



MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT

ISSUED	08/05/2016	PERMIT #	16303938
APPLIED	05/26/2016	PERMIT TYPE	PLUMBING
APPLIED VALUE	\$45000	Code 55	
SQ FT		PARCEL ID / RE #	00502370000000
DEO DATE	EXEMPT	ADDRESS	13 SEAGATE BOULEVARD KEY LARGO
LEGAL DESCRIPTION: LT4&5 KEY LARGO BEACH		OWNER	JDI PH MARINA HOLDING LLC 555 SKOKIE BLVD STE 555 NORTHBROOK, IL 30062 3054513142
		MAIN Contractor ID= 04165	GIBUS PLUMBING ENTERPRISES KEY LARGO, FL 33037-2871 (305) 852-8154
SUB-Contractor(s)	<u>TYPE</u>	<u>ID</u>	<u>COMPANY NAME</u>
	EC	12999	KNIGHT ELECTRIC CORP OF KL INC
			<u>LICENSE</u>
			EC 1281

JOB ADDRESS and CONDITIONS OF PERMIT:

No work within a right of way is authorized by this permit. A separate permit from the Monroe County Engineering Department for work within a County Right of Way or from the Florida Department of Transportation for work within a State Right of Way is required.

5 & 13 SEAGATE BOULEVARD-PILOT HOUSE
PLUMBING
NOTICE OF COMMENCEMENT REQUIRED

PERMIT APPROVAL FOR INSTALLATION OF PUMPOUT SYSTEM FOR MARINA TO BE HOOKED INTO EXISTING SEWER LINE, AS PER APPROVED PLANS.
FLOODPLAIN MANAGEMENT REVIEW APPROVAL* OF 16303938 WITH CONDITION(S); 6-8-2016; REVIEWER JBB;
PROPERTY IS LOCATED IN SFHA ZONE AE; BASE FLOOD ELEVATION (BFE) 8' AT DOCKS, 7' AT ELECTRIC PANEL AND PUMP LOCATION, NGVD 29; FIRM PANEL NUMBER 929K.
1. PLUMBING SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FLOODPLAIN REGULATIONS FOR PLUMBING BELOW BASE FLOOD ELEVATION PER THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE ADOPTED BY MONROE COUNTY.
ALL EQUIPMENT SHALL BE EQUIPPED WITH A VACUUM BREAKER AND BE PROTECTED FROM FLOOD WATER INUNDATION OR CROSS CONTAMINATION OF THE POTABLE

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

PERMIT NUMBER:
16303938



MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT

WATER SOURCE.

2. ELECTRIC CIRCUT/JUNCTION BOX SERVING PUMPOUT SYSTEM MUST BE LOCATED AT OR ABOVE BFE.

* approval of this permit does not give approval to any floodplain violations that may exist or unpermitted work done on this property.

PLANNING DEPARTMENT DID NOT REVIEW THIS APPLICATION.

THERE MAY BE DEVELOPMENT AND/OR LAND USE ISSUES ON THE SITE THAT ARE NO LONGER IN COMPLIANCE WITH A COUNTY REGULATION(S) OR ESTABLISHED UNLAWFULLY WITHOUT THE BENEFIT OF PROPER APPROVALS.

APPROVAL OF THIS PERMIT DOES NOT DEEM ALL DEVELOPMENT AS CONFORMING OR DEEM UNLAWFUL DEVELOPMENT AS LAWFUL.

THE GROWTH MANAGEMENT DIVISION RESERVES THE RIGHT TO REQUIRE THAT SUCH DEVELOPMENT BE BROUGHT INTO COMPLIANCE THROUGH THE PROPER APPROVAL PROCESS OR TERMINATED UPON FUTURE DISCOVERY.

Work in the right of way requires coordination with the Monroe County Public Works & Engineering Division. Work performed within the right of way may require a separate permit or approval in addition to a permit issued by the Monroe County Building Department and /or the utilities. It is the responsibility of the owner to obtain all required permits before starting work. Failure to obtain a right of way permit when required may result in work stoppages or penalties.

Contacts for right of way permits are:

Upper Keys at the Plantation Key Public Works Building; 88770 Overseas Highway; Tavernier FL 33070; contact(s): Marcia Bassett or John Glista; ph 305/852-7161

Lower Keys at the Gato Building – Engineering Office; 1100 Simonton Street; Key west, FL 33040; contact(s): Tina Losacco or Clark Briggs; ph 305/292-4426

NO OTHER WORK THIS PERMIT.

NO PLAN DEVIATION ALLOWED WITHOUT A REVISED PERMIT

INSPECTIONS REQUIRED PER PERMIT CARD.

ALL DEBRIS TO BE REMOVED TO A LEGAL DUMPSITE.

DEEMED NON-DEVELOPMENT. DEO EXEMPT.

For detail plan review history for this permit refer to eGov (http://egov.monroecounty-fl.gov/eGovPlus/entity/login_main.aspx); or ask staff for a detail printout.

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PERMIT NUMBER:

16303938



**MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT
BUILDING – FLOODPLAIN – DEVELOPMENTAL
PERMIT**

INSPECTION(S) REQUIRED:

Minimally, the following inspections are required.

The 199 - Building Final (if listed below) must be the last inspections requested after all other inspections have passed..

Please refer to inspection request directions on our website <http://www.monroecounty-fl.gov/index.aspx?NID=161>)

699 - FINAL PLUMBING

SAMPLE

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

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PERMIT NUMBER:
16303938



MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT

IMPORTANT INFORMATION:

- **Floodplain Development, and Planning and Environmental Resources Permit:**
This Permit serves as a Floodplain Development permit, under Chapter 122 of the Monroe County Land Development Code, as well as a Planning and Environmental Resources permit, under the Monroe County Land Development Code.

- **APPEAL PERIOD:**

- **Local Appeal Expiration Date:**
30 Days from 08/05/2016
Building permit shall not be rendered until the time within which to file any local administrative appeals pursuant to local ordinances has expired. Work completed prior to the expiration of this local appeal period is at owner's risk.
- **State Appeal Expiration Date (If applicable):**
30 Days from 08/05/2016 + 45 Days from receipt of permit from Monroe County to the state.
A development order shall not take effect or be acted upon by the developer until 45 days after rendition, unless a later date is specified in the order, and the effectiveness of a development order shall be stayed by the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes. Whenever possible, local governments shall issue concurrently all local permits or development orders that may be applicable to the proposed development. Monroe County has up to 5 days to process and submit to state.

- **MONROE COUNTY, STATE OF FLORIDA, and other FEDERAL AGENCIES CODES:**

- In consideration of the granting of this permit, it is agreed that in all respects the work will be performed and completed in accordance with the permitted plans and the applicable Building, Zoning and Environmental codes Monroe County, State of Florida and Federal agencies.
- This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances or rules and regulations or upon any change in the plans and specifications unauthorized by this department.
- In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as Water Management Districts, State Agencies, and/or Federal Agencies.

- **EXPIRATION:**

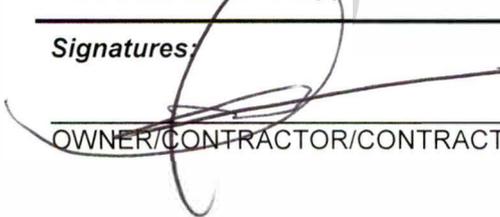
- Permits shall expire and become null and void if work, as defined in this permit
- is not commenced within 180 days from the date of issuance date and an approved inspection has not been obtained within 180 days, unless extended by the Building Official
 - or 180 days from the State Appeal date and does not meet 180 day inspections thereafter unless extended by the Building Official.

WARNING TO OWNER:

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED * AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**You must submit a copy of the Recorded NOC with the Building Department before requesting first inspection.*

Signatures:

 8/5/16

OWNER/CONTRACTOR/CONTRACTOR AGENT



BUILDING DEPARTMENT
8-5-16

DATE

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

PERMIT NUMBER:
16303938

MONROE COUNTY, FL

13 ITEMS OF 13

PERMIT RECEIPT

OPERATOR: MTCCSR3
COPY # : 1

Sec:33 Twp:61 Rng:39 Sub: Blk: Lot:4-5
RE: 00502370000000

DATE ISSUED.....: 08/05/2016
RECEIPT #.....: 02000033710
REFERENCE ID # ...: 16303938
NOTES

SITE ADDRESS: 13 SEAGATE BOULEVARD
SUBDIVISION:
CITY: KEY LARGO
IMPACT AREA

OWNER: JDI PH MARINA HOLDING LLC
ADDRESS: 555 SKOKIE BLVD STE 555
CITY/STATE/ZIP ...: NORTHBROOK, IL 30062

RECEIVED FROM: PILOT HOUSE MARINA
CONTRACTOR: GIBUS, JOHN JEFFREY LIC # 04165
COMPANY: GIBUS PLUMBING ENTERPRISES
ADDRESS: PO BOX 372871
CITY/STATE/ZIP ...: KEY LARGO, FL 33037-2871
TELEPHONE: (305) 852-8154

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
0ABLD2PR	VALUATION	45,000.00	386.11	386.00	0.11	0.00
0B1BLDADD	VALUATION	45,000.00	210.60	0.00	210.60	0.00
0BBLD2PR	VALUATION	45,000.00	386.11	0.00	386.11	0.00
0BPLNEG5	VALUATION	45,000.00	301.50	0.00	301.50	0.00
CONT-INVES	FLAT RATE	1.00	11.00	0.00	11.00	0.00
DBPR	UNITS	982.82	13.27	0.00	13.27	0.00
DBPR RE ED	UNITS	982.82	1.47	0.00	1.47	0.00
DCA	UNITS	982.82	13.27	0.00	13.27	0.00
DCA RE ED	UNITS	982.82	1.47	0.00	1.47	0.00
E- 0 EDUC	FLAT RATE	1.00	2.00	0.00	2.00	0.00
F- 0 EDUC	FLAT RATE	1.00	2.00	0.00	2.00	0.00
P- 0 EDUC	FLAT RATE	1.00	2.00	0.00	2.00	0.00
PLAN ED	FLAT RATE	1.00	10.00	0.00	10.00	0.00
TOTAL PERMIT :			1340.80	386.00	954.80	0.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	954.80	11769
TOTAL RECEIPT :	954.80	



BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT APPLICATION
MONROE COUNTY GROWTH MANAGEMENT DIVISION

(Effective 10/1/14)

INTERNAL USE ONLY	DATE:	Rec'd by:	PERMIT #
	<input type="checkbox"/> Emergency	<input type="checkbox"/> Fast Track	<input type="checkbox"/> Over Counter
	<input type="checkbox"/> DEMO (<input type="checkbox"/> Asbestos) <input type="checkbox"/> Revision (A -B -C -D ____)		
	Property Appraiser	YEAR BUILT	
	BLD Value		

JOB SITE INFORMATION:

RE# 00502370.000000 (Parcel id#) 00502320.000000	Job Address: 5 & 13 SEAGATE BLVD.
Legal Lot 3,4,5,20,21, 23 & 1,2,3,4	Location Key: KEY LARGO MM 99
Description Block/Unit5 & TRACT E	Information: SubdivKEY LARGO BEACH

OWNER INFORMATION : Preferred Method of Contact: Phone Email Mail

Name	JDI PH MARIN A HOLDINGS LLC	Phone:	(305)
Mailing Address	C/O STEVEN FASS		
City, State, Zip	555 SKOKIE BLVD, STE 555, NORTHBROOK, ILL 60062-2854		451-3142
Fee Simple Titleholder's (if applicable - other than owner), Address, City, State, Zip	NA	Phone:	()
Mortgage Lender's Name and Address	NA		
Email Address: GAYMARIE21@YAHOO.COM			

CONTRACTOR INFORMATION: Preferred Method of Contact: Phone Email

OWNER BUILDER ALL OWNER BUILDERS MUST APPEAR IN PERSON - F.S.489.103(7) Check if Owner Builder >>>

Contractor Requests Information Update (Qualifier/Contractor/Address Change Form)

Contractor Business Name	GIBUS PLUMBING ENTERPRISES		
Qualifier	JOHN JEFFREY GIBUS	Phone	(305) 852 - 8154
License #	CFC 056846	Email	
Mailing Address PO BOX 372871 KEY LARGO, FL 33037			
Drawings by Name	PABLO GARCIA	Phone	
Architect / Engineer/Contractor			
Mailing Address	MIAMI, FL		
Agent Name	GAY MARIE SMITH	Phone	(305) 394 - 8004
Mailing Address	PO BOX 1638 TAVERNIER, FL 33070		
Email	GAYMARIE21@YAHOO.COM	Preferred Method of Contact:	<input type="radio"/> Phone <input checked="" type="radio"/> Email
Debris Removed by	<input type="checkbox"/> Applicant <input type="checkbox"/> Specialty Contractor - Contractor Name:		
Bonding Co Name	NA		
Mailing Address			
Private Provider	NA		
Mailing Address			
Type of Service	<input checked="" type="checkbox"/> Plan Review & Inspections <input type="checkbox"/> Plan Review only <input type="checkbox"/> Inspections only		

SUB CONTRACTOR(s)(if applicable): Provide Sub Contractor Authorization for each.

