAIL.COM

PEDRO L MARTINEZ

Digitally signed by
 PEDRO L MARTINEZ
 Date: 2023.11.10
 13:45:41 -05'00'

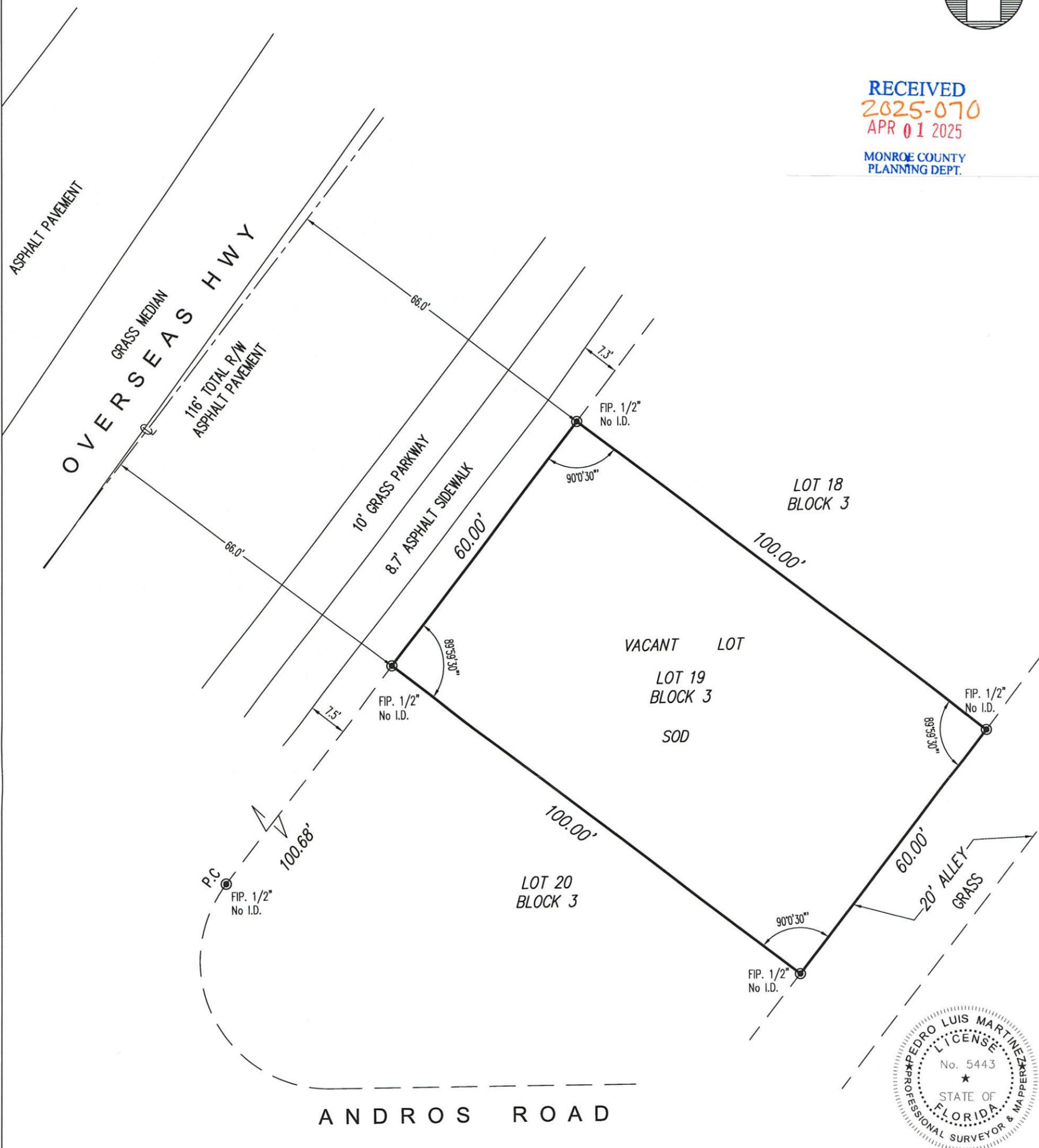
SIGNED FOR THE FIRM PEDRO LUIS MARTINEZ, L5 No 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

BOUNDARY SURVEY



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2025-070
APR 01 2025

MONROE COUNTY
PLANNING DEPT.



ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.C.	=DENOTES BLOCK CORNER
B.M.	=DENOTES BENCH MARK
D.M.E.	=DENOTES DRAINAGE MAINTENANCE EASEMENT
C & G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
CL	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
FFE	=DENOTES FINISH FLOOR ELEVATION
F. 1/2"IP	=DENOTES FOUND IRON PIPE
NO ID	=NOT IDENTIFIED
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
RAW	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
☐	=DENOTES CONCRETE LIGHT POLE
☐	=DENOTES ATT BOX
☐	=DENOTES CATCH BASIN
☐	=DENOTES WATER METER
☐	=DENOTES WOOD FENCE
☐	=DENOTES CHAIN LINK FENCE
☐	=DENOTES METAL FENCE
☐	=DENOTES OVERHEAD LINE
☐	=DENOTES FOUND IRON PIPE (NO ID.)
☐	=DENOTES TRAFFIC SIGN
☐	=DENOTES WATER VALVE
☐	=DENOTES WOOD POWER POLE
☐	=DENOTES MANHOLE
☐	=DENOTES DRAINAGE MANHOLE
☐	=DENOTES TREE
☐	=DENOTES ASPHALT SLAB
☐	=DENOTES BRICK SLAB
☐	=DENOTES CONCRETE PAD
☐	=DENOTES TILE SLAB

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.

THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED.

BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.

NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.

THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:
PARCEL ID # 00538810-000000

NOTE:
- NO PLATTED EASEMENTS IN THIS LOT.

LEGAL DESCRIPTION:
LOT 19, BLOCK 3, OF "OCENA ISLKE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

CERTIFIED TO:

- FLO GROWN HOME BUYERS LLC	JOB NUMBER: 231115
- LANDMARK TITLE LLC	

FIELD DATE OF SURVEY	11-09-2023	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	N/A	X	125129	0767
ELEVATION:	N/A	ELEVATION:	DATE OF FIRM:	SUFFIX:
		N/A	02-18-2025	K

BOUNDARY SURVEY		
DATE	DRAWN BY	SCALE
11-10-2023	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	

ALPHA C&N LAND SERVICES, LLC
BUSINESS LICENSE LB# 8426
5801 N.W. 2ND STREET, MIAMI, FL 33126
(305) 588-6779 (305) 336-1123
ALPHACNLANDSERVICES@GMAIL.COM

PEDRO L MARTINEZ

Digitally signed by PEDRO L MARTINEZ
Date: 2023.11.10 13:49:09 -05'00'

SIGNED FOR THE FIRM PEDRO LUIS MARTINEZ, LS No 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.