

File #: 2021-227

Property Owner: BOT TIIF, c/o DEP,
Division of State Lands

Agent / Contact: WGI, Inc. – Kristen Nowicki

Type of Application: PC Variance

Key: Sugarloaf Key

RE: 00118820-000000;
00118810-000000;
00118870-000000;
00118900-000000;
00119720-000000

Additional Information added to File 2021-227

End of Additional File 2021-227

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Variance Application to the Monroe County Planning Commission

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

Planning Commission Variance Application Fee: \$1,610.00

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

Advertising Costs: \$245.00

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

Date of Application: Nov / 12 / 2021
Month Day Year

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

WGI, Inc.

Kristen Nowicki, AICP

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

3230 W. Commercial Blvd. Suite 300, Fort Lauderdale, FL 33309

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

954-660-2432

954-270-7902

Kristen.Nowicki@wginc.com

Work Phone

Home Phone

Cell Phone

Email Address

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

BOT TIIF, c/o DEP, Division of State Lands

Katherine Burke (FWC)

(Name/Entity)

Contact Person

620 South Meridian Street, Tallahassee, FL 32399-1600

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

850-487-0516

Katherine.Burke@MyFWC.com

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

N/A

N/A

N/A

Sugarloaf

Block

Lot

Subdivision

Key

00118820-000000, 00118810-000000, 00118900-000000, 00119720-000000, 00118870-000000 and ROW on Sugarloaf Boulevard.

Real Estate (RE) Number

Alternate Key Number

Loop Road (Square Cir.), Old State Road 4A(SR 939), and Sugarloaf Blvd. Sugarloaf Key, FL (off MM 17)

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Residential Low (RL) and Residential Conservation (RC)

Present Land Use of the Property: Day use trail /park area

Proposed Land Use of the Property: Day use trail with structures /park area with 10 off-site parking spaces

Total Land Area: 180 acres

Provide the standards required by the land development regulations: Parking is to be located on the same parcel in which it is intended to serve per Section 114-67(g) (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: 10 parking spaces in the County right-of-way, outside of the park boundaries. (i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance: Please see the attached sheet for responses to the criteria.

2. Failure to grant the variance would result in exceptional hardship to the applicant: Please see the attached sheet for responses to the criteria.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship..

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public: Please see the attached sheet for responses to the criteria.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district: Please see the attached sheet for responses to the criteria.

APPLICATION

- 5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

Please see the attached sheet for responses to the criteria.

- 6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

Please see the attached sheet for responses to the criteria.

- 7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

Please see the attached sheet for responses to the criteria.

- 8. The variance is the minimum necessary to provide relief to the applicant:

Please see the attached sheet for responses to the criteria.

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- eight (8) sets (at a minimum, survey should include elevations, location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- five (5) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e., concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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

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

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

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: [Handwritten Signature]

Date: Nov. 12, 2021

STATE OF Florida
COUNTY OF Palm Beach

Sworn to and subscribed before me this 12th day of November, 2021,

by means of physical presence or online notarization,

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

_____ as identification.
(TYPE OF ID PRODUCED)

[Handwritten Signature]
Signature of Notary Public, State of Florida
Cyndy Little



Cyndy Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG189612
Expires 3/31/2022

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: Sept / 09 / 2021
Month Day Year

I hereby authorize Kristen Nowicki, AICP / WGI, Inc. be listed as authorized agent
(Print Name of Agent)

representing BOT TIIIF c/o DEP, Division of State Lands & DOT/State of Florida (right of way) for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of WEA Johnson park improvements (4 sites + right of way parking area)
(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: n/a, Sugarloaf Key. Row 2: 00118820-000000, 00118810-000000, 00118900-000000, 00119720-000000, 00118870-000000. Row 3: Real Estate (RE) / Parcel ID Number, Alternate Key Number. Row 4: Loop Road, Old State Road (SR 939), and Sugarloaf Blvd. Sugarloaf Key, FL, (Off MM 17). Row 5: Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:

WGI, Inc. 3230 W. Commercial Blvd. Suite 300, Fort Lauderdale, FL 33309

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

954-660-2432

Kristen.Nowicki@WGInc.com

Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: Katherine Burke - Section Leader PoD

STATE OF Florida COUNTY OF Leon

Sworn to and subscribed before me this 27 day of September, 20 21, by means of [X] physical presence or [] online notarization,

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

Self as identification.
(Print Name of Person Making Statement)

Signature of Notary Public
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

Wildlife and Environmental Area (WEA) Lloyd K. Johnson Trail Structures

Off-site Parking Variance Request

The Applicant, Florida Fish and Wildlife Conservation Commission, requests consideration from the Monroe County Planning Commission for a variance to locate 10 paved vehicle parking spaces off-site, from the park site that the spaces are intended to serve. The day use trail structures proposed at the WEA Johnson location are considered a "park" as defined by Section 101-1 of the Monroe County Land Development Code, and Section 114-67(g) requires parking to be located on the same parcel in which it is intended to serve.

The primary reasons for locating the 10 new parking spaces on the County right-of-way, instead of within the park boundaries are:

- To mimic the existing conditions where visitors are parking now (on the shoulders of Sugarloaf Boulevard);
- To create a safer alternative to the shoulder (off-road sand and gravel) conditions, especially for ADA accessibility;
- To avoid impacts to the wetlands located just inside the park property (in proximity to where on-site parking would likely be placed); and
- The Lower Keys Livable CommuniKeys Plan supports preservation of sensitive land, and states to "Limit Use of Loop Road" (the "Loop Road" is designated as Square Circle) on page 76.

Responses to the required variance standards and criteria in the application are provided below.

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

A key component of the proposed day use area is that the road will be limited to bicycle and pedestrian (or other non-motorized use) forms of travel. Therefore, the Square Circle access is gated at the end of Sugarloaf Boulevard, to prohibit motorized vehicular access. While the gate could be moved back to leave space for parking, there would not be enough roadway space for vehicles to safely turn-around without going around the entire loop, conflicting with cyclists and pedestrians. There would also be a significant impact to wetlands in this area, should the variance not be granted.

Locating the parking outside of the gate, where cars are regularly parking now, allows for a safer design and a turn-around for a safe return westbound on Sugarloaf Boulevard.

As the area is now, many people park vehicles along the road shoulders then walk through the WEA Johnson Trail (Square Circle and old State Road 4A).

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Failure to grant the variance would require parking to be located inside the park boundary. The hardship found here would result in developing a parking area that creates a measurable ecological impact, including clearing of native trees, filling in of high-quality wetlands; additionally, widening the road to develop parking would result in an unsafe turnaround area for pedestrians. As the Applicant is the Florida Fish and Wildlife Conservation Commission, this project would not be contemplated if it required the extent of damage and backfill of the land for paved parking.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

Locating parking outside of the park area would improve public health and safety because the parking area would be level and ADA accessible. The parking spaces will be designed to the statewide standards, including an ADA space with a paved route to the park entrance gate. This is far from a nuisance given the current parking conditions on the sides of the road where the unpaved surfaces are not level or marked. If parking were designed on-site, it would result in a nuisance for the environmentally sensitive lands. No fraud or victimization of the public would result, and the parking will not bear a cost to the visitors parking there.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The State of Florida acquired the 180-acre Johnson Tract for conservation in 2015. As a segment of an old State Road (4A) runs through it, to a dead end which used to connect over the water to a point of land to the north. The bridge has washed away, further limiting access to the site. The property was originally acquired to lessen the impact to the environment by controlling vehicular access. Keeping to the point of protecting wetlands while providing access to nature for the public, this property is unique and ideal due to the existing asphalt looped roadway (Square Circle) intertwined with environmentally sensitive lands and hardwood hammock. It is unique to have an existing roadway that, with today's conservation-minded development restrictions, would not likely ever be permitted. These are ideal circumstances for public access to nature.