ELECTRICAL - TBD	

SUBMITTED WITH APPLICATION:

- TWO (2) SETS of PLANS *** **Environmental (Page 4)** **ATF (Page 5)**
 Contract Statement displaying legitimate total cost **Residential Site Plan Checklist**

* All plans prepared shall have the preparer's signature, printed name, date and contact information printed on them.
 Acceptable preparers: architects, engineers, qualifier for contractor business or owner if owner builder permit.

JOB DETAILS:

Please be advised that for work not indicated, that is later determined by examination of plans or onsite, required fees related to that discipline will be charged following the "Work Commencing Before Permit Issuance" penalty fee policy. (Fee Resolution Section G; MC Code Ch 6).

TOTAL COST FOR WORK: \$ 45,000 -

Please Note:
 Job value provided may be audited using ICC Building Valuation Data methodology

Estimated Total Sq Ft:

TYPE:	CHANGE IN OCCUPANCY/USE:	LOCATION ON PROPERTY:	WILL NEW GROUND BE DISTURBED W/ DEVELOPMENT?	CONSTRUCTION:		
<input type="checkbox"/> Residential/Duplex/MH <input checked="" type="checkbox"/> Commercial / MultiFam	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> BOTH	(Change in footprint): <input type="checkbox"/> Yes (ENVIR) <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair/Renov.		
SUBs - Work Acknowledgment	ELECTRIC: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	MECH/FUEL/GAS: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Elevator: <input type="checkbox"/> Yes	PLUMBING: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Plumbing Sewer Lateral Tie In	<input type="checkbox"/> Grinder Pump <input type="checkbox"/> Lift Station <input type="checkbox"/> Gravity	<input type="checkbox"/> Residential/Duplex/MH <input checked="" type="checkbox"/> Commercial / MultiFam	Electric Permit Associated w/ Plumbing Sewer Lateral Tie In	<input type="checkbox"/> Grinder Pump <input type="checkbox"/> Lift Station		
AC REPLACEMENT	Same Location (inside footprint): <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Condenser Only <input type="checkbox"/> Air Handler & Condenser (Calcs reqd) <input type="checkbox"/> Package Unit	TONNAGE: Current: _____ Proposed: _____	SEER: Current: _____ Proposed: _____		
DEMO	RECONNECT/ SAFETY ELECTRICAL	FENCE	ROOF	SIGN	SOLAR UNIT	SPA
<input type="checkbox"/> Full / All of Structure <input checked="" type="checkbox"/> Partial (Detail below)(PLAN)	<input type="checkbox"/> YES	LOCATION: Under House <input type="checkbox"/> YES <input type="checkbox"/> NO FENCE TYPE: <input type="checkbox"/> Concrete <input type="checkbox"/> With Electric <input type="checkbox"/> Chain/Iron/Wood/PVC	<input checked="" type="checkbox"/> New <input type="checkbox"/> Re-Roof <input type="checkbox"/> Re-Cover	<input type="checkbox"/> Change of Face/ Copy Only (NoEXAM) <input type="checkbox"/> Construction Change	<input type="checkbox"/> Photo-voltaic (No PLUMB)	<input type="checkbox"/> Portable <input type="checkbox"/> Inside footprint (No ENVIR)

DETAIL SCOPE OF WORK:

INSTALLATION OF PUMPOUT SYSTEM FOR MARINA TO BE HOOKED INTO EXISTING SEWER LINE

JOBS INVOLVING ENVIRONMENTAL COMPONENTS

MUST submit PAGE 4 of Application

(Boat Davits-Lifts, Docking Facility, Dock/Seawall Repair, Seawall (w/o Dock), Retaining Wall, Clearing/Grubbing, Dredging, Excavation, Filling, Riprap, Hazardous Tree, Invasive Exotics, Tree Rem/Trim, Landscaping, and Land Development Permit for Chickees by Miccosukee or Seminole Indians)

WORK COMMENCING WITHOUT PERMIT (ATF)

MUST submit PAGE 5 of Application

Floodplain Information can be found online FEMA Flood Map Service Center (<https://msc.fema.gov/portal>)

WARNING TO OWNER

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING NOTICE OF COMMENCEMENT.
(FL Building Code 105.8)

A certified copy of the recorded Notice of Commencement or a notarized statement from the owner of the property or the owner's authorized agent (including any contractor that has been authorized below) stating that a Notice of Commencement has been filed for recording to the Monroe County Clerk's Office for recording along with a copy of the Notice of Commencement submitted for recording, must be submitted to Building Department and posted on the job site before the first inspection. (FS 713.13(1)(a), 713.13(1)(d))

ASBESTOS AGREEMENT: (Initial If Applicable: _____)

As owner/contractor/agent of record for the construction applied for in this application, I agree that I will comply with the provisions of the Florida Statute 469.003 and to notify the DEP of my intent to demolish/remove a structure at the above address and remove asbestos, when applicable, in accordance with state and federal law.

SOLID WASTE ASSESSMENT:

Upon completion of the project for which I have made application for a Building Permit, I must pay the pro-rated residential solid waste assessment, or show proof of commercial service with a franchised commercial collector prior to issued Certificate of Occupancy.

OUTSIDE LOCAL, STATE and FEDERAL AGENCIES:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

OWNER'S AFFIDAVIT:

- Application is hereby made to obtain a permit to do the work and installations as indicated.
- I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.
- I understand that a separate permit (sub on a permit) must be secured for Electrical, Plumbing, Signs, A/C, etc. as appropriate.
- I hereby certify that all of the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Owner (print): Steven Fass

Qualifier (print): John J. Gibus

Signature: Steven Fass

Signature: John J. Gibus

Date: 3/15/16

Date: 3/26/16

NOTARY Signature as to Owner: Kimberly M. Banks

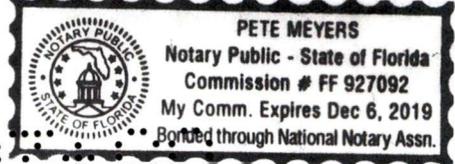
NOTARY Signature as to Qualifier: Pete Meyers

This 15th day of March, 2016, he/she is personally known to me or has produced _____ as identification and who did (did not) take an oath.

This 15th day of Mar, 2016, he/she is personally known to me or has produced _____ as identification and who did (did not) take an oath.

My Commission Expires on: 6-13-2016

My Commission Expires on



Monroe County, Florida - Growth Management Building Department Permit Fees

Effective 10/1/14, Amended Effective 1/1/15

A. FLAT FEES for projects less than \$5,000 (per Sections B and C of the Growth Management Fee Ordinance)

Permit jobs valued at less than \$5,000 require one hundred percent (100%) of the fee due at application

RESIDENTIAL	\$70	Both <u>Sewer Lateral (1 SFR) and Grinder Pump (Electric) Permits associated with Sewer Lateral Permits.</u> (Grinder Pump (Electric) Permits associated with active Sewer Lateral Permits submitted separately - NO FEE) Fee includes: plumbing, electric, contractor investigation fee, education fees, Florida Surcharge fees and is exempt from PRP fees, although PRP review may be required)
	\$171 - Due at Application	Other Residential with less than \$5,000 job valuation. Additional Fees DUE AT ISSUANCE apply: Florida Surcharge program, contractor investigation code compliance fee, education fees
COMMERCIAL	\$181 - Due at Application	Other Residential with less than \$5,000 job valuation. Additional Fees DUE AT ISSUANCE apply: Florida Surcharge program, contractor investigation code compliance fee, education fees

B. Other Permit Types with various flat fees:

The following permit types have flat fixed fee amount DUE AT APPLICATION:					
Tree Removal/Trim OR Landscaping – Less than \$5,000	\$	60.75	Reconnect /Safety Electrical	\$	49.75
Tree Removal/Trim OR Landscaping – Equal to or Greater than \$5,000	\$	177.00	Low Voltage Alarm Permitting Label/Uniform Notice of Low Voltage Alarm System Project	\$	120.00
Trailer- Construction Sales (Additional fee will be due at issuance)	\$	200.00	Temporary Tent (Special Events) (Additional fee will be due at issuance)	\$	50 per Tent

C. Permit Fee Estimate Calculator for projects valued at \$5,000 or greater

Please enter information requested in the 4 white boxes below to compute estimate.

IMPORTANT NOTICE: FEE ESTIMATOR DROP DOWN NO LONGER WORKING (12/17/14)

A recent MS Office update created the problem disabling MS Excel activex-controls, which is the function used in this spreadsheet to use the drop down selection boxes. You may refer to this webpage for reference on potential fix for your personal PC.
(<http://excelmatters.com/2014/12/10/office-update-breaks-activex-controls/>)

STEP 1: ENTER Construction Value:	\$45,000.00	Required Selection	If less <\$5,000 see FLAT FEES above (in blue section above)
STEP 2: SELECT Residential or Commercial:	RESIDENTIAL	Required Selection	#####
STEP 3: SELECT "YES" for NEW Construction ("NO" for Remodel/Repair):	NO	Required Selection	Education fee designation: Puts \$25 for new construction, otherwise \$2 per Building Discipline (Structural, Elect, Plumbing, Mech/Gas,Flood) as applicable
STEP 4: SELECT Job Type:	PLUMBING	Required Selection	

PERMIT Fee Only Estimate:	\$ 1,407.00	Estimate based upon typical permit type selected in STEP 4 with typical department disciplines involved. Atypical jobs may have different fee estimate - amount due must be determined at application and/or issuance.
DUE AT APPLICATION ESTIMATE:	\$ 386.00	#####
DUE AT ISSUANCE Building/Plan/Envir/Fire PERMIT Fees Estimate:	\$ 1,021.00	Estimate based upon typical permit type selected in STEP 4 with typical department disciplines involved. Atypical jobs may have different fee estimate - amount due must be determined at application and/or issuance. Permit jobs valued at \$5,000 or greater require remaining fifty percent (50%) of the BUILDING PERMIT fee and 100% of Planning/Environmental/Fire Permit fees due at issuance. (Effective 1/1/15)
DUE AT ISSUANCE Additional Fee Estimate:	\$ 58.16	Additional fees, paid at issuance, include the Contractor Investigation \$11 fee, education fees for all departments applicable, and Florida Surcharge program fees.
Total Fee Estimate:	\$ 1,465.16	#####

HOW FEE ESTIMATE WAS COMPUTED:

Disciplines Involved
(Auto generated per STEP 4)

Based upon Job Type Selection Disciplines Involved will auto-populate	Some disciplines' involvement is specific to a job site/piece of land, and not a permit type....i.e. PRP, CBRS, HIST This calculator does not capture every scenario that may be unique to a parcel and cannot estimate a fee for certain attributes. Upon plans examination a discipline fee may be determined and added at that time.						
	Building Disciplines Involved (Y/N)				Planning/Environmental Involved (Y/N)		
	EXAM (Structural / Roof)	ELECTRICAL	MECHANICAL (GAS)	PLUMBING	FLOOD	ENVIRONMENTAL	PLANNING
	NO	NO	NO	YES	YES	YES	YES

CONSTRUCTION VALUE BAND INFORMATION

Band	From	To	Permit Cost per \$1,000 Project Value				
			Building	Planning	Environmental	Fire	Total
1	5,000	\$ 99,999	\$ 31.20	\$ 6.70	\$ 7.43	\$ 2.56	\$ 47.90
2	\$ 100,000	\$ 299,999	\$ 13.48	\$ 3.87	\$ 3.62	\$ 7.66	\$ 28.62
3	\$ 300,000	\$ 999,999	\$ 9.48	\$ 2.35	\$ 1.97	\$ 5.66	\$ 19.47
4	\$ 1,000,000	+	\$ 8.13	\$ 2.44	\$ 0.72	\$ 4.66	\$ 15.95

PERMIT FEES BASED ON DISCIPLINES and JOB VALUE

	Value for Band		Permit Cost				
			Building	Planning	Environmental	Fire	Total
Band 1 value	\$ 45,000		\$ 772.00	\$ 301.00	\$ 334.00	\$ -	\$ 1,407.00
Band 2 value	-		\$ -	\$ -	\$ -	\$ -	\$ -
Band 3 value	-		\$ -	\$ -	\$ -	\$ -	\$ -
Band 4 value	-		\$ -	\$ -	\$ -	\$ -	\$ -
Construction Value	\$ 45,000		\$ 772.00	\$ 301.00	\$ 334.00	\$ -	\$ 1,407.00

50% of this amount due at application for >=\$5,000 \$ 386.00

ADDITIONAL FEES DETAIL:

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

JDI PH MARINA HOLDING LLC

Filing Information

Document Number	L08000045128
FEI/EIN Number	26-2598497
Date Filed	05/06/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/15/2013

Principal Address

JDI PH MARINA HOLDING LLC
555 SKOKIE BOULEVARD SUITE 555
NORTHBROOK, IL 60062

Changed: 07/20/2009

Mailing Address

JDI PH MARINA HOLDING LLC
555 SKOKIE BOULEVARD SUITE 555
NORTHBROOK, IL 60062

Changed: 07/20/2009

Registered Agent Name & Address

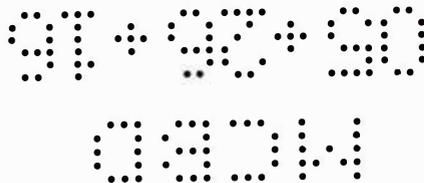
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail**Name & Address**

Title MGR

FASS, STEVEN
555 SKOKIE BLVD. SUITE 555
NORTHBROOK, IL 60062

Title MGR



COLBURN, DAVID D
555 SKOKIE BLVD. SUITE 555
NORTHBROOK, IL 60062

Annual Reports

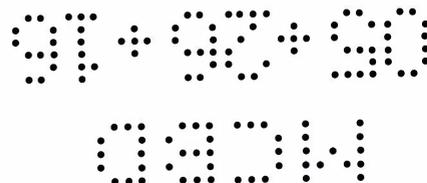
Report Year	Filed Date
2014	02/25/2014
2015	02/11/2015
2016	02/18/2016

Document Images

02/18/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- REINSTATEMENT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format
12/06/2010 -- LC Amendment	View image in PDF format
01/29/2010 -- ANNUAL REPORT	View image in PDF format
07/20/2009 -- ANNUAL REPORT	View image in PDF format
05/06/2008 -- Florida Limited Liability	View image in PDF format

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State of Florida, Department of State





Monroe County Growth Management Building Department

Middle Keys/Main Office: 2798 Overseas Highway, Marathon, (305) 289-2501
Upper Keys offices: 102050 Overseas Hwy., Key Largo, (305) 453-8800
Lower Keys offices: 5503 College Rd., Key West, (305) 295-3990

SUB-CONTRACTOR AUTHORIZATION

PERMIT #	16303938
PARCEL ID/RE #	00502370.000000
ADDRESS	Seagate Blvd
OWNER Name	801 Pt Marine Holdings

Name of Company: Knigh Electric Corp of K.L. Inc

This Company will be the sub identified below on the above referenced permit:

<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Elevator
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Pool	<input type="checkbox"/> Roofing
<input type="checkbox"/> Other:	

This letter authorizes Gayman Smith
(Print Name of Individual)

to apply, sign, and pick-up any and all documents pertaining to this permit related to the sub discipline noted above.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus hold Monroe County harmless) for any and all of the actions of the agent(s) named, related to the acquisition of permits for the aforementioned company.

Steve Cacciatore VP
Signature and Title of Authorized Sub-Contractor (QUALIFIER)

NOTARY:
State of Florida
County of MONROE

The foregoing instrument was acknowledged before me this 23 day of JUNE, 2016

by Steve Cacciatore as the Qualifying Contractor
(Print Name of Qualifier of Company)

for Knigh Electric Corp of K.L. Inc
(Company Name of Qualifier - not of agent)

Personally known or produced identification _____ in the form of _____

Michelle Knight
Signature of Notary Public - State of Florida

My commission expires (SEAL)



GIBUS PLUMBING ENTERPRISES
PO BOX 372871
KEY LARGO, FL 33037

Monroe County Bldg. & Zoning
2798 Overseas Highway
Marathon, FL 33050

Re: JDI PH MARINA HOLDINGS LLC Property
5 & 13 Seagate Blvd.
Key Largo, FL 33037

To Whom It May Concern:

Gibus Plumbing Enterprises LLC is the plumbing contractor on the above property. This letter authorizes Gay Marie Smith to act as agent.

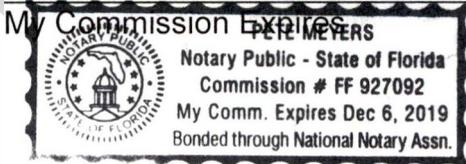
Thank you.

Sincerely,

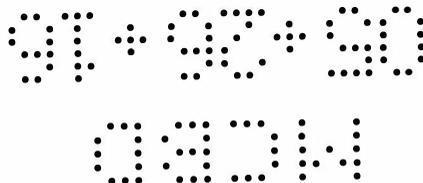


John Jeffrey Gibus

Sworn to and subscribed before me this 26 day of Mar 2016 appeared John Jeffrey Gibus who is personally known to me or has produced _____ as identification.




Notary Public Signature



MONROE COUNTY, FL

ITEM 1 OF 1

PERMIT RECEIPT

OPERATOR: MTCCSR1
COPY # : 1

Sec:33 Twp:61 Rng:39 Sub: Blk: Lot:4-5
RE: 00502370000000

DATE ISSUED.....: 05/26/2016
RECEIPT #.....: 03000034880
REFERENCE ID # ...: 16303938
NOTES

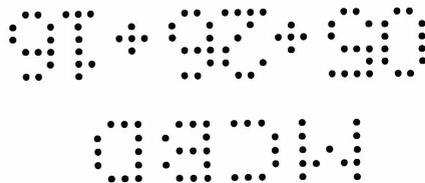
SITE ADDRESS: 13 SEAGATE BLVD
SUBDIVISION:
CITY: KEY LARGO
IMPACT AREA

OWNER: JDI PH MARINA HOLDING LLC
ADDRESS: 555 SKOKIE BLVD STE 555
CITY/STATE/ZIP ...: NORTHBROOK, IL 30062

RECEIVED FROM: PILOT HOUSE
CONTRACTOR: GIBUS, JOHN JEFFREY LIC # 04165
COMPANY: GIBUS PLUMBING ENTERPRISES
ADDRESS: PO BOX 372871
CITY/STATE/ZIP ...: KEY LARGO, FL 33037-2871
TELEPHONE: (305) 852-8154

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
0ABLD2PR	VALUATION	45,000.00	386.11	0.00	386.00	0.11
TOTAL PERMIT :			386.11	0.00	386.00	0.11

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	386.00	11263 FIRST STATE
TOTAL RECEIPT :	386.00	



NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

A Notice of Commencement must be filed with Clerk of Court, and recorded copy submitted to Building Department prior to first inspection, if the job valuation is \$2,500 or more (FS Section 713.02(5)). This does not apply to a direct contract to REPAIR or REPLACE an EXISTING heating or air-conditioning system in the an amount less than \$7,500 (FS Section 713.135(d)), or to any political subdivision, agency, or department of the state, a municipality, or other governmental entity. (FS 713.01(23))

Doc# 2077876
BK# 2799 Pgh 747

PERMIT NO. 16303938 TAX FOLIO NO: 00502370.000000
00502320.000000

STATE OF FLORIDA, COUNTY OF MONROE

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Space above reserved for use of recording office.

PREPARED BY (Name and Address):

Gay Marie Smith
PO Box 1638
Tavernier, FL 33070

- 1.0 Legal description of property: Lot Length Block 5 Bldg # 0 Unit # 0
Subdivision Key Largo Beach
Street address if available: 5 & 13 Seagate Blvd.
- 2.0 General description of improvement: Installation of Pump Out System for Marina
- 3.0 a. Owner(s), or Lessee Contracted for Improvement Name: 0 JDI PH Marina Holding LLC
Address: 555 Skokie Blvd, Ste 555, Northbrook, ILL, 60062-2854
- b.0 Interest in property: OWNER
- c.0 Name and address of fee simple titleholder: N/A
(if different from Owner listed above): _____
- 4. a. Contractor's Name: Gibus Plumbing Ent. b. Phone number: 0
Address: PO Box 372871 Key Largo, FL 33037
- 5.0 Surety (if applicable, a copy of the payment bond is attached): 0 c. Amount of Bond \$ 0
a.0 Name: N/A b. Phone number 0
Address: 0
- 6.0 a. Lender's Name: N/A b. Phone number: _____
Address: _____
- 7.0 Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes: a. Name: N/A 0
Address: _____
b.0 Phone numbers of designated persons: 0 0
- 8.0 a. In addition to himself/herself, Owners designates N/A of 0
_____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. 0
b.0 Phone number of person or entity designated by owner: 0
- 9. Expiration date of this Notice of Commencement: _____ (the expiration date is 1 year from the date of recording unless a different date is specified).

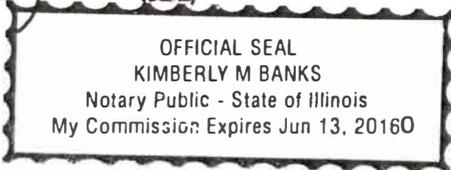
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and belief.

Steven Fass
Signature(s) of Owner(s) or Lessee, or Owner(s)' or Lessee's Authorized Officer/Director/Partner/Manager
Print Name Steven Fass Title/Office Manager
Print Name _____ Title/Office _____

STATE OF ILLINOIS COUNTY OF COOK
The foregoing instrument was acknowledged before me this 15th day of March 2016 by Steven Fass
 Individually, or as Manager for Key Largo Beach
 Personally known, or produced the following type of identification: _____
Signature of Notary Public: Kimberly M. Banks Print Name: Kimberly M. Banks



Updated 8/27/2013



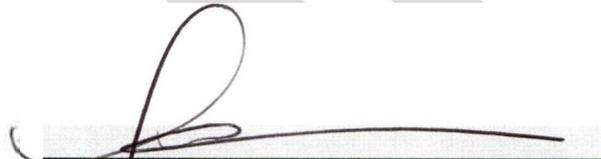
MONROE COUNTY BUILDING DEPARTMENT

NOTICE OF COMMENCEMENT FILING AFFIDAVIT

Property Address: 5 & 13 SEAGATE BLVD - JDI PH MARINA
 Legal Description: LENGTHY, BLOCK 5 OF KEY LARGO BEACH
 Parcel/Folio ID #: 00502370-000000
 Permit Number: 16303938

I, Gay Marie Smith, owner/agent hereby attest to the fact that the Notice of Commencement for the property and permit listed above has been filed with the Monroe County Clerk of the Court and hereby attach a true and correct copy of the same.

NOTE: Owner's Authorized Agent includes any contractor that has been authorized on a building permit application submitted for the permit listed above.

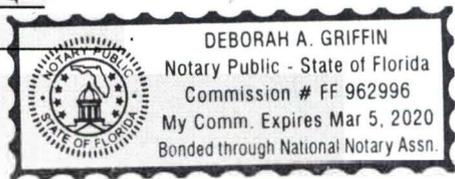

 (SIGNATURE OF OWNER/Authorized Agent - CONTRACTOR)

NOTARY PUBLIC: State of Florida County of Monroe

The foregoing instrument was acknowledged before me this 5th day of August, 2019.

Personally known or produced identification in the form of _____

Signature of Notary Public: Deborah A. Griffin My commission expires (SEAL)



From: MCT_CSR2
Sent: Monday, June 13, 2016 11:34 AM
To: 'Gay Marie Smith'
Subject: PERMIT #16303938
Attachments: SUB CONTRACTOR.pdf

MONROE COUNTY BUILDING DEPARTMENT

Key Largo: 305-453-8800 / Marathon: 305-289-2501 / Stock Island: 305-295-3990

PERMIT #	16303938
OWNER:	JDI PH MARINA HOLDINGS LLC
PROPERTY ADDRESS:	5 & 13 SEAGATE BVLD KEY LARGO, FL
CONTRACTOR:	GIBUS PLUMBING ENTERPRISES
FEES DUE:	\$954.80 <i>(Fees are subject to change.)</i>

Dear Sir or Madam:

Please, be advised that the above-referenced permit has been approved and is ready for issuance. The following documents/information will be required at the time of permit issuance:

NEEDS ELECTRICAL SUBCONTRACTOR AUTHORIZATION FORMS – FORM ATTACHED

The permit may be retrieved by the property owner (owner-builder permits), contractor (contractor permits) or authorized agent (contractor permits only) at the following location:

Monroe County Building Department Key Largo Office Murray D. Nelson Government and Cultural Center 102050 Overseas Highway Key Largo, FL 33037

Monroe County Building Department Marathon Office 2798 Overseas Highway Suite 330 Marathon, FL 33050
--

Monroe County Building Department Stock Island Office 5503 College Road Suite 203 Key West, FL 33040
--

Building Department hours of operation are Monday – Friday, 8:30 a.m. to 3:00 p.m.