5. Granting the variance will not give the applicant any special privilege denied to other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

There are minimal neighboring properties for comparison. However, the few developed lands in the area are residential in nature and do not appear to need additional parking in the right-of-way.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

The property is under ownership by the State of Florida, and therefore cannot claim any disability or handicap.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

The property is under ownership by the State of Florida, and therefore does not claim and domestic family difficulties.

8. The variance is the minimum necessary to provide relief to the applicant:

In the process of designing a site plan for the proposed day use (park) area, the specific location for the new parking not only mimics the current condition where visitors park, but it supports the use of the WEA area without allowing vehicles past the gate and minimizing ecological impacts. It is the Applicant's belief that this is the minimum variance necessary to provide relief.

Doc# 2021537 03/27/2015 9:19AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared By:
Jo Claire Spear, Senior Attorney
Office of General Counsel
Public Lands Section
3900 Commonwealth Blvd., MS 35
Tallahassee, FL 32399-3000

03/27/2015 9:19AM
DEED DOC STAMP CL: Kryz \$11,506.00

Doc# 2021537
Bk# 2731 Pg# 1454

After Recording, Return to:
Wendi McAleese
American Government Services Corporation
Agent for Commonwealth Land Title Insurance Company
3812 W. Linebaugh Avenue
Tampa, Florida 33618

Consideration: \$1,643,760.00
Documentary Stamp Tax: \$11,506.00
Tax Parcel ID Nos: See attached Exhibit "B"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 11 day of February, 2015, between **FLORIDA KEYS LAND CO., INC.**, a Florida corporation, whose address is 145 Waverly Place, Duluth, MN, 55802, Grantor, and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land situate, lying and being in Monroe County, Florida, to-wit:

Legal Description: See Attached Exhibit "A" (the "Property")

Property Appraiser's Parcel Identification Number: See Attached Exhibit "B"

TOGETHER WITH all the benefits, rights, privileges, easements, tenements, hereditaments and other appurtenances thereto belonging or in anywise appertaining, and all improvements of whatever kind, character, or description to or on the Property.

SUBJECT TO the matters set forth on Exhibit "C" attached hereto (collectively, the "Permitted Exceptions") but this reference shall not operate to reimpose the same.

AND said Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey

Doc# 2021537
Bk# 2731 Pg# 1455

the Property to Grantee; that Grantor does hereby fully warrant the title to said Property is free from all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances except for the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

The Property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

IN WITNESS WHEREOF the Grantor has executed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

"GRANTOR"

FLORIDA KEYS LAND CO., INC.,
a Florida corporation

Naomi M Cooper
(Signature of First Witness)

By: Darryl E Coons
Darryl E. Coons,
As President

Naomi M Cooper
(Printed or Typed Name of First Witness)

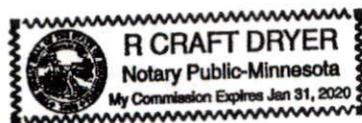
(CORPORATE SEAL)

Heather Mutchler
(Signature of Second Witness)

Heather Mutchler
(Printed or Typed Name of Second Witness)

STATE OF MINNESOTA
COUNTY OF ST LOUIS

The foregoing was acknowledged before me this 11 day of February, 2015, by Darryl E. Coons, as President of FLORIDA KEYS LAND CO., INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



[Signature]
Notary Public, State of _____
Serial # _____
My Commission Expires: _____

(NOTARY SEAL)

Doc# 2021537
Bk# 2731 Pg# 1456

Exhibit "A"

The following described land, situate, lying and being in the County of Monroe, State of Florida, to wit

In Section 1, Township 67 South, Range 27 East:

Govt. Lot 2, Sugar Loaf Key;
Govt. Lot 3, Sugar Loaf Key;

In Section 2, Township 67 South, Range 27 East:

Govt. Lot 1, Sugar Loaf Key;

In Section 11, Township 67 South, Range 27 East:

Govt. Lot 1, Sugar Loaf Key, less right of way of State Road 939;
That part of Govt. Lot 2 lying east of State Road 939, Sugar Loaf Key;
That part of Govt. Lot 7, Sugar Loaf Key, lying east of State Road 939;
That part of Govt. Lot 8, Sugar Loaf Key, lying east of State Road 939;

In Section 12, Township 67 South, Range 27 East:

Govt. Lot 1, Sugar Loaf Key;
Govt. Lot 2, Sugar Loaf Key;
Govt. Lot 3, Sugar Loaf Key;
Govt. Lot 4, Sugar Loaf Key, except that part lying west of State Road 939;
Govt. Lot 5, Sugar Loaf Key, less right of way State Road 4a;
Govt. Lot 7, Sugar Loaf Key, less right of way of old State Road 4a;

In Section 6, Township 67 South, Range 28 East:

Govt. Lot 7, Sugar Loaf Key, less to right of way of old State Road 4a;

In Section 35, Township 66 South, Range 27 East:

Govt. Lot 3, Park Key, less part conveyed by deed dated September 15, 1905 to Florida East Coast Railway Company being the present right of way of U.S. Highway No. 1.

Less:

All that parcel of land on Park Key, also known as Buttonwood Key, situate, being and lying in Monroe County, Florida, to wit:

Beginning at a point on the Northerly boundary line of U.S. Highway No. 1, 840 feet Westerly from an iron peg located on said boundary line of U.S. Highway No. 1 which peg is 1000 feet Westerly from the western abutment of Park Key Viaduct, this iron peg being the Southwest corner of property deeded to Lloyd K. Johnson on April 27, 1964, which deed is recorded in OR Book 310 on Pages 550 and 551, Monroe County, Florida Public Records.

Florida Keys Ecosystem
Florida Keys Land Co., Inc.
Monroe County

BSM
BY SK
Date: 12.30.2014

Doc# 2021537
Bk# 2731 Pg# 1457

Said parcel being more particularly described and bounded as follows: from said Point of Beginning run thence Westerly along the Northerly boundary line of U.S. Highway No. 1 for a distance of 100 feet for a front and bounded on the East and on the West by parallel lines 100 feet apart said parallel lines bearing Northerly 17° 39' 40" West and extending to the waters of Sugar Loaf Sound on the North by the waters of Sugar Loaf Sound and on the South by U.S. Highway No. 1, said parcel of land being a part of Government Lot 3, Section 35, Township 66 South, Range 27 East in the County of Monroe, State of Florida.

Also less:

Any lands on Park Key lying Easterly of the Westerly line of lands described in Official Records Book 571, Page 220 of the Public Records of Monroe County, Florida.

Also less:

That property conveyed in Official Records Book 388, Pages 62 through 64 of the Public Records of Monroe County, Florida.

Also less:

Orchid Park subdivision as recorded in Plat Book 6, Page 57, of the Public Records of Monroe County, Florida.

Also less:

Amended Plat of Sugarloaf Shores Section C Extension subdivision as recorded in Plat Book 7, Page 34, of the Public Records of Monroe County, Florida.

AND

Those parts of:

Government Lots 5, 4, and 3, in Section 12 and Government Lots 1 and 2, in Section 11, all in Township 67 South, Range 27 East, Sugar Loaf Key, Monroe County, Florida;

Said parts being a strip of land 100 feet in width lying within 50 feet each side of the Center line of Right of Way for proposed canal as shown on the Right of Way map for Section 90540-2610, said center line being more particularly described as follows:

Commencing at the Southwest corner of said Section 12, run Easterly along the South line of said Section 12 a distance of 416.48 feet to a point in the Westerly extension of the Base line of survey for State Road No. 939, Section 90540-2604; thence North 68° 28' 08" East along the said base line for said Road No. 939 (Old 4-A) a distance of 470.45 feet; thence North 81° 11' 08" East along said base line for said Road No. 939 a distance of 1300.68 feet to a point in the center line of said proposed canal; thence South 10° 22' 52" East a distance of 1000.37 feet to

Florida Keys Ecosystem
Florida Keys Land Co., Inc.
Monroe County

BSM
BY SK
Date: 12.30.2014

Doc# 2021537
Bk# 2731 Pg# 1458

the POINT OF BEGINNING; thence North 10° 22' 52" West along said center line of said proposed canal a distance of 113.08 feet to the beginning of a curve to the left; thence Northwesterly along said curve having a radius of 300 feet through a central angle of 32° 05' 00" an arc distance of 167.99 feet to the end of said curve; thence North 42° 27' 52" West a distance of 5713.20 feet to the shore line of Sugarloaf Sound and the End of said described center line.