NOTICE TO CUSTOMERS:

Permit fees on permits issued on or after October 1, 2014, per BOCC adopted Fee Resolution 062-2014, will be:

- Calculated based on construction valuation of proposed improvements.
 - Applicants are required to show a job value on the job application.
 - Applicants are required to attach a contract statement showing job costs signed by contractor and owner. If contract statement is not submitted, fees will be calculated using the International Code Council (ICC) Building Valuation data.
- Job values may be verified using Building Valuation Data (BVD) provided by the International Code Council (ICC).

Permit applications submitted on or after October 1, 2014, per BOCC adopted Fee Resolution 062-2014, will require payment at application:

- Job valuations equal to or greater than \$5,000 require 50% of the estimated total permit fees (Building, Planning and Environmental where applicable) at the time of submittal, with remaining balance due at issuance.
- Job valuations less than \$5,000 require 100% of the flat permit fee at the time of submittal, with remaining balance due at issuance.

A full copy of the fee resolution and a Calculator Permit Fee Estimator tool (MS Excel file) to help you estimate total fees can be found on the Monroe County, Growth Management Division, Building Department "Permitting Fees, Forms & Applications" webpage (<http://www.monroecounty-fl.gov/index.aspx?NID=160>).

A new permit application, as well as a Residential Site Plan checklist when applicable, will be required as part of your submittal effective October 1, 2014. Additionally, only 2 sets of plans are required with application submittal.

All required documents, information and fees are due prior to permit issuance. Please, note that fees due may be subject to change at the time of permit issuance. Fees may be paid in the form of cash, check or money order. Checks and money orders should be made payable to Monroe County Building Department.

If you should have any questions or concerns pertaining to the above-noted information, please contact or visit the appropriate office designated above.

Sincerely,

MONROE COUNTY BUILDING DEPARTMENT

Permitting
DATE: 06/09/2016
TIME: 15:41:38

MONROE COUNTY
Permit Status

PAGE NUMBER: 1
MODULE : permit

=====

BASIC INFORMATION :

=====

Permit no : 16303938 Status : OPEN Apply date : 05/26/16
Master no : Permit issued:
CO issued : CO number :
Project :
RE : 00502370000000-
Address : 13 SEAGATE BOULEVARD KEY LARGO FL 33037
Owner(s) : JDI PH MARINA HOLDING LLC
Owner Addr : 555 SKOKIE BLVD STE 555 NORTHBROOK IL 30062
Permit Type: 55 C404 Type :
Usage Class: COM Appl. Valua: 45000
Input Quan: 0 Calc Valuat: 0
General Cont: 04165 GIBUS PLUMBING ENTERPRISES

=====

FEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
0ABLD2PR	45000	386.11	386.00	.00	.11
0B1BLDADD	45000	210.60	.00	.00	210.60
0BBLD2PR	45000	386.11	.00	.00	386.11
0BPLNEG5	45000	301.50	.00	.00	301.50
CONT-INVES	1	11.00	.00	.00	11.00
DBPR	983	13.27	.00	.00	13.27
DBPR RE ED	983	1.47	.00	.00	1.47
DCA	983	13.27	.00	.00	13.27
DCA RE ED	983	1.47	.00	.00	1.47
E- 0 EDUC	1	2.00	.00	.00	2.00
F- 0 EDUC	1	2.00	.00	.00	2.00
P- 0 EDUC	1	2.00	.00	.00	2.00
PLAN ED	1	10.00	.00	.00	10.00
TOTALS		1,340.80	386.00	.00	954.80

=====

RECEIPTS :

=====

RECEIPT NO	DATE	S	AMOUNT
30034880	05/26/16	O	386.00

File: 16303938

16303938



Florida Department of Environmental Protection

Rick Scott Governor

Carlos Lopez-Cantera Lt. Governor

South District Post Office Box 2549 Fort Myers, Florida 33902-2549 SouthDistrict@dep.state.fl.us

Jonathan P. Steverson Secretary

VIA ELECTRONIC MAIL

In the Matter of an Application for Permit by:

Permittee:

JDI PH Marina Holding LLC Gay Marie Smith, Agent 555 Smokie Blvd Ste 55 Northbrook, IL 60062 gaymarie21@yahoo.com

Permit Number: 281237-245-DWC/CM

Issued: July 20, 2016

Expires: July 19, 2021

Project: Peristaltic Pump Installation At JDI Marina

Connected to: Key Largo WTD County: Monroe

Enclosed is Permit Number 281237-245-DWC/CM to construct a sewage collection/transmission system pursuant to Chapter 403, Florida Statutes (FS) and Florida Administrative Code (F.A.C.) Rules 62-4 and 62-604.

The Department's proposed agency action shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes, within 14 days of receipt of notice. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Petitions by the applicant or any of the persons listed below must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), Florida Statutes, must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within 14 days of receipt of notice shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, Florida Statutes. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, Florida Administrative Code.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the Department permit identification number and the county in which the subject matter of activity is located;

- (b) A statement of how and when each petitioner received notice of the Department action;
- (c) A statement of how each petitioner's substantial interests is affected by the Department action;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A statement of facts that the petitioner contends warrant reversal or modification of the Department action;
- (f) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

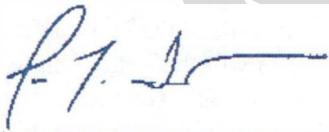
Mediation under Section 120.573, Florida Statutes, is not available for this proceeding.

This permit action is final and effective on the date filed with the clerk of the Department unless a petition is filed in accordance with the above. Upon the timely filing of a petition this permit will not be effective until further order of the Department.

Any party to the permit has the right to seek judicial review of the permit action under Section 120.68, Florida Statutes, by the filing of a notice of appeal under Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Office of General Counsel, Mail Station 35, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when this permit action is filed with the clerk of the Department.

Executed in Fort Myers, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Jon M. Iglehart
Director of
District Management



CERTIFICATE OF SERVICE

The undersigned duly designated deputy agency clerk hereby certifies that this NOTICE OF PERMIT ISSUANCE and all copies were mailed before the close of business on July 20, 2016, to the listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Pam M. Festa

July 20, 2016

Clerk

Date

JMI/MM/OJO/

Copies furnished to:

- Pablo R. Garcia, P.E. prg85@aol.com
- Paul Christian construction@klwtd.com
- Gus Rios, FDEP gus.rios@dep.state.fl.us
- Gary Hardie, FDEP gary.hardie@dep.state.fl.us
- Lucy Blair, FDEP lucy.blair@dep.state.fl.us





Florida Department of Environmental Protection

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

South District
Post Office Box 2549
Fort Myers, Florida 33902-2549
SouthDistrict@dep.state.fl.us

Jonathan P. Steverson
Secretary

In the Matter of an
Application for Permit by:

Permittee:

JDI PH Marina Holding LLC
Gay Marie Smith, Agent
555 Smokie Blvd Ste 55
Northbrook, IL 60062
gaymarie21@yahoo.com

Permit Number:281237-245-DWC/CM

Issued: July 20, 2016

Expires: July 19, 2021

Project: Peristaltic Pump Installation
at JDI Marina

Connected to: Key Largo WTD

County: Monroe

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Chapters 62-4 and 62-604, Florida Administrative Code (F.A.C).

The above named permittee is hereby authorized to construct the facilities shown on the application and other documents on file with the Department and made a part hereof and specifically described as follows:

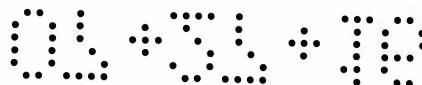
DESCRIPTION OF PROJECT: Installation of 800 LF of 2" Sch 40 PVC force main, peristaltic pump and sewer hydrants (pumpout) for a peak hour flow of 10.42 GPM per application materials received May 31, 2016 with additional information last received on July 10, 2016.

LOCATION OF PROJECT: Section 33, Township 61S, Range 39E in Key Largo, Monroe County, Florida.

IN ACCORDANCE WITH: The limitations, requirements and other conditions set forth in this permit.

PERMIT CONDITIONS:

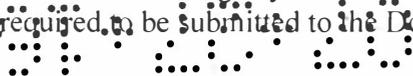
1. This permit is subject to the general conditions of Rule 62-4.160, F.A.C., as applicable. This rule is available at the Department's Internet site at: <http://www.dep.state.fl.us/water/wastewater/rules.htm#domestic> [62-4.160, 5-1-03].
2. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit to the Department's South District Office at SouthDistrict@dep.state.fl.us or at the letterhead address, Form 62-604.300(8)(b), Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation. This form is available at the Department's Internet site at: <http://www.dep.state.fl.us/water/wastewater/forms.htm> [62-604.700(2), 11-6-03].



3. The new or modified collection/transmission facilities shall not be placed into service until the Department clears the project for use [62-604.700(3), 11-6-03].
4. Permit revisions shall only be made in accordance with Rule 62-4.050(4)(s), F.A.C. Request for revisions shall be made to the Department in writing and shall include the appropriate fee. Revisions not covered under Rule 62-4.050(4)(s), F.A.C., shall require a new permit [62-604.600(8), 11-6-03].
5. Abnormal events shall be reported to the Department's South District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WARNING POINT TOLL FREE NUMBER (800) 320-0519 as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department's Marathon Branch Office at (305) 289-7070 within 24 hours from the time the permittee, or other designee becomes aware of the circumstances [62-604.550, 11-6-03].
6. This permit is for CONSTRUCTION ONLY of the collection/transmission system project. This permit does not authorize the connection of this collection/transmission system project to the designated wastewater treatment plant. This permit shall not be construed to infer that the clearance necessary for connection shall be granted.

SPECIFIC PERMIT CONDITIONS:

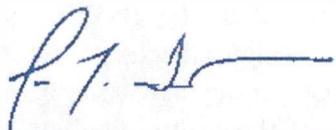
1. All new wastewater collection/transmission systems and modifications of existing systems shall be located at least 100 feet from a public drinking water supply well.
2. Except as provided in Section 62-604.400(3), F.A.C., sewer pipes/force mains should cross under water mains.
3. For sewer crossings, all crossings shall be arranged so that the sewer pipe joints are equidistant as far as possible from the water main joints. At crossings, all vacuum sewer joints must maintain a minimum distance of 3 feet from water main joints. All gravity or pressure type sanitary sewers and wastewater force main joints shall maintain a minimum distance of 6 feet from water main joints.
4. Except as provided under 62-604.400(3), F.A.C., all sewers and force mains shall be laid at least 10 feet horizontally (outside to outside) from a water main and 3 feet minimum (outside to outside) from a reclaimed water pipe permitted under Part III of Chapter 62-610, F.A.C.
5. A vertical separation of at least 18 inches must be maintained when a sewer pipe crosses a water main, except as provided under Section 62-604.400(3), F.A.C.
6. When any existing asbestos cement (AC) pipes are replaced under this permit, the permittee shall do so in accordance with the applicable rules of Federal Asbestos Regulation and Florida DEP requirements. For specific requirements applicable to AC pipes, the permittee should contact the Department prior to commencing any such activities at (239) 344-5600. Please be aware that a notification is required to be submitted to the Department for a regulated project.



- 7. The Operation and maintenance of the collection system shall be in accordance with the requirements of section 62-604.500 F.A.C.