Less:

Orchid Park subdivision as recorded in Plat Book 6, Page 57, of the Public Records of Monroe County, Florida.

Also less:

Amended Plat of Sugarloaf Shores Section C Extension subdivision as recorded in Plat Book 7, Page 34, of the Public Records of Monroe County, Florida.

AND

All of that part of Gov't Lot 1, Section 13, Township 67 South, Range 27 East, lying directly South of the Easterly eleven hundred and twenty (1120) feet of Gov't Lot 7, Section 12, Township 67 South, Range 27 East, in Monroe County, State of Florida.

AND

That part of Government Lot Four (4) and that part of Government Lot Five (5), Section Twelve (12), Township 67 South, Range 27 East, Sugar Loaf Key, lying to the South of old State Road 4A, excepting from this conveyance that part of said Government Lot Five (5) which was conveyed by Florida Keys Land Co., Inc. to the State of Florida, for the use and benefit of the State Road Department of Florida, by Quit Claim Deed recorded in OR 388, pages 62 to 64, Monroe County, Florida, Public Records.

Florida Keys Ecosystem
Florida Keys Land Co., Inc.
Monroe County

BSM
BY SK
Date: 12.30.2014

EXHIBIT B**Doc# 2021537
Bk# 2731 Pg# 1459**

Alt. Key Account #1148580 / RE# 00116790-000000.
Alt. Key Account #1151891 / RE# 00118360-000000.
Alt. Key Account #1151904 / RE# 00118370-000000.
Alt. Key Account #1151912 / RE# 00118380-000000.
Alt. Key Account #1152161 / RE# 00118650-000000.
Alt. Key Account #1152188 / RE# 00118670-000000.
Alt. Key Account #1152269 / RE# 00118760-000000.
Alt. Key Account #1152293 / RE# 00118790-000000.
Alt. Key Account #1152315 / RE# 00118810-000000.
Alt. Key Account #1152323 / RE# 00118820-000000.
Alt. Key Account #1152331 / RE# 00118830-000000.
Alt. Key Account #1152358 / RE# 00118850-000000.
Alt. Key Account #1152366 / RE# 00118860-000000.
Alt. Key Account #1152382 / RE# 00118880-000000.
Alt. Key Account #1152391 / RE# 00118890-000000.
Alt. Key Account #1152421 / RE# 00118910-000000.
Alt. Key Account #1152463 / RE# 00118920-000100.

Doc# 2021537
BK# 2731 Pg# 1460

Exhibit "C"

Permitted Exceptions

1. The right, if any, of the public to use as a public beach or recreation area any part of the land seaward of the most inland of any of the following: a.) the natural line of vegetation; b.) the most extreme high water line; c.) the bulkhead line; and d.) any other line which has been legally established as relating to such public use.

2. Any and all rights of the United State of America over any lands now or formerly lying under navigable waters, arising by reason of the authority of the United States of America to control navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling of such areas.

Exhibit C Permitted Exc FKLC Inc

**MONROE COUNTY
OFFICIAL RECORDS**

Doc# 2021538 03/27/2015 9:19AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared By:
Jo Claire Spear, Senior Attorney
Office of General Counsel
Public Lands Section
3900 Commonwealth Blvd., MS 35
Tallahassee, FL 32399-3000

03/27/2015 9:19AM
DEED DOC STAMP CL: Krys \$13,694.10

Doc# 2021538
Bk# 2731 Pg# 1461

After Recording, Return to:
Wendi McAleese
American Government Services Corporation
Agent for Commonwealth Land Title Insurance Company
3812 W. Linebaugh Avenue
Tampa, Florida 33618

Consideration: \$1,956,240.00
Documentary Stamp Tax: \$13,694.10
Tax Parcel ID Nos: See attached Exhibit "B"

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made this 12 day of February, 2015, by and between

Grantor: DARRYL E. COONS, as Trustee of the Lloyd K. Johnson Revocable Trust under Restated Agreement dated October 29, 2004 ("Grantor"), with full power and authority to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the Property herein described, and whose address is 145 Waverly Place, Duluth, MN, 55802; and

Grantee: BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA ("Grantee"), whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH:

WHEREAS, Darryl E. Coons is the duly qualified and acting Trustee of the Lloyd K. Johnson Revocable Trust under Restated Agreement dated October 29, 2004.

THE GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release and convey unto Grantee, and Grantee's successors and assigns forever, the following described land situate, lying and being in Monroe County, Florida, to-wit:

Legal Description: See Attached Exhibit "A" (the "Property")

Property Appraiser's Parcel Identification Number: See Attached Exhibit "B"

Doc# 2021538
Bk# 2731 Pg# 1462

TOGETHER WITH all the benefits, rights, privileges, easements, tenements, hereditaments and other appurtenances thereto belonging or in anywise appertaining, and all improvements of whatever kind, character, or description to or on the Property.

SUBJECT ONLY TO the matters set forth on Exhibit "C" attached hereto (collectively, the "Permitted Exceptions") but this reference shall not operate to reimpose the same.

AND said Grantor does hereby covenant with said Grantee that the Lloyd K. Johnson Revocable Trust is lawfully seized of said Property in fee simple; that Darryl E. Coons, individually, has no right, title, or interest in the Property, that Grantor has good right and lawful authority to sell and convey the Property to Grantee without the joinder of any other persons whomsoever; that Grantor does hereby fully warrant the title to said Property is free from all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances except for the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

The Property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

(The Remainder of this Page is Intentionally Blank.
Grantor's Signature is Included on the Following Pages.)

Doc# 2021538
Bk# 2731 Pg# 1463

Signed, sealed and delivered in
the presence of:

“GRANTOR”

Naomi M Cooper
(Signature of First Witness)

By: Darryl E. Coons
Darryl E. Coons, as Trustee of the
Lloyd K. Johnson Revocable Trust
under Restated Agreement dated
October 29, 2004

Naomi M Cooper
(Printed or Typed Name of First Witness)

Heather Mutchler
(Signature of Second Witness)

Heather Mutchler
(Printed or Typed Name of Second Witness)

STATE OF MINNESOTA

COUNTY OF ST LOUIS

The foregoing was acknowledged before me this 12 day of February, 2015, by Darryl E. Coons, as Trustee of the Lloyd K. Johnson Revocable Trust under Restated Agreement dated October 29, 20014. He is personally known to me or has produced _____ as identification.



[Signature]
Notary Public, State of _____
Serial # _____
My Commission Expires: _____

(NOTARY SEAL)

Trustee's Deed_DSL Legal 2.11.2015

Doc# 2021538
Bk# 2731 Pg# 1464

Exhibit "A"

On the Island known as "Park Key" and is part of Government Lot Three (3) in Section 35, Township 66 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West end of the Park Key Viaduct (Station 792 plus 37.14, State Road Department Right-of-Way Map), bear South 72 degrees, 20 minutes and 20 seconds West along said centerline for a distance of one thousand (1,000) feet to a point; thence bear North 17 degrees, 39 minutes and 40 seconds West for a distance of fifty (50) feet to the Point of Beginning of the tract of land hereinafter described, said point of beginning also being on the Northerly boundary line of the right-of-way of U.S. Highway No. 1; from said point of beginning, continue bearing North 17 degrees, 39 minutes and 40 seconds West for a distance of one hundred fifty (150) feet, more or less, to a point on the shoreline of Upper Sugarloaf Sound; thence meander the shoreline of Upper Sugarloaf Sound in a Northeasterly, Northerly, Easterly, Southeasterly and Southerly direction to a point where said shoreline intersects the Northerly boundary line of the right-of-way of U.S. Highway No. 1, said point also being fifty (50) feet distant from the centerline of U.S. Highway No. 1, measured at right angles to the centerline of U.S. Highway No. 1; thence bear South 72 degrees, 20 minutes and 20 seconds West along the Northerly boundary line of the right-of-way of U.S. Highway No. 1 back to the point of beginning.

AND

Two parcels of submerged land in Upper Sugarloaf Sound in Section 35, Township 66 South, Range 27 East, Park Key, Monroe County, Florida, more particularly described as follows:

Parcel #1 – Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West End of the Park Key Viaduct (Station 972 plus 37.14, State Road Department R/W Map), bear South 72° 20' 20" West along the said centerline for a distance of 1000 feet to a point; thence bear North 17° 39' 40" West for a distance of 200 feet, more or less, to a point on the shoreline of Upper Sugarloaf Sound, said point also being the Point of Beginning of the tract of bay bottom land hereinafter described; from said Point of Beginning continue bearing North 17° 39' 40" West for a distance of 600 feet, more or less, to a point; thence bear North 72° 20' 20" East for a distance of 550 feet, more or less, back to the shoreline; thence meander the shoreline in a southwesterly direction for a distance of 800 feet, more or less, back to the Point of Beginning.

Parcel #2 – Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West End of the Park Key Viaduct (Station 972 plus 37.14, State Road Department R/W Map), bear South 72° 20' 20" West along the said centerline for a distance of 1000 feet to a point; thence bear North 17° 39' 40" West for a distance of 800 feet, more or less, to a point; thence bear North 72° 20' 20" East for a distance of 550 feet, more or less, to the Point of Beginning of the tract of bay bottom land hereinafter described; from said Point of Beginning, continue bearing North 72° 20' 20" East for a distance of 510 feet, more or less, to a point; thence bear

Florida Keys Ecosystem
Daryl E. Coons, Trustee of the Lloyd K. Johnson Revocable Trust
Monroe County

BSM
BY SK
Date: 12.30.2014

Doc# 2021538
Bk# 2731 Pg# 1465

South 17° 39' 40" East for a distance of 330 feet, more or less, back to the shoreline; thence meander the shoreline in a northerly and westerly direction for a distance of 600 feet, more or less, back to the Point of Beginning.

AND

That part of Government Lot 9, lying south of U.S. Highway No. 1 in Section 7; Government Lot 3, in Section 17; Government Lots 1 and 2, and that part of Government Lot 3, lying south of U.S. Highway No. 1, and Government Lots 6, 7, and 8 in Section 18, all of said lands being in Township 67 South, Range 27 East, lying and being in Monroe County, Florida.

AND

All of the tracts or parcels of land lying and being in the County of Monroe and State of Florida described as follows to-wit on Sugar Loaf Key:

Lot 1, Section 13, Township 67 South, Range 27 East of the Fourth Principal Meridian;
Lots 1, 2, 3, and 8, Section 6, Township 67 South, Range 28 East of the Fourth Principal Meridian; and
Lots 1, 2, 3, and 4, Section 7, Township 67 South, Range 28 East of the Fourth Principal Meridian.

AND

The Westerly One Hundred (100) feet of Lot 7, Section 12, Township 67 South, Range 27 East, in Monroe County, Florida, lying South of the North edge of Old State Road 4-A as now located, together with a right of access and use of the Westerly One Hundred (100) feet of said Lot 7 lying between said North edge of Old State Road 4-A and the edge of a small lake lying directly North thereof, less the Right-of-Way of Old State Road 4-A.

AND

That portion of Government Lot 2, Section 17, Township 67 South, Range 27 East, lying South of Platted portion of Saddlebunch Shores Subdivision, Plat Book 3, Page 115.

AND

A tract of land in a part of Government Lot 1, Section 15, Township 67 South, Range 27 East, on Sugarloaf Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West line of Government Lot 1 and the Southeasterly right-of-way of Old State Road 4-A, bear Northeasterly, along the Southerly right-of-way line of Old State Road 4-A to a point that is 1200 feet, measured at right angles to the West line of Government Lot 1, said point being the Point of Beginning of the tract of land hereinafter

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Monroe County

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BY SK
Date: 12.30.2014

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Bk# 2731 Pg# 1466

described; from said Point of Beginning, continue bearing in a Northeasterly direction, along the Southerly right-of-way of Old State Road 4-A to a point where the East line of Government Lot 1 and the Southeasterly right-of-way of Old State Road 4-A intersect; thence bear South and parallel with the East line of Government Lot 1 a distance of 485 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander the high water line of the Atlantic Ocean in a Southwesterly direction to a point that is 1200 feet measured at right angles to the West line of Government Lot 1 and due South of the Point of Beginning; thence bear North 485 feet, more or less, back to the Point of Beginning.

AND

Lot six (6) of Section Twelve (12), Township Sixty-seven (67) South, Range Twenty-seven (27) East, according to the map of said Township certified by the Surveyor-General under date January 21, 1876, less the right of way for County Road 939.

AND

A tract of land in a part of Government Lot 3, Section 14, Township 67 South, Range 27 East, on Sugarloaf Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West Line of Government Lot 3 and the Southeasterly right-of-way line of Old State Road 4A, bear Northeasterly, along the Southerly right-of-way line of Old State Road 4A to a point that is 200 feet, measured at right angles to the West Line of Government Lot 3, said point being the Point of Beginning; from said Point of Beginning continue bearing Northeasterly along the Southerly right-of-way line of Old State Road 4A to a point that is 300 feet, measured at right angles to the West Line of Government Lot 3; thence bear due South and parallel to the West Line of Government Lot 3 a distance of 490 feet, more or less, to the high water mark of the Atlantic Ocean; thence meander the high water mark of the Atlantic Ocean in a Southwesterly direction to a point that is 200 feet, measured at right angles to the West Line of Government Lot 3 and due South of the Point of Beginning; thence bear North, 490 feet, more or less, back to the Point of Beginning.

AND

A Tract of land in a part of Government Lot Three (3), Section Fourteen (14), Township Sixty-seven (67) South, Range 27 East, on Sugarloaf Key, Monroe County, Florida, and more particularly described as:

The Westerly 200 feet of the above described Lot 3 there lying southwesterly of the southeastern right-of-way line of Old State Rt. 4-A and northwesterly of the mean high water line of the Atlantic Ocean.

Florida Keys Ecosystem
Daryl E. Coons, Trustee of the Lloyd K. Johnson Revocable Trust
Monroe County

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Bk# 2731 Pg# 1467

AND

All of Government Lot 1, Section 13, Township 67 South, Range 27 East, in Monroe County, Florida

AND

The Easterly one hundred (100') feet of the Westerly two hundred (200') feet of Gov't Lot 7, Section 12, Township 67 South, Range 27 East, in Monroe County, Florida, lying South of the North R/W line of old State Road 4-A, as now located, together with a right of access and use of the Easterly one hundred (100') feet of the Westerly two hundred (200') feet of said Lot 7 lying between the Northern R/W of old State Road 4-A and the shoreline of a lake lying directly North thereof, less the R/W of the old State Road 4-A.