Executed in Fort Myers, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Jon M. Iglehart
Director of District Management

SAMPLE

01 01 10

WCB0



Monroe County Growth Management Division SPECIES FOCUS AREA ASSESSMENT FORM

Required for All Permit Applications

CSR Completes	Permit #: <u>163029138</u>	RE #: <u>00502370 000000</u>	Revision:
	Permit type: <u>Plumb.</u>	Property Address: <u>5413 Seagate Blvd</u>	
	Owner Name: <u>JDI Phmazena</u>		
	PERMIT REFERRAL PROCESS (PRP) Review and Documentation Determination		
BIO Reviewer Completes	1. Does the parcel have Species Focus HOLDS in CommunityPLUS? <input type="checkbox"/> Yes		
	a. If YES - put '✓' in table below for each SAG placed in folder and go to question #2e		
	b. If NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder. <input checked="" type="checkbox"/> Noe		
	2. Does the permit type require Biologist review per Plan Review Matrix (either a "1" or "PRP")? <input type="checkbox"/> Yes e		
	a. If YES - go to question #3 <input type="checkbox"/> No		
b. If NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder <input type="checkbox"/> No			
3. Will ground outside of footprint (new ground) be disturbed? [Building Application MUST have response (Y/N) to Change in Footprint/Outside Footprint] <input type="checkbox"/> Yes e			
a.e If YES - initial/date; ADD "PRP" review stop (BIO stop should exist already); forward permit file to BIOe <input type="checkbox"/> Noe			
b.e IF NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder <input type="checkbox"/> Noe			
PRP Review Required: <input type="checkbox"/> Yes (SAGs placed in folder, PRP stop added, permit file to BIO) <input checked="" type="checkbox"/> No			
CSR Name/Initial: <u>JP</u>			
Date: <u>5/26/16</u>			

BIO Reviewer Completes	ASSESSMENT: <i>Source - RE Master List Dated 11/18/2011</i>	
	Does work propose a new dwelling unit in the buffer area OR disturb species habitat and therefore require PRP?e <input type="checkbox"/> Yes, continue with assessment <input type="checkbox"/> No, sign/date form - no PRP review required	
	Longitude: _____ W	Latitude: _____ N
	Is the Property on the RE Parcel List? <input type="checkbox"/> Yes <input type="checkbox"/> No	SFAM Panel #: _____
	Property located in (check all that apply): *If property is mapped as both Focus Area and Buffer, consider it as wholly within the Focus Area. <input type="checkbox"/> Focus Area e <input type="checkbox"/> Buffer* <input type="checkbox"/> Neither	
	Has the Property been pre-determined to NLAA (batch correspondence)e <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes Date of Letter: _____	

Parcel Hold in ComPLUS CSR "e" & SAG Attached	Species	(Circle letter as determined in SAG)										No Effecte	NLAA	May Affect	Take Exempte
		A	B	C	D	E	F	G	H	I	J				
-E. Indigo Snake	Eastern Indigo Snake	A	B	C	D	E	F	G							
-Key Deer	Key Deer	A	B	C	D	E	F	G	H	I	J				
-KLCM/KLWR -KLCM/KLWR 500m Buffer	Key Largo Woodrat & Cotton Mouse	A	B	C	D	E	F	G	H						
-KTCE	Key Tree Cactus	A	B	C											
-SS Butterflye	Schaus Swallowtail Butterfly	A	B	C	D	E	F								
-LKMR -LKMR 500 m Buffer	Lower Keys Marsh Rabbit	A	B	C	D	E	F	G	H						
-SRR -SRR 500 m Buffer	Silver Rice Rat	A	B	C	D	E	F	G							
-SRR Focus in CH	Silver Rice Rat in Critical Habitat	A	B	C	D										
-Stock Is. Tree Snail	Stock Island Tree Snail	A	B	C											

BIO Reviewer	Check all applicable: <input type="checkbox"/> Snake OAPC <input type="checkbox"/> Cat OAPC/Deed <input type="checkbox"/> Snail Survey Refer to FWS?: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Project Area: _____ sq ft	Native Impact Area: _____ sq ft Mitigation Compensation \$ _____
	Restore: _____ sq ft	Replant: _____ (# of plants) GOCEA: _____ sq ft
	Other (Describe): _____	
Signature of Approving Official: _____		
Date: _____		



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9 & Firefox.
Requires Adobe Flash
10.3 or higher

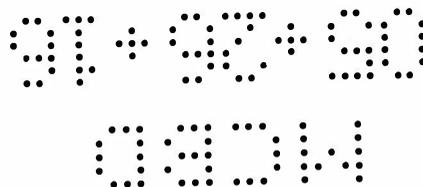
Alternate Key: 1620238 Parcel ID: 00502370-000000

Ownership Details

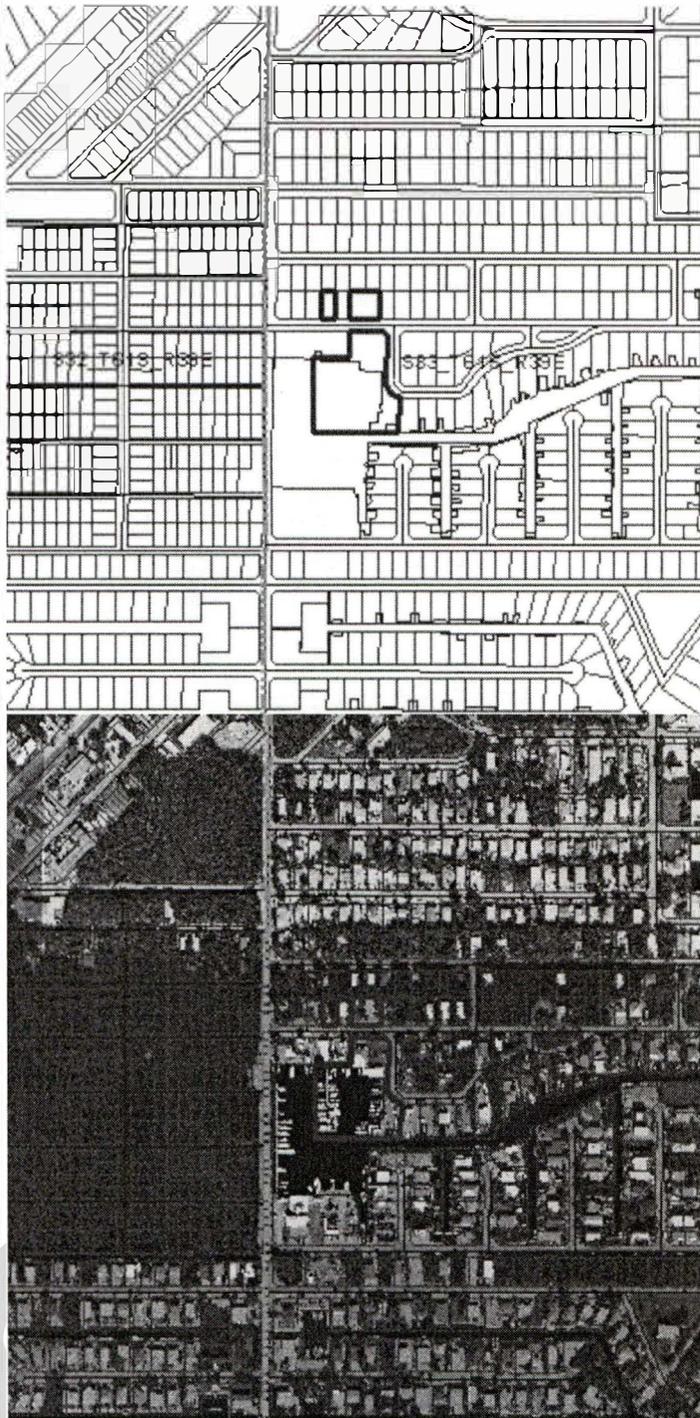
Mailing Address:
JDI PH MARINA HOLDING LLC
C/O FASS STEVEN
555 SKOKIE BLVD STE 555
NORTHBROOK, IL 60062-2854

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 33-61-39
Property Location: 13 SEAGATE BLVD KEY LARGO
Subdivision: KEY LARGO BEACH
Legal Description: KEY LARGO BEACH PB2-149 KEY LARGO S 2' OF LOT 3 AND S 6' OF LOT 4 AND ALL LOT 5 AND TRACT E AND PT LAKE AND LOTS 20, 21 AND 23 OR359-231/32 OR365-493 OR438-784 OR469-355 OR542-1026 OR724-777/78 OR753-1658/59 OR753-1660/63Q/C OR761-434/35 OR766-133 OR839-1348 OR840-1363E OR913-1052/53Q/C OR913-1054/55Q/C OR914-643/644Q/C OR1029-1439 OR1031-1551/52 OR1320-1976 OR1492-426 OR1494-1630/31 OR1530-1405/06 OR1549-151/52 OR1925-2021/22 OR1993-1304/05C OR2143-908/11 OR2143-912/14Q/C OR2143-908/11 OR2346-2300/10F/J OR2358-581/83C/T OR2384-1601/04 OR2387-1686/92C OR2468-1205



Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY	120	110	13,200.00 SF
1M0D - COMMERCIAL DRY	60	110	6,600.00 SF
100C - COMMERCIAL CANAL		0	1.08 AC
000X - ENVIRONMENTAL SENS		0	1.84 AC



Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 5521
 Year Built: 1958

Building 1 Details

Building Type
 Effective Age 5
 Year Built 1984
 Functional Obs 0

Condition E
 Perimeter 174
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 6
 Grnd Floor Area 892

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

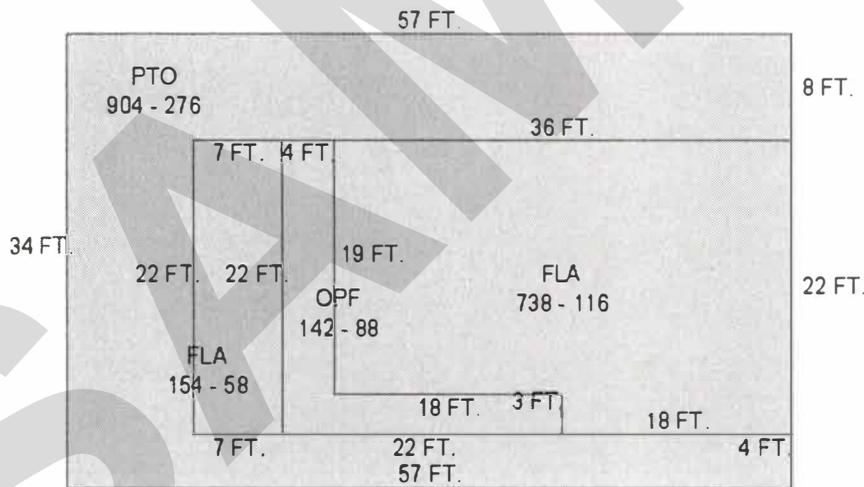
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 7

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	2011					154
0	OPF		1	2011					142
0	PTO		1	1986					904

0 FLA 1 2011 738

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-A	100	N	Y
		OFF BLDG 1 STY-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
4817	REIN CONCRETE	100

Building 2 Details

Building Type
 Effective Age 10
 Year Built 1958
 Functional Obs 0

Condition E
 Perimeter 326
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 13
 Grnd Floor Area 4,629

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

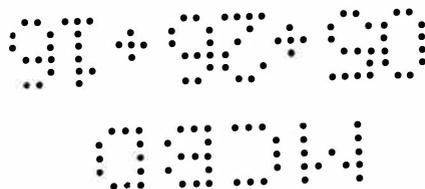
Roof Cover
 Heat 2
 Heat Src 2

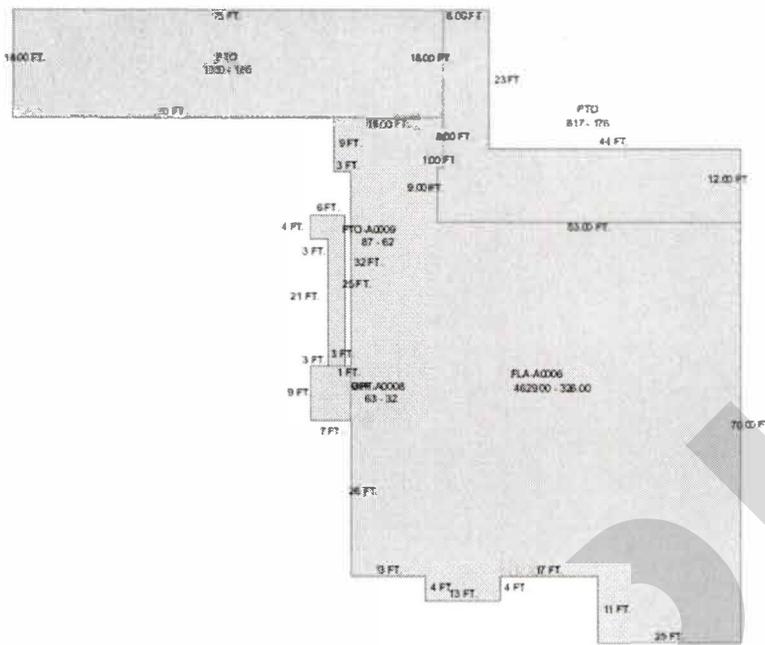
Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 25

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	2003		Y			4,629
0	OPF		1	2004					63
0	PTO		1	2004					87
0	PTO		1	2004					817
0	PTO		1	2004					1,350

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		REST/CAFET-A-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
4818	WD OVER CONC BL	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	CL2:CH LINK FENCE	300 SF	60	5	2001	2002	3	30
0	CL2:CH LINK FENCE	450 SF	90	5	2010	2011	1	30
0	FD2:FLOATING DOCK	16 U	0	0	2011	2012	5	20
0	DK4:WOOD DOCKS	222 SF	37	6	2004	2005	4	40
0	DK4:WOOD DOCKS	1,137 SF	0	0	2004	2005	3	40

0	AC2:WALL AIR COND	2 UT	0	0	2004	2005	1	20
1	DK4:WOOD DOCKS	1,812 SF	151	12	1980	1981	3	40
2	DK4:WOOD DOCKS	36 SF	18	2	1980	1981	3	40
3	WD2:WOOD DECK	1,314 SF	0	0	1981	1982	2	40
4	PT2:BRICK PATIO	1,081 SF	47	23	1978	1979	3	50
5	FN2:FENCES	282 SF	47	6	1978	1979	5	30
6	FN2:FENCES	654 SF	109	6	1981	1982	5	30
7	AP2:ASPHALT PAVING	14,239 SF	0	0	1981	1982	2	25
8	SW2:SEAWALL	669 SF	223	3	1978	1979	3	60
9	DK3:CONCRETE DOCK	330 SF	165	2	1978	1979	5	60
10	DK3:CONCRETE DOCK	576 SF	0	0	1978	1979	4	60
11	SW2:SEAWALL	843 SF	281	3	1978	1979	4	60
12	DK3:CONCRETE DOCK	436 SF	109	4	1978	1979	4	60
13	DK4:WOOD DOCKS	600 SF	100	6	1978	1979	2	40
14	FN2:FENCES	1,000 SF	200	5	1983	1984	3	30
15	PT3:PATIO	5,600 SF	160	35	1983	1984	2	50
16	DK4:WOOD DOCKS	900 SF	75	12	1980	1981	3	40
17	DK4:WOOD DOCKS	36 SF	18	2	1980	1981	3	40
18	CC2:COM CANOPY	2,182 SF	0	0	1985	1986	3	40

Appraiser Notes

LOT 21 (RE00502260-000000 AK1620122) AND LOT 23 (RE00502280-000000 AK1620149) ARE NOW COMBINED WITH THIS PARCEL PER OWNERS REQUEST (ORDER#04-10) DONE FOR THE 2011 TAX ROLL 2/18/2011MKD THIS NOTE MOVED FROM DELETED PARCEL 3/24/2011MKD

"PILOT HOUSE RESTAURANT" 27 WET SLIPS 2004/04/22 MAJOR RENOVATIONS AFTER SALE 2002/5/30 SB, TPP ACCOUNTS: 8863951 - UNIFIED MERCHANTS - LEASED TIKI BAR EQ 8519486 - PILOT HOUSE MARINA - MARINA/TACKLE SHOP/CONV STORE EQ. 8999541 - BIG MOE CHARTERS - FRANK MEADE 9008561 - FLORIDA KEYS ANGLERS - ADAM DEBREE RE 50234 50275 & 50283-000200COMBINED FOR ASSMT PURPOSES 5-18-87JMH

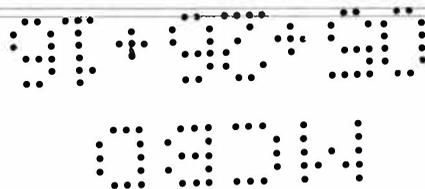
(RE00502250-000000 AK1620114) IS NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2011 TAX ROLL 3/24/2011MKD

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09303648	02/24/2010	12/13/2010	1	DEMO & RECONSTRUCTION OF MARINA BLDG	
10305179	12/06/2010	10/25/2011	1	RECONSTRUCT MARINA BLDG	
10301540	02/28/2011	10/25/2011	1	DOCK & PILES	
9832459	12/09/1998	03/22/2005	1	DOCKS	
2300660	06/21/2002	03/22/2005	1	REPLACE ROOF TRUSS/WALL	
3304977	11/07/2003	01/01/2004	1	REROOF W METAL	
06303131	06/21/2006	10/04/2006	1	14 WOOD PILINGS	

Parcel Value History

Certified Roll Values.



View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	808,506	286,574	448,744	1,543,824	1,543,824	0	1,543,824
2014	807,421	269,669	448,744	1,525,834	1,525,834	0	1,525,834
2013	807,421	278,321	449,514	1,535,256	1,535,256	0	1,535,256
2012	816,500	288,382	427,049	1,531,931	1,531,931	0	1,531,931
2011	765,606	172,143	427,049	1,364,798	1,364,798	0	1,364,798
2010	777,514	173,800	540,184	1,491,498	1,491,498	0	1,491,498
2009	759,332	178,989	648,184	1,586,505	1,586,505	0	1,586,505
2008	774,291	184,178	810,184	1,768,653	1,768,653	0	1,768,653
2007	857,846	172,698	672,747	1,703,291	1,703,291	0	1,703,291
2006	801,349	154,858	672,747	1,628,954	1,628,954	0	1,628,954
2005	810,086	159,665	672,747	1,642,498	1,642,498	0	1,642,498
2004	627,657	141,224	672,747	1,441,628	1,441,628	0	1,441,628
2003	489,045	146,390	672,747	1,308,182	1,308,182	0	1,308,182
2002	489,045	151,491	407,043	1,047,579	1,047,579	0	1,047,579
2001	464,369	156,378	332,314	953,061	953,061	0	953,061
2000	464,369	69,822	332,314	866,505	866,505	0	866,505
1999	464,369	72,275	332,314	868,958	868,958	0	868,958
1998	424,423	74,560	332,314	831,297	831,297	0	831,297
1997	424,423	77,034	332,314	833,771	833,771	0	833,771
1996	385,840	80,149	332,314	798,303	798,303	0	798,303
1995	385,840	83,076	332,314	801,230	801,230	0	801,230
1994	385,840	86,211	332,314	804,365	804,365	0	804,365
1993	551,358	89,314	486,840	1,127,512	1,127,512	0	1,127,512
1992	548,420	92,252	486,840	1,127,512	1,127,512	0	1,127,512
1991	545,298	95,374	486,840	1,127,512	1,127,512	0	1,127,512
1990	542,182	98,490	486,840	1,127,512	1,127,512	0	1,127,512
1989	539,260	101,412	486,840	1,127,512	1,127,512	0	1,127,512
1988	714,883	86,937	291,089	1,092,909	1,092,909	0	1,092,909
1987	734,145	89,471	246,881	1,070,497	1,070,497	0	1,070,497
1986	220,746	74,869	64,439	360,054	360,054	0	360,054
1985	217,282	76,843	64,439	358,564	358,564	0	358,564
1984	214,548	78,929	64,439	357,916	357,916	0	357,916
1983	214,548	80,412	25,151	320,111	320,111	0	320,111
1982	138,219	57,723	25,151	221,093	221,093	0	221,093

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

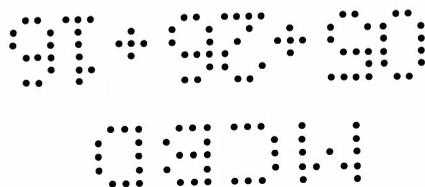
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
-----------	----------------------------	-------	------------	---------------

4/28/2008	2358 / 581	2,000,000	CT	M
7/26/2005	2143 / 908	1	WD	M
8/20/2003	1925 / 2021	2,064,900	WD	M
11/18/1998	1549 / 151	1,000,000	WD	M
12/1/1997	1494 / 1630	1,490,000	WD	M
10/1/1987	1031 / 1551	1,178,500	WD	M

This page has been visited 140,611 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

SAMPLE





Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

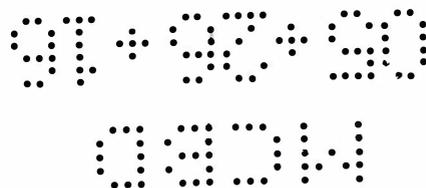
Alternate Key: 1620181 Parcel ID: 00502320-000000

Ownership Details

Mailing Address:
JDI PH MARINA HOLDING LLC
C/O FASS STEVEN
555 SKOKIE BLVD STE 555
NORTHBROOK, IL 60062-2854

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 33-61-39
Property Location: 5 SEAGATE BLVD KEY LARGO
Subdivision: KEY LARGO BEACH
Legal Description: BK 5 LTS 1, 2, N 110FT OF LT 3 AND N107FT OF LT 4 KEY LARGO BEACH PB2-149 KEY LARGO OR363-2203/04 OR2169-707/09 OR21969/710/12Q/C OR2346-2300/10F/J OR2358-581/83C/T OR2384-1601/04 OR2387-1686/92C



Click Map Image to open interactive viewer

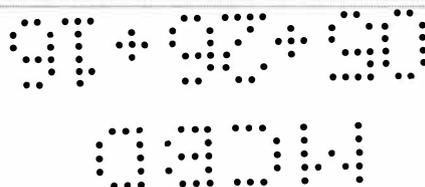


Land Details

Land Use Code	Frontage	Depth	Land Area
100C - COMMERCIAL CANAL	0	0	34,050.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2



8	SBU	1	1996		448
9	FLA 5:C.B.S.	1	1996	N	1,329

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		PATIO DINING	100	N	N
	21	RESTAURANT & CAFETR	100	N	N
	21	RESTAURANT & CAFETR	100	N	Y
	21	RESTAURANT & CAFETR	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
4815	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 35
 Year Built 1950
 Functional Obs 0

Condition A
 Perimeter 212
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 45
 Grnd Floor Area 1,971

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

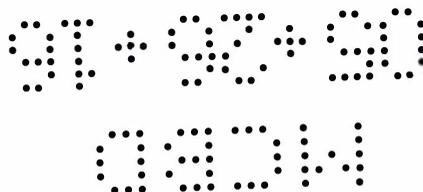
Roof Cover METAL
 Heat 2
 Heat Src 2

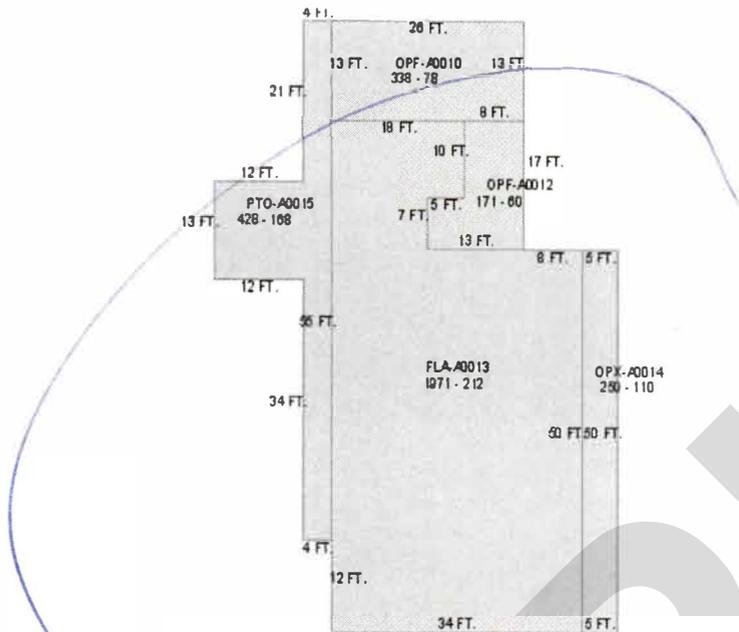
Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 3

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1996					338
2	OPF		1	1996					171
3	FLA		1	1996		Y			1,971
4	OPX		1	1996					250
5	PTO		1	1996					428

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3	MARINA/AUTO/BUS TERM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	195 SF	39	5	1979	1980	3	60
2	SW2:SEAWALL	830 SF	166	5	1979	1980	3	60
3	CL2:CH LINK FENCE	1,750 SF	350	5	1991	2006	1	30
4	RK2:BOAT RACKS	37 UT	0	0	1991	2006	1	30
5	DK4:WOOD DOCKS	704 SF	0	0	1991	2006	3	40

6	SW2:SEAWALL	156 SF	4	39	1993	2006	1	60
7	SW2:SEAWALL	1,080 SF	12	90	1979	2006	1	60
8	SW2:SEAWALL	908 SF	4	227	1991	2006	1	60
9	DK3:CONCRETE DOCK	2,650 SF	0	0	1991	2006	4	60
10	CL2:CH LINK FENCE	1,610 SF	322	5	1984	1985	1	30
11	DK3:CONCRETE DOCK	432 SF	36	12	1993	1994	4	60
12	DK3:CONCRETE DOCK	150 SF	25	6	1987	1988	4	60
13	SW2:SEAWALL	465 SF	93	5	1979	1980	3	60
14	PT3:PATIO	225 SF	15	15	1993	1994	2	50
15	CL2:CH LINK FENCE	150 SF	30	5	1984	1985	1	30
16	DK4:WOOD DOCKS	116 SF	29	4	1993	1994	3	40
17	PT3:PATIO	420 SF	0	0	2010	2011	2	50

Appraiser Notes

6/7/06 FIELD INSPECTION FOR 2005 SALE AND COMBINATION. PARCEL HAS 9 DRY SLIPS AND 10 BOAT SLIPS. SJ (LT2 RE00502330 AK1620190, (N110FT OF LT 3 RE00502350 AK1620211) AND (N107FT OF LT 4 RE00502360 AK1620220) HAS NOW BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2006 TAX ROLL.