Florida Keys Ecosystem
Daryl E. Coons, Trustee of the Lloyd K. Johnson Revocable Trust
Monroe County

BSM
BY SK
Date: 12.30.2014

EXHIBIT B**Doc# 2021538
Bk# 2731 Pg# 1468**

Alt. Key Account #1148628 / RE# 00116800-000000.
Alt. Key Account #1148644 / RE# 00116810-000000.
Alt. Key Account #1152412 / RE# 00118900-000000.
Alt. Key Account #1152439 / RE# 00118910-000100.
Alt. Key Account #1152447 / RE# 00118910-000200.
Alt. Key Account #1152455 / RE# 00118920-000000.
Alt. Key Account #1153222 / RE# 00119630-000000.
Alt. Key Account #1153231 / RE# 00119640-000000.
Alt. Key Account #1153249 / RE# 00119650-000000.
Alt. Key Account #1153281 / RE# 00119690-000000.
Alt. Key Account #1153290 / RE# 00119700-000000.
Alt. Key Account #1153303 / RE# 00119710-000000.
Alt. Key Account #1153311 / RE# 00119720-000000.
Alt. Key Account #1153320 / RE# 00119730-000000.
Alt. Key Account #1153338 / RE# 00119740-000000.
Alt. Key Account #1154059 / RE# 00120440-000000.
Alt. Key Account #1154211 / RE# 00120590-000000.
Alt. Key Account #1154270 / RE# 00120650-000000.
Alt. Key Account #1154288 / RE# 00120660-000000.
Alt. Key Account #1154296 / RE# 00120670-000000.
Alt. Key Account #1154334 / RE# 00120710-000000.
Alt. Key Account #1154342 / RE# 00120720-000000.

Doc# 2021538
Bk# 2731 Pg# 1469

Alt. Key Account #1154351 / RE# 00120730-000000.

Alt. Key Account #8644817 / RE# 00119480-000100.

Alt. Key Account #8644825 / RE# 00119450-000100.

Alt. Key Account #8773862 / RE# 00119450-000200.

Alt. Key Account #8575220 / RE# 00120591-000000.

Doc# 2021538
Bk# 2731 Pg# 1470

Exhibit "C"

Permitted Exceptions

1. The right, if any, of the public to use as a public beach or recreation area any part of the land seaward of the most inland of any of the following: a.) the natural line of vegetation; b.) the most extreme high water line; c.) the bulkhead line; and d.) any other line which has been legally established as relating to such public use.
2. Any and all rights of the United State of America over any lands now or formerly lying under navigable waters, arising by reason of the authority of the United States of America to control navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling of such areas.
3. Oil, gas, and mineral rights by and between Perky Properties, Inc. and Island Holding Company of Florida and Joseph M. Dawson in that certain deed dated March 16, 1942 and recorded August 25, 1942 in Deed Book G-11, Page 445, of the Public Records of Monroe County, Florida (as to Alt. Key 1154059 (33), 1154211 (34), 1154270 (35), 1154288 (36), 1154296 (37), 1154334 (38), 1154342 (39), 1154351 (40), 8575220 (44)).
4. Unrecorded Lease No. 912696 between Lloyd Johnson, as Landlord, and National Advertising Company, a Delaware corporation doing business as Infinity Outdoor, Inc. dated February 6, 2001, as evidenced by Memorandum of Lease recorded July 9, 2001 in Official Records Book 1709, Page 104 of the Public Records of Monroe County, Florida, as assigned and amended by the Assignment and Amendment to Lease and Memorandum of Lease recorded on even date of this Trustee's Deed (as to Alt. Key 1154059 (33)/ Parcel ID No. 00120440-000000).

Exhibit C Permitted Exc LKJTrust

**MONROE COUNTY
OFFICIAL RECORDS**

Monroe County, FL

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 00118870-000000
 Account# 1152374
 Property ID 1152374
 Millage Group 100C
 Location Address VACANT LAND, SUGARLOAF KEY
 Legal Description 12 67 27 SUGAR LOAF KEY PT LOT 4 G48-298-299
 (Note: Not to be used on legal documents.)
 Neighborhood 10051
 Property Class RIGHT OF WAY (9400)
 Subdivision
 Sec/Twp/Rng 12/67/27
 Affordable Housing No

Owner

[DOT/STOF FL](#)
 3900 The Capitol
 Tallahassee FL 32399

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$17,000	\$17,000	\$17,000	\$17,000
= Just Market Value	\$17,000	\$17,000	\$17,000	\$17,000
= Total Assessed Value	\$17,000	\$17,000	\$17,000	\$17,000
- School Exempt Value	(\$17,000)	(\$17,000)	(\$17,000)	(\$17,000)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(9400)	2.00	Acreage	0	0

Exemptions

Exemption	Amount
20-D STATE LANDS 196.199	\$100.00

View Tax Info

[View Taxes for this Parcel](#)

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

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Summary

Parcel ID 00118900-000000
 Account# 1152412
 Property ID 1152412
 Millage Group 100C
 Location Address OLD STATE Rd, SUGARLOAF KEY
 Legal Description 12 67 27 SUGAR LOAF KEY LOT 6 G6-138 C-G 10-82A OR896-1204/1209 OR936-1923 OR2614-1003LET/ADM OR2640-326/35 OR2731-1461/70
 (Note: Not to be used on legal documents.)
 Neighborhood 366
 Property Class STATE PARKS (8000)
 Subdivision
 Sec/Twp/Rng 12/67/27
 Affordable Housing No

Owner

[BOT TIF](#)
 C/O DEP, DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$23,047	\$23,047	\$23,047	\$23,047
= Just Market Value	\$23,047	\$23,047	\$23,047	\$23,047
= Total Assessed Value	\$23,047	\$23,047	\$23,047	\$23,047
- School Exempt Value	(\$23,047)	(\$23,047)	(\$23,047)	(\$23,047)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	16.94	Acreage	0	0
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	8.84	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	10.97	Acreage	0	0

Exemptions

Exemption ↕	Amount ↕
20-D INTERNAL IMPROVEMENT FUND 196.199	\$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/12/2015	\$1,956,300	Warranty Deed		2731	1461	18 - Unqualified	Vacant
6/19/2013	\$0	Warranty Deed		2640	326	19 - Unqualified	Vacant
2/1/1985	\$45,000	Warranty Deed		936	1923	Q - Qualified	Vacant

View Tax Info

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Map



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Summary

Parcel ID 00118820-000000
 Account# 1152323
 Property ID 1152323
 Millage Group 100C
 Location Address VACANT LAND, SUGARLOAF KEY
 Legal Description 12 67 27 SUGAR LOAF KEY LOT 2 OR288-540/41 OR294-142-143 OR2731-1454/60
 (Note: Not to be used on legal documents.)
 Neighborhood 366
 Property Class STATE PARKS (8000)
 Subdivision
 Sec/Twp/Rng 12/67/27
 Affordable Housing No

Owner

BOT THIF
 C/O DEP, DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$22,772	\$22,772	\$22,772	\$22,772
= Just Market Value	\$22,772	\$22,772	\$22,772	\$22,772
= Total Assessed Value	\$22,772	\$22,772	\$22,772	\$22,772
- School Exempt Value	(\$22,772)	(\$22,772)	(\$22,772)	(\$22,772)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	24.31	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	25.64	Acreage	0	0
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	0.80	Acreage	0	0

Exemptions

Exemption ↕	Amount ↕
20-D INTERNAL IMPROVEMENT FUND 196.199	\$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/11/2015	\$1,643,800	Warranty Deed		2731	1454	18 - Unqualified	Vacant

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Map



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

Summary

Parcel ID 00118810-000000
 Account# 1152315
 Property ID 1152315
 Millage Group 100C
 Location Address VACANT LAND, SUGARLOAF KEY
 Legal Description 12 67 27 SUGAR LOAF KEY LOT 1 OR288-540/41 OR294-142-143 OR288-540-541 OR2731-1454/60
 (Note: Not to be used on legal documents.)
 Neighborhood 366
 Property Class STATE PARKS (8000)
 Subdivision
 Sec/Twp/Rng 12/67/27
 Affordable Housing No

Owner

BOT TIFE
 C/O DEP, DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$5,902	\$5,902	\$5,902	\$5,902
= Just Market Value	\$5,902	\$5,902	\$5,902	\$5,902
= Total Assessed Value	\$5,902	\$5,902	\$5,902	\$5,902
- School Exempt Value	(\$5,902)	(\$5,902)	(\$5,902)	(\$5,902)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	41.04	Acreage	0	0
TRANSITIONAL LANDS (000T)	2.01	Acreage	0	0
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	0.20	Acreage	0	0