2000/03/01 - ALSO LOTS 2,3,&4, OCEAN BAY MARINA. WDF 2002/5/30 SB, TPP ACCOUNTS: 8851944 - OCEAN BAY MARINA 8928421 - GULFSTREAM ADVENTURES - CAPT'S CHAN WARNER/MILO MEADORS 8928445 - ISLAND REEF DIVERS - JESSEE KENNON/RUSS DAWSON

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09305004	01/04/2010	08/27/2010	1	Commercial	CONCRETE SLAB
	10301262	06/03/2010	08/27/2010	1	Commercial	RE-ROOF TO METAL
	12300158	02/10/2012	07/13/2012	1	Commercial	ROOF - ALUMINUM
	15300460	02/10/2015		4,000		FENCE/GATES
	9432636	03/01/1995	11/01/1995	1	Commercial	AFTER THE FACT LATTICE FN
	9432885	03/01/1995	11/01/1995	1	Commercial	RENEWAL OF BLDG. PERMIT
	9431350	06/01/1994	11/01/1995	1	Commercial	AWNINGS
	943 755	04/01/1994	11/01/1995	1	Commercial	AWNINGS & TILE PATIO
	9331176	10/01/1993	11/01/1995	1	Commercial	REMODEL EXTERIOR
	9331137	01/01/1993	11/01/1995	1	Commercial	PILINGS
	9432664	11/01/1994	11/01/1995	1	Commercial	COMMERCIAL REMODEL
	3304949	11/06/2003	01/01/2004	1	Commercial	REROOF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	405,729	121,788	510,750	1,081,181	1,081,181	0	1,081,181

2014	418,708	113,008	510,750	1,362,688	1,362,688	0	1,362,688
2013	418,708	116,838	510,750	1,362,688	1,362,688	0	1,362,688
2012	427,361	120,673	510,750	1,362,688	1,316,777	0	1,362,688
2011	431,945	123,129	510,750	1,197,070	1,197,070	0	1,197,070
2010	399,015	123,371	612,900	1,330,078	1,330,078	0	1,330,078
2009	420,472	127,836	646,950	1,625,028	1,625,028	0	1,625,028
2008	420,472	123,824	681,000	2,031,347	2,031,347	0	2,031,347
2007	301,055	104,900	689,513	2,960,086	2,960,086	0	2,960,086
2006	301,055	83,972	689,513	1,074,540	1,074,540	0	1,074,540
2005	190,224	32,249	181,258	403,731	403,731	0	403,731
2004	190,217	33,157	181,258	404,632	404,632	0	404,632
2003	190,217	34,229	181,258	405,704	405,704	0	405,704
2002	298,658	34,895	75,188	408,741	408,741	0	408,741
2001	273,724	35,867	75,188	384,779	384,779	0	384,779
2000	273,724	14,002	75,188	362,914	362,914	0	362,914
1999	201,138	14,308	62,657	278,103	278,103	0	278,103
1998	167,092	14,667	62,657	244,416	244,416	0	244,416
1997	167,092	15,094	62,657	244,843	244,843	0	244,843
1996	76,357	8,518	62,657	147,532	147,532	0	147,532
1995	76,357	8,791	62,657	147,805	147,805	0	147,805
1994	76,357	9,049	51,468	136,874	136,874	0	136,874
1993	64,610	9,242	51,468	125,320	125,320	0	125,320
1992	64,610	9,514	51,468	125,592	125,592	0	125,592
1991	64,610	9,771	51,468	125,849	125,849	0	125,849
1990	64,610	9,965	51,468	126,043	126,043	0	126,043
1989	64,610	10,289	51,468	126,367	126,367	0	126,367
1988	60,024	9,413	51,468	120,905	120,905	0	120,905
1987	58,903	9,636	42,517	111,056	111,056	0	111,056
1986	59,107	9,291	42,517	110,915	110,915	0	110,915
1985	57,389	9,549	42,517	109,455	109,455	0	109,455
1984	55,945	9,762	42,517	108,224	108,224	0	108,224
1983	55,951	10,086	24,651	90,688	90,688	0	90,688
1982	50,369	10,086	24,651	85,106	85,106	0	85,106

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

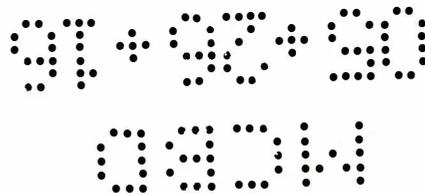
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/28/2008	2358 / 581	2,000,000	CT	M
10/10/2005	2169 / 707	3,000,000	WD	Q
4/15/2002	1798 / 2203	1,415,000	WD	M
8/2/1999	1591 / 923	935,000	WD	M

8/1/1993	1268 / 665	400,000	WD	M
4/1/1983	879 / 889	300,000	WD	M

This page has been visited 140,611 times.

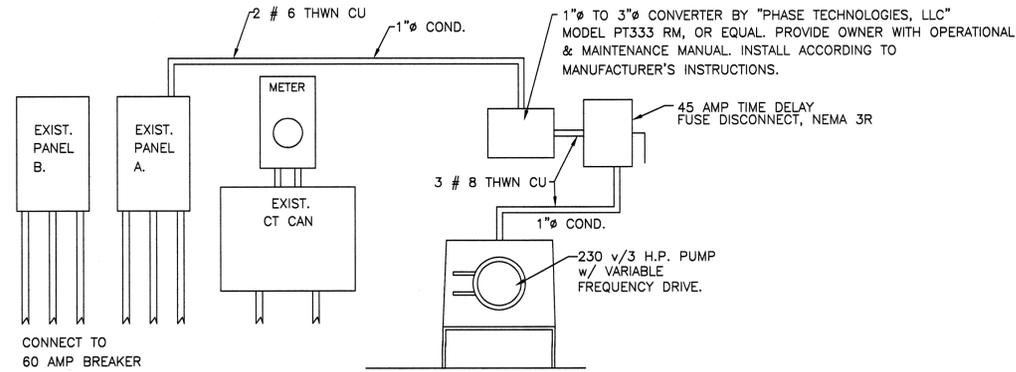
Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

SAMPLE



SEWER COLLECTION SYSTEM

JDI PH MARINA HOLDING, LLC

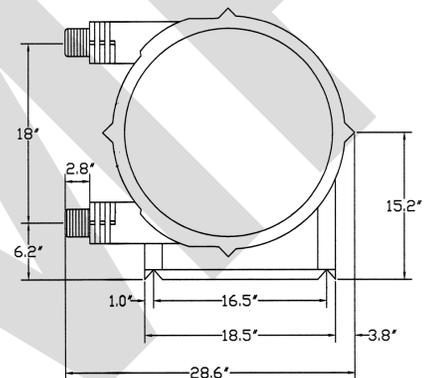


ELECTRICAL RISER DIAGRAM

N.T.S.

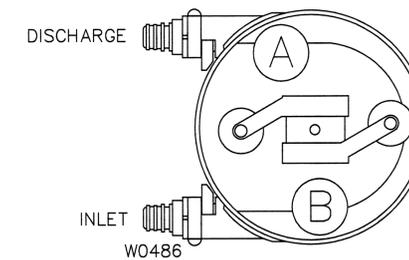
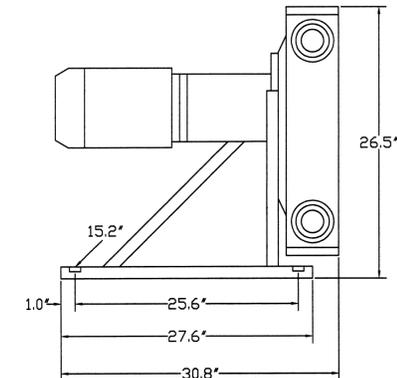
ELECTRICAL NOTES:

- 1) ALL PANEL BRANCH CIRC. CONDUCTORS 60 AMPS OR LESS TO BE COPPER.
- 2) ALL SERVICE AND PANEL EQUIPMENT, FUSES OR BREAKERS TO BE RATED AT 22,000 OR 65,000
- 3) ALL BRANCH CIRCUIT ALUM. WIRE SHALL BE TERMINATED OR OR SPLICED WITH COMPRESSION TYPE FITTINGS, SCREW TYPE OF ANY KIND IS PROHIBITED
- 4) UNDERGROUND ELECTRICAL CONDUITS TO BE SEPARATED A MIN. OF 10' MIN. HORIZONTAL FROM OTHER TRADES.
- 5) PROVIDE OCPD FOR PANEL FUSES AND CIRCUIT BREAKERS AS PER NAME PLATE RATING OF EQUIPMENT.



EDSON® PERISTALTIC PUMP

- 1) 3HP OR 5 HP 230V 3PH.
- 2) VARIABLE FREQUENCY DRIVE.
- 3) 28' SUCTION LIFT.
- 4) 140'+ DISCHARGE HEAD.
- 5) UP TO 43 GPM
- 6) MARINE GRADE CONSTRUCTION.
- 7) LOW VOLTAGE CONTROL PANEL w/ TIMER.
- 8) INTERNAL HOSE LEAK DETECTOR.



PUMP DETAIL

NTS

ELECTRICAL LEGEND

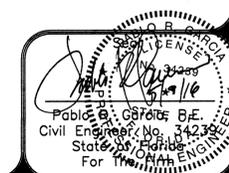
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- EXHAUST OR MOTOR
- METER
- WP WATER PROOF

SEE ELECTRICAL NOTES @ GENERAL NOTES

No.	DATE	BY	APRV	REVISION DESCRIPTION
1				
2				
3				
4				

JDI PH MARINA HOLDING, LLC
COVER SHEET
VICINITY OF SEAGATE DRIVE AND OCEAN BAY DRIVE
KEY LARGO - FLORIDA

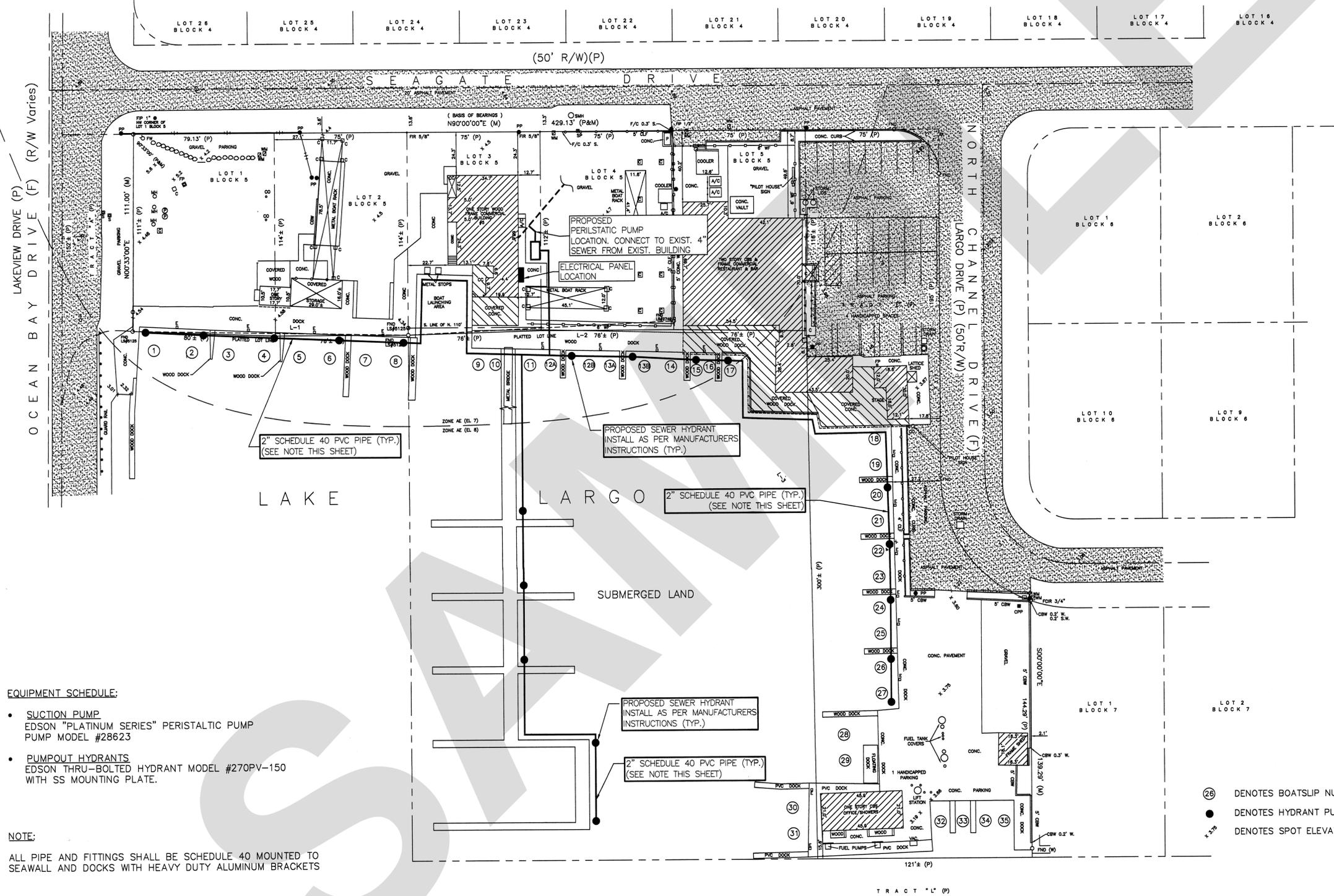
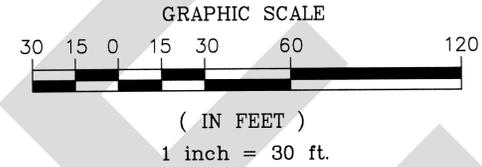
TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6507 State of Florida
7729 N.W. 146 th St.
Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fx: (305) 823-3172



Job No. 160242
Sheet: E-1
1 of 3

SEWER COLLECTION SYSTEM

JDI PH MARINA HOLDING, LLC



EQUIPMENT SCHEDULE:

- **SUCTION PUMP**
EDSON "PLATINUM SERIES" PERISTALTIC PUMP
PUMP MODEL #28623
- **PUMPOUT HYDRANTS**
EDSON THRU-BOLTED HYDRANT MODEL #270PV-150
WITH SS MOUNTING PLATE.

NOTE:

ALL PIPE AND FITTINGS SHALL BE SCHEDULE 40 MOUNTED TO SEAWALL AND DOCKS WITH HEAVY DUTY ALUMINUM BRACKETS

- ②⑥ DENOTES BOATSLIP NUMBER
- DENOTES HYDRANT PUMPOUT
- +3.58 DENOTES SPOT ELEVATION IN FEET AND DECIMAL THEREOF.

RD 6/2/16
PLUMBING APPROVED
SUBJECT TO FLORIDA BUILDING CODE

Professional Engineer Seal for Pablo R. Garcia, P.E., State of Florida, No. 34239, dated 6/2/16.

JobNo.	160242
Sheet:	S-2
	2 of 2
Desg.	P. Garcia
Drawn	J.B.
Chkd.	P. Garcia
Aprv.	P. Garcia
Date	02/16/16
DATE	
BY	
APRV	
REVISION DESCRIPTION	

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificated: EB-6706, AA-2777, LB-6507 State of Florida
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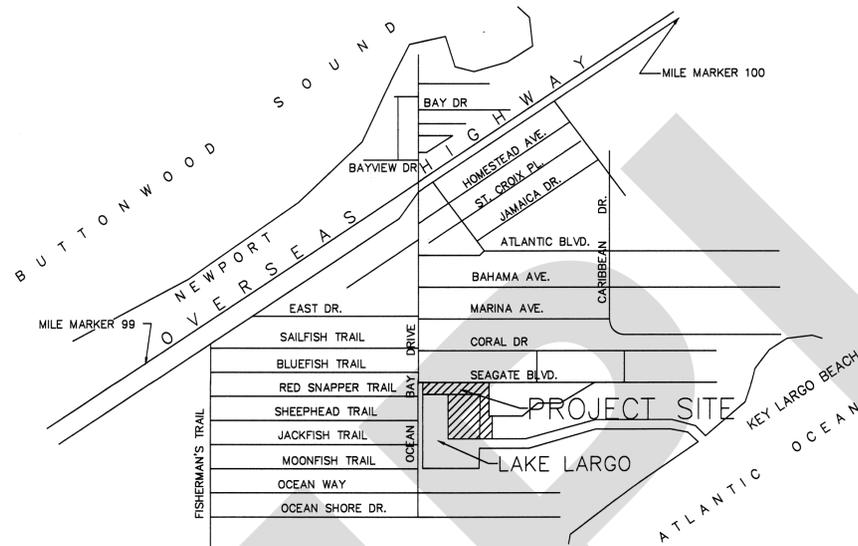
JDI PH MARINA HOLDING, LLC
COVER SHEET
VICINITY OF SEAGATE DRIVE AND OCEAN BAY DRIVE
KEY LARGO - FLORIDA

SEWER COLLECTION SYSTEM

JDI PH MARINA HOLDING, LLC

GENERAL NOTES

- ALL ELEVATIONS REFER TO THE M.S.L., NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
- ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE OF MONROE COUNTY PUBLIC WORKS AND THE BUILDING AND ZONING DEPARTMENTS, AND APPROVED BY MONROE COUNTY DEPARTMENTS OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM).
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY, AS PART OF THE WORK TO BE DONE, TO COORDINATE HIS WORK WITH WORK BEING INSTALLED BY OTHER CONTRACTORS AND SUB-CONTRACTORS AND OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD AND SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA BEFORE THE START OF CONSTRUCTION. SUPPLEMENTARY ASSISTANCE MAY BE OBTAINED BY CONTACTING THE UNDERGROUND UTILITIES NOTIFICATION CENTER (UNCLE) AT THE TELEPHONE NUMBER 800/432-4770, UNCLE.
- WHERE TRENCHING MAY EXCEED 5 FEET IN DEPTH THE EXCAVATION SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT (SECTION 553.60 - 553.64, FLORIDA STATUTES), AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) TRENCH EXCAVATION SAFETY STANDARDS, 29 C.F.R., S 1926.650 SUBPART INCLUDING ALL SUBSEQUENT REVISIONS OR UPDATES TO THESE STANDARDS AS ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY (DLES). THE CONTRACTOR SHALL CONSIDER ALL AVAILABLE GEOTECHNICAL INFORMATION IN HIS DESIGN OF THE TRENCH EXCAVATION SAFETY SYSTEM.
- THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, WATER, TOOLS, EQUIPMENT, LIGHT, POWER, TRANSPORTATION, AND OTHER FACILITIES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK. ALL MATERIALS SHALL BE NEW, AND BOTH WORKMANSHIP AND MATERIALS SHALL BE OF GOOD QUALITY. THE CONTRACTOR SHALL, IF REQUESTED TO, FURNISH SATISFACTORY EVIDENCE AS TO THE QUALITY OF THE MATERIALS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, COUNTY, AND STATE LICENSES PRIOR TO THE BEGINNING OF CONSTRUCTION OF THE PROJECT. IF SPECIAL PERMITS ARE REQUIRED FOR ANY PART OF THE PROJECT, THEY SHALL BE OBTAINED AND EXHIBITED. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED.
- CONTRACTOR MUST NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF ANY FIELD CONDITION THAT REQUIRES A MODIFICATION TO THE DRAWINGS, PRIOR TO PROCEEDING WITH ANY CHANGES. CHANGE ORDER REQUEST AFTER THE FACT WILL NOT BE CONSIDERED FOR PAYMENT.
- CONTRACTOR MUST PROTECT EXISTING AND NEW DRAINAGE STRUCTURES BY INSTALLING A DOUBLE GEOTEXTILE FILTER ON EACH CATCH BASIN UNTIL ITS CORRESPONDING TRIBUTARY AREA IS PAVED OR RESTORES AND AFTER COMPLETION OF PAVING AND SODDING, ALL CATCH BASIN AND STORM SEWERS MUST BE CLEANED OF SAND, ROCK AND OTHER DELETERIOUS MATERIAL PRIOR TO ACCEPTANCE OF THE WORK.
- IT IS CONTRACTOR RESPONSIBILITY TO PROTECT EXISTING STRUCTURES, FACILITIES AND THOSE UNDER CONSTRUCTION AND TO RESTORE THEM TO THE ORIGINAL CONDITION IF DAMAGE.
- STREETS, SIDEWALK RESTORATIONS SHALL BE ACCORDING TO DETAILS AND APPLICABLE REQUIREMENTS OF MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.
- THIS WORK IS NOT CONSIDERED COMPLETED UNTIL AN AS-BUILT IS DELIVERED TO THE ENGINEER.
- CONTROL PANEL MUST BE INSTALLED SO THAT THE BOTTOM OF THE PANEL IS SET AT OR ABOVE THE 100-YEAR FLOOD ELEVATION. EXISTING GRADE ELEVATION IS AT APPROX. 4.7' NGVD ACCORDING TO WILLIAM M. HINCKLEY PROF. SURVEYOR, WITH A FLOOD ELEVATION OF A.E. 8 THEREFORE THE BOTTOM OF THE PANEL SHALL BE INSTALLED AT ELEV. 9' NGVD.
- PROPER TESTING PARAMETERS FOR ANY FORCE MAIN IF NECESSARY TO BE IN ACCORDANCE TO THE SPECIFICATIONS BY KEY LARGO STANDARD DETAILS FOR TESTING. A REPRESENTATIVE WITH KLWTD MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO TESTING.



LOCATION MAP
NOT TO SCALE

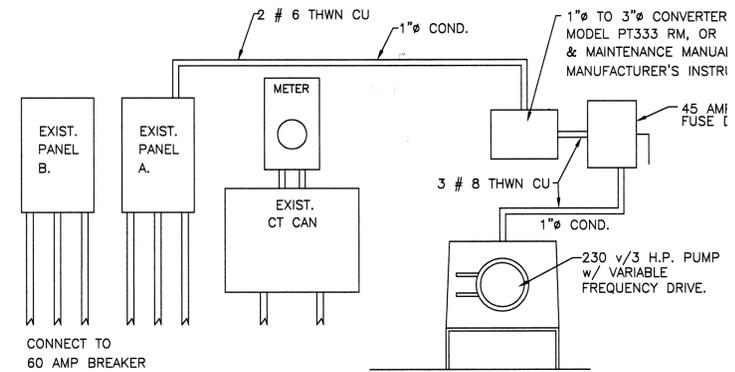
LEGAL DESCRIPTION:

All of Lots 1, 2, 3, 4, 5 and Tract "E", Block 5, KEY LARGO BEACH, according to the plot thereof as recorded in Plat Book 2, Page 149, Public Records of Monroe County, Florida.



INDEX OF SHEETS

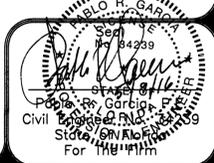
SHEET S-1: SEWER COLLECTION COVER SHEET
SHEET S-2: SEWER COLLECTION PLAN



DEFINITION	ABBREVIATION	SYMBOL		DEFINITION	ABBREVIATION	SYMBOL	
		EXISTING	PROPOSED			EXISTING	PROPOSED
CENTERLINE	C	---	---	STRUCTURE NUMBER			
MONUMENT LINE	M	---	---	SANITARY MANHOLE	SAN.-MH		
PROPERTY LINE	P	---	---	SEWAGE FLOW DIRECTION			
RIGHT-OF-WAY LINE	R/W	---	---	STORM SEWER (C.M.P.)	15" SS	---	---
SPOT ELEVATIONS	ELEV.			STORM SEWER MANHOLE	S.S.-MH		
GAS MAIN (SEE [MATERIAL] ON)	4" G	---	---	FRENCH DRAIN			
WATER MAIN (SEE [MATERIAL] ON)	8" WM	---	---	CURB INLET (1)			
FITTING NUMBER				CURB INLET (2)			
GATE, PLUG & BUTTERFLY VALVES	WV			CURB INLET (3)			
PLUG & FLUSHING VALVE OUTLET				CATCH BASIN (1)	CB		
BENDS, (90°, 45°, 22-1/2°, 11-1/4°)				CATCH BASIN (2)	CB		
SINGLE METER INSTALLATION (WS 2.10)	WM			DRAINAGE FLOW			
WATER METER (DUAL SERVICE WS 2.12)	WM			CURB			
REDUCER	RED.			CURB & GUTTER			
TEE				VALLEY GUTTER			
CROSS				POWER POLE			
FIRE HYDRANT	FH			TELEPHONE POLE			
SANITARY SEWER (SEE [MATERIAL] ON)	8" SAN.	---	---	COMBINATION POLE			
SANITARY SEWER LATERAL		---	---	GUY WIRE AND ANCHOR PIN			
				LIGHT POLE			

File: 16303938

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Job No. 160242
Sheet: S-1
1 of 2

REVISION DESCRIPTION	BY	APRV	DATE

JDI PH MARINA HOLDING, LLC
COVER SHEET
VICINITY OF SEAGATE DRIVE AND OCEAN BAY DRIVE
KEY LARGO - FLORIDA