Exemptions

Exemption	Amount
20-D INTERNAL IMPROVEMENT FUND 196.199	\$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/11/2015	\$1,643,800	Warranty Deed		2731	1454	18 - Unqualified	Vacant

View Tax Info

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Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Last Data Upload: 11/15/2021, 2:13:48 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.161

SITE 5

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

Summary

Parcel ID 00119720-000000
 Account# 1153311
 Property ID 1153311
 Millage Group 100C
 Location Address 16200 OLD STATE Rd, SUGARLOAF KEY
 Legal Description 7 67 28 SUGAR LOAF KEY LOT 2 OR461-106 OR693-524/527 OR2614-1003LET/ADM OR2640-326/35 OR2731-1461/70
 (Note: Not to be used on legal documents.)
 Neighborhood 340
 Property Class STATE PARKS (8000)
 Subdivision
 Sec/Twp/Rng 07/67/28
 Affordable Housing No

Owner

BOT TIE
 C/O DEP, DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$6,480	\$6,480	\$6,480	\$6,480
= Just Market Value	\$6,480	\$6,480	\$6,480	\$6,480
= Total Assessed Value	\$6,480	\$6,480	\$6,480	\$6,480
- School Exempt Value	(\$6,480)	(\$6,480)	(\$6,480)	(\$6,480)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	45.79	Acreage	0	0
TRANSITIONAL LANDS (000T)	3.96	Acreage	0	0

Exemptions

Exemption	Amount
20-D INTERNAL IMPROVEMENT FUND 196.199	\$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/12/2015	\$1,956,300	Warranty Deed		2731	1461	18 - Unqualified	Vacant
6/19/2013	\$0	Warranty Deed		2640	326	19 - Unqualified	Vacant

View Tax Info

[View Taxes for this Parcel](#)

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

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Version 2.3.161



Zoning Areas WEA Johnson Monroe County, FL

- - - SITES
- MONROE CO PARCELS
- NA
- SS

0.5 Miles

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the process, WGI cannot assume liability for any damages caused by any errors or omissions in the data. WGI makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

Map prepared by WGI, October 19th 2021
Data Source: Monroe County, FL

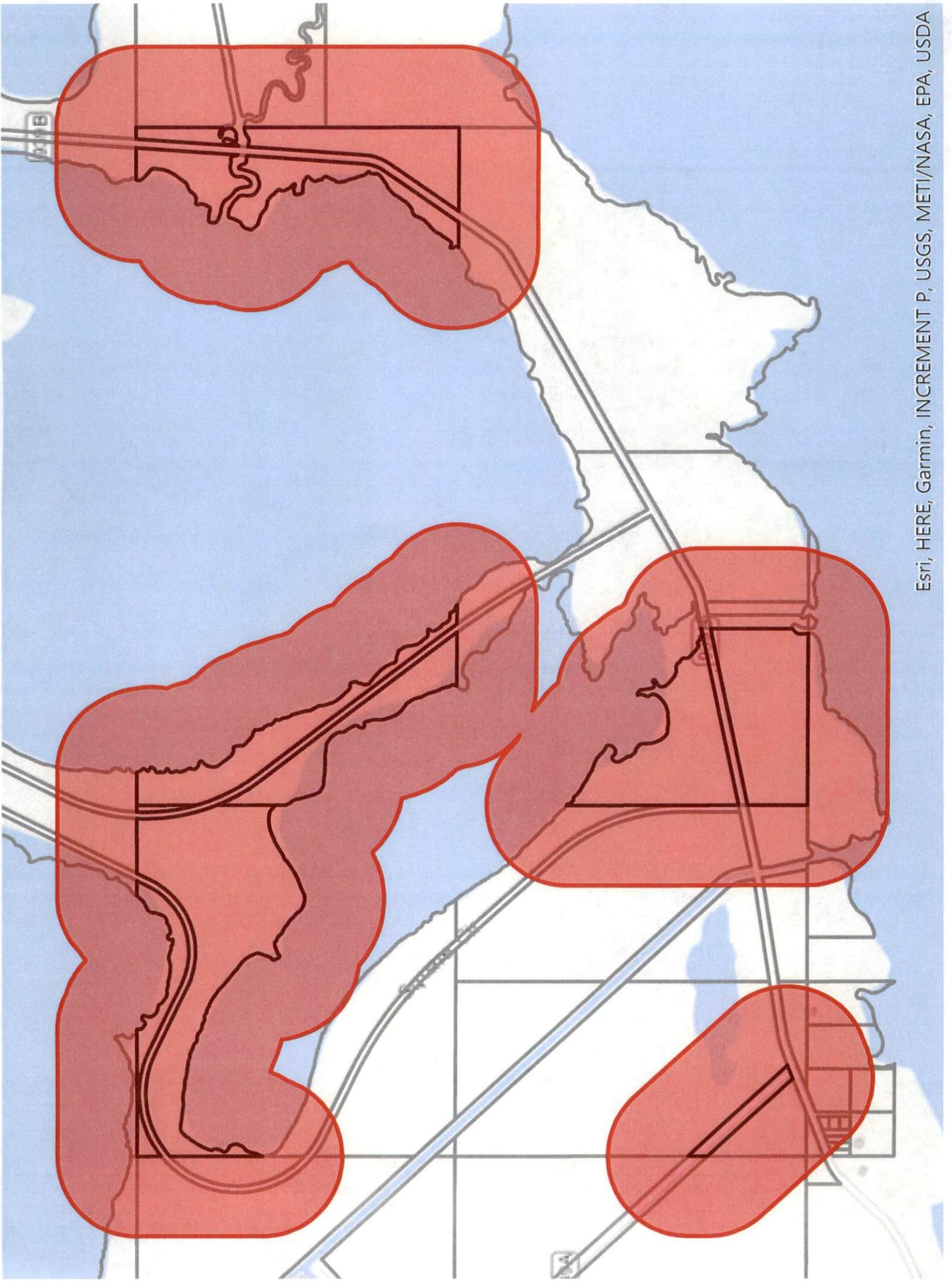
Sugarloaf Boulevard, facing south to Old State Road 4a

Area proposed for off-site parking, in right-of-way on eastbound side of the road.



Entry gate at Sugarloaf Boulevard and Old State Road 4a



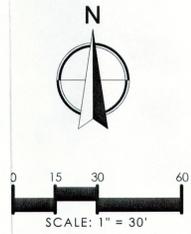
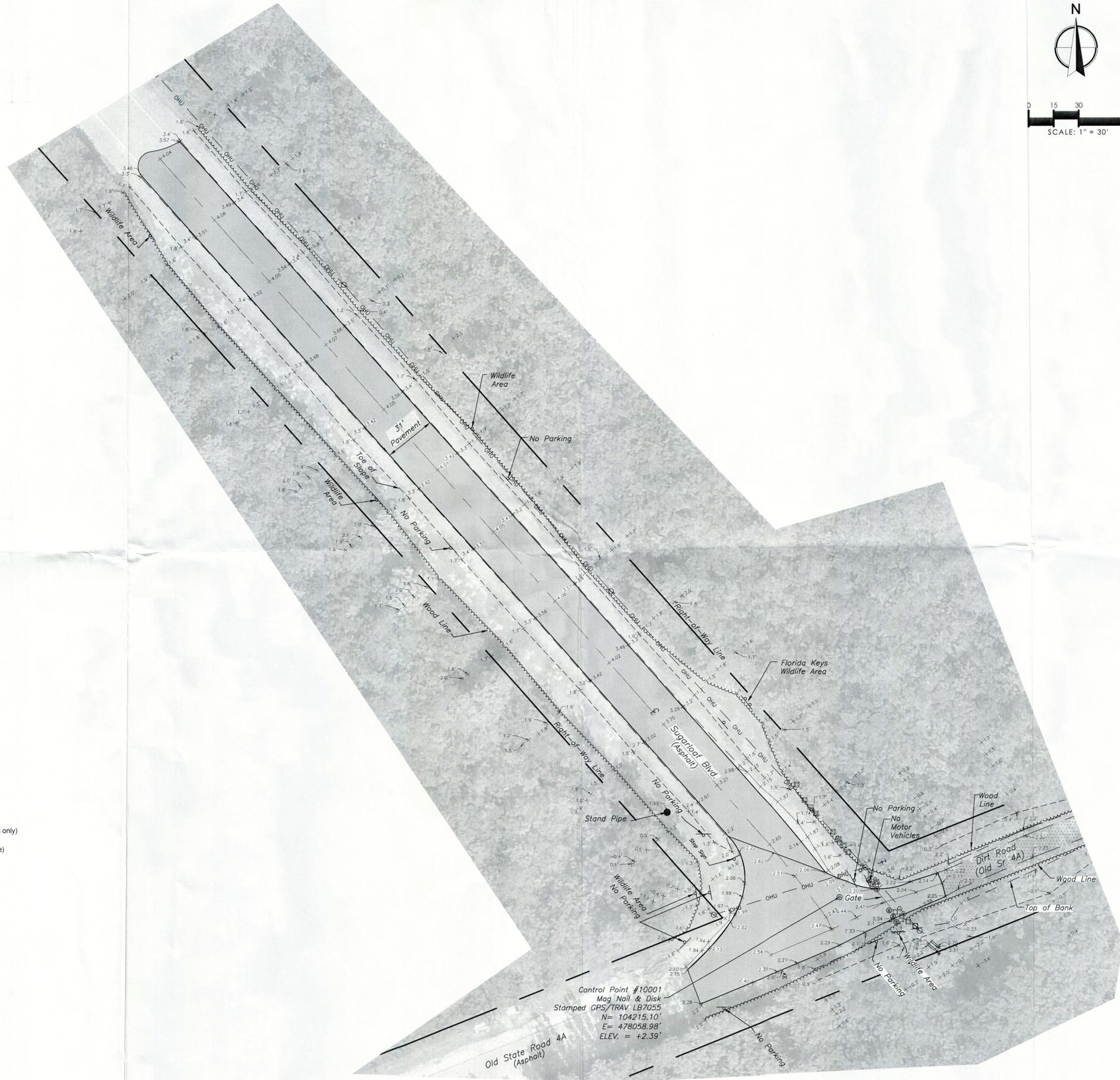


<u>RECHAR</u>	<u>NAME</u>	<u>ADD1</u>	<u>ADD2</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	
00119040-000000	TIDWELL TERRY L	19B E Circle Dr		Key West	FL	33040	6389
00118980-000000	MARX TRACY KARI	508 E 78th St		New York	NY	10075	59168
00118970-000000	WANAT LORETTA L	11090 Woodruff Rd		Fairburn	GA	30213	59458
00118930-000000	THOMAS CONSTANCE L RESIDU	9371 Vedra Pointe Ln		Boca Raton	FL	33496	59612
00118870-000000	DOT/ST.OF FL	3900 The Capitol		Tallahassee	FL	32399	60696
00167030-000000	MONROE COUNTY	1100 Simonton St		Key West	FL	33040	60697
00118950-000000	SILVERMAN HENRY	17270 Old State Road 4A		Sugarloaf Key	FL	33042	61925
00119000-000000	NOACK WOLFGANG	PO Box 430216		Big Pine Key	FL	33043	61926
00118960-000000	ALFONSO MARGARET W	7724 S 82nd East Ave		Tulsa	OK	74133	72019
00167020-000000	MONROE COUNTY BOCC	500 Whitehead St		Key West	FL	33040	72020
00118900-000000	BOT TIIF	C/O DEP, DIVISION OF STATE LA	3900 Commonwealth Blvd Mail	Tallahassee	FL	32399	88692

Jim Butler © 2021 wjginc.com 12/20/2021 10:51:10 AM 6/20/2019 8:17:47 AM

LEGEND:

- = Bottom of Bank
- = Crown of Road
- = Centerline Road
- = Fence/Gate
- = Concrete
- = Dirt Road
- = Light Pole
- = Concrete Power Pole/CPP
- = Elevation
- = Existing Elevation (Ground shots to tenths only)
- = Gate Valve (WV=Water Valve)
- = (SV=Sewer Valve) (IV=Irrigation Valve)
- = Guy Wire Anchor
- = Licensed Surveying Business
- = Northing
- = Easting
- = National Geodetic Vertical Datum
- = North American Datum
- = North American Vertical Datum
- = Overhead Utility Wires
- = Professional Land Surveyor
- = Professional Surveyor & Mapper
- = Information Signs
- = Top of Bank
- = With
- = Woodline
- = Wood Power Pole/WPP
- = Wood Ballard
- = Ballard



TOPOGRAPHIC SURVEY
JOHNSON TRACT IMPROVEMENTS, PARKING LOT
FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION
SECTION 12, TOWNSHIP 67S, RANGE 27E
SUGARLOAF KEY, MONROE COUNTY FL

CAD	JOB NO.	DRAWN BY	CHECK BY	DATE	NO.	DATE	DESCRIPTION	REVISIONS	BY
2723.03	MS	MS	JS	06-05-2019					

RECEIVED
 NOV 29 2021
 2021-2021
 MONROE CO. PLANNING DEPT.

SHEET:
 2 OF 2

WJGI
 2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 888.909.2220 www.wjginc.com
 Cert No. 6091 - LB No. 7055

TOPOGRAPHIC SURVEY

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

SECTION 12, TOWNSHIP 67 SOUTH, RANGE 27 EAST
SECTION 7, TOWNSHIP 67 SOUTH, RANGE 28 EAST
SUGARLOAF KEY, MONROE COUNTY, FL

FOR THE BENEFIT OF:
FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION
1317 WINEWOOD BLVD.
TALLAHASSEE, FL

PREPARED BY:

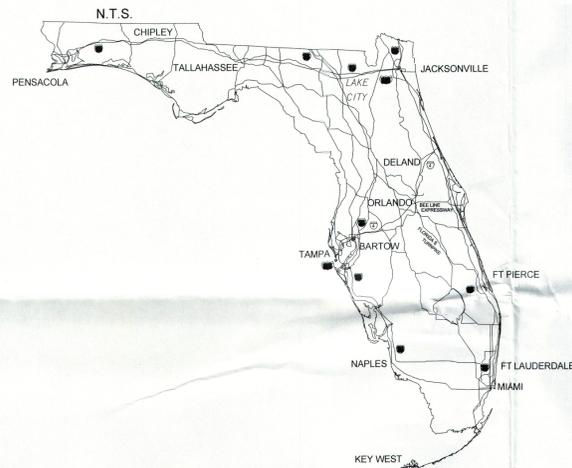


2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

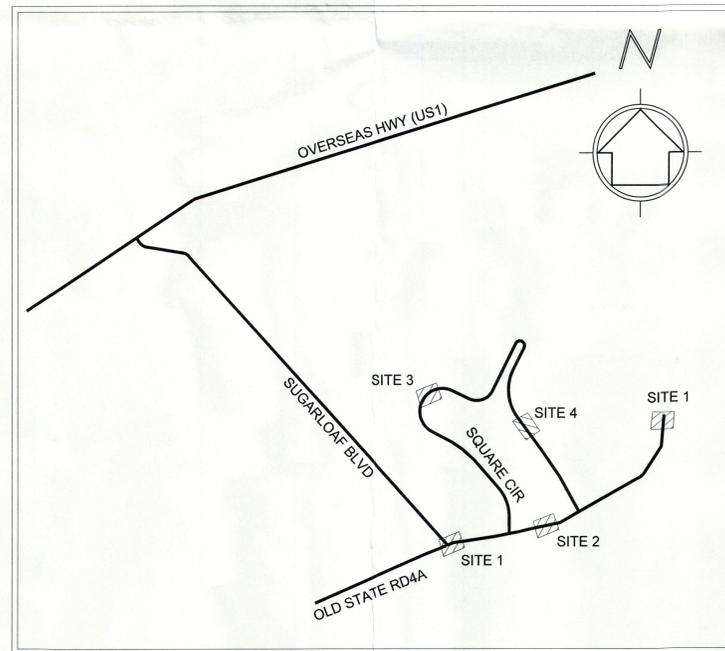
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TOPOGRAPHIC SURVEY
FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION
SECTION 12, TOWNSHIP 67S, RANGE 27E
SECTION 7, TOWNSHIP 67S, RANGE 28E
SUGARLOAF KEY, MONROE COUNTY, FL



Project Location

LOCATION MAP



PROJECT LOCATED IN
SECTION 12 / TOWNSHIP 67 SOUTH / RANGE 27 EAST
SECTION 7 / TOWNSHIP 67 SOUTH / RANGE 28 EAST
SUGARLOAF KEY, MONROE COUNTY, FL

SHEET INDEX

1
2-3

COVER SHEET
TOPOGRAPHIC SURVEY

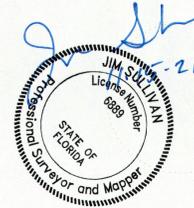
SURVEYOR NOTES

- The last date of field survey was January 9, 2019.
- This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.
- This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida licensed surveyor and mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by NGS benchmark "SWEET" (PID#AA0134) a brass disk in concrete, having a published elevation of 0.50' and ngs benchmark "MON 100" (PID#AA1757) a Florida Department of Transportation brass disk in bridge railing. To convert to NGVD29 add 1.36'.
- The features shown hereon are referenced to the Horizontal Datum Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 1990, as established using Local base station set up on NGS MONUMENT "SWEET" (PID#AA0134) a brass disk in concrete.
- Underground improvements, if any, were not located except as shown.
- Symbols shown hereon are not to scale.
- The survey was prepared for the purpose of park improvements.
- The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common (oak, palm, pine, etc.). consult with an arborist for further classification.
- The features shown hereon were acquired using RTK GPS; Trigonometric methods; and were verified through a redundancy of measurements for accuracy.
- The Wetland Delineation was performed by a certified Biologist from WGI on February 1, 2019.
- Copyright © 2019 by Wantman Group, Inc.

LEGEND:

- = Bottom of Bank
- = Crown of Road
- = Centerline Road
- x-x- = Fence/Gate
- ▭ = Concrete
- ▭ = Dirt Road
- = Light Pole
- = Concrete Power Pole/CPP
- = Elevation
- = Existing Elevation (Ground shots to tenths only)
- = Gate Valve (WV=Water Valve)
- = (SV=Sewer Valve) (IV=Irrigation Valve)
- = Guy Wire Anchor
- = Licensed Surveying Business
- = Northing
- = Easting
- = National Geodetic Vertical Datum
- = North American Datum
- = North American Vertical Datum
- = Overhead Utility Wires
- = Professional Land Surveyor
- = Professional Surveyor & Mapper
- = Information Signs
- = Top of Bank
- = With
- = Woodline
- = Wood Power Pole/WPP
- = Wood Ballard
- = Ballard

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
PSM#6889



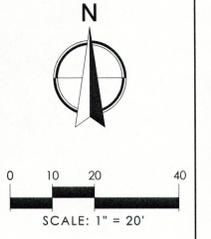
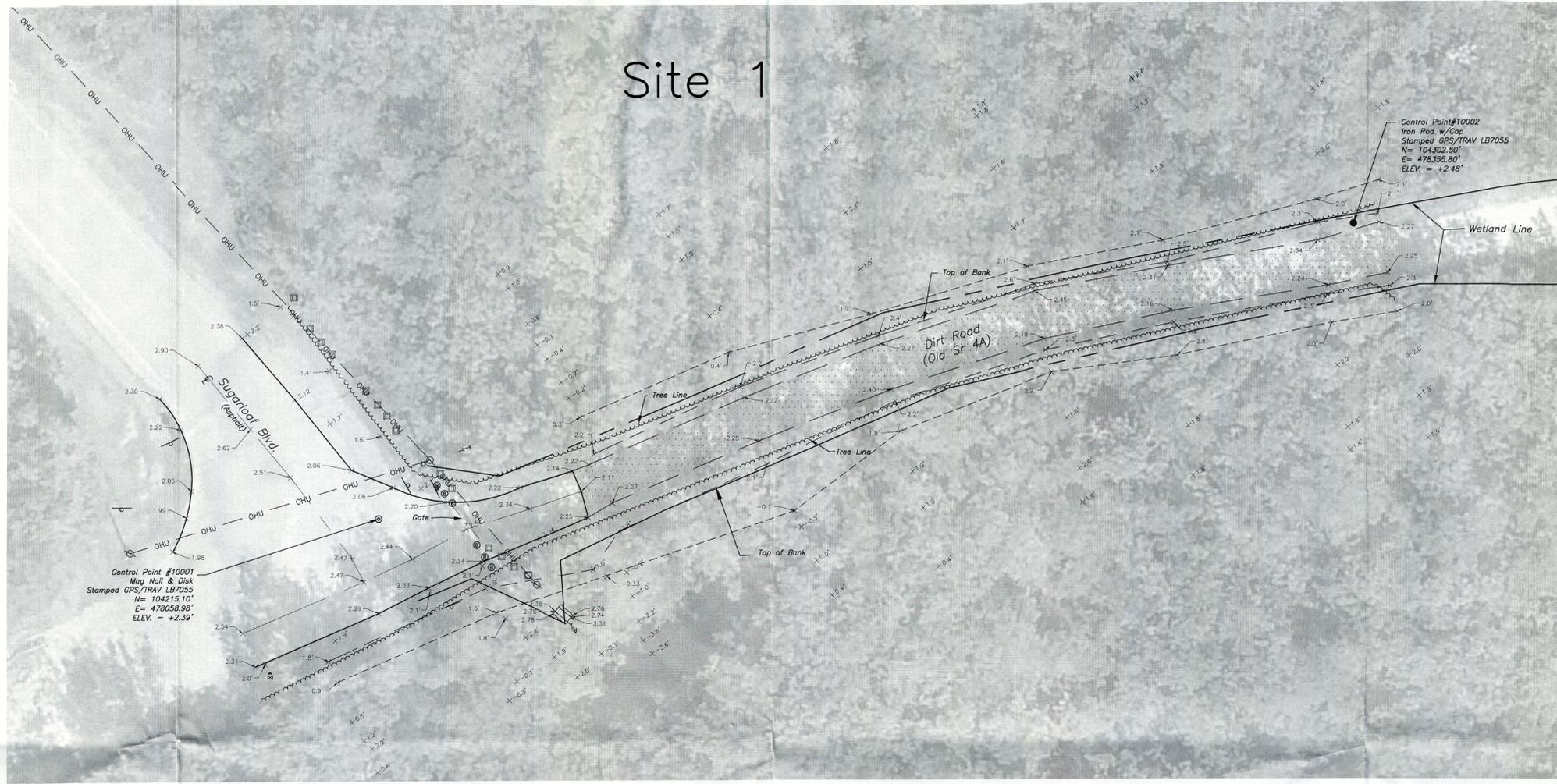
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▲	2019-03-05	REVISED SECTION INFO.

DRAWN DATE: 2019-01-16
DRAWN BY: MS
CHECKED BY: JS
FIELD: CG
FB/PG: 750/19
PROJECT #: 2725 03/04



TOPOGRAPHIC
SURVEY

SHEET #	TOTAL SHEETS
1	3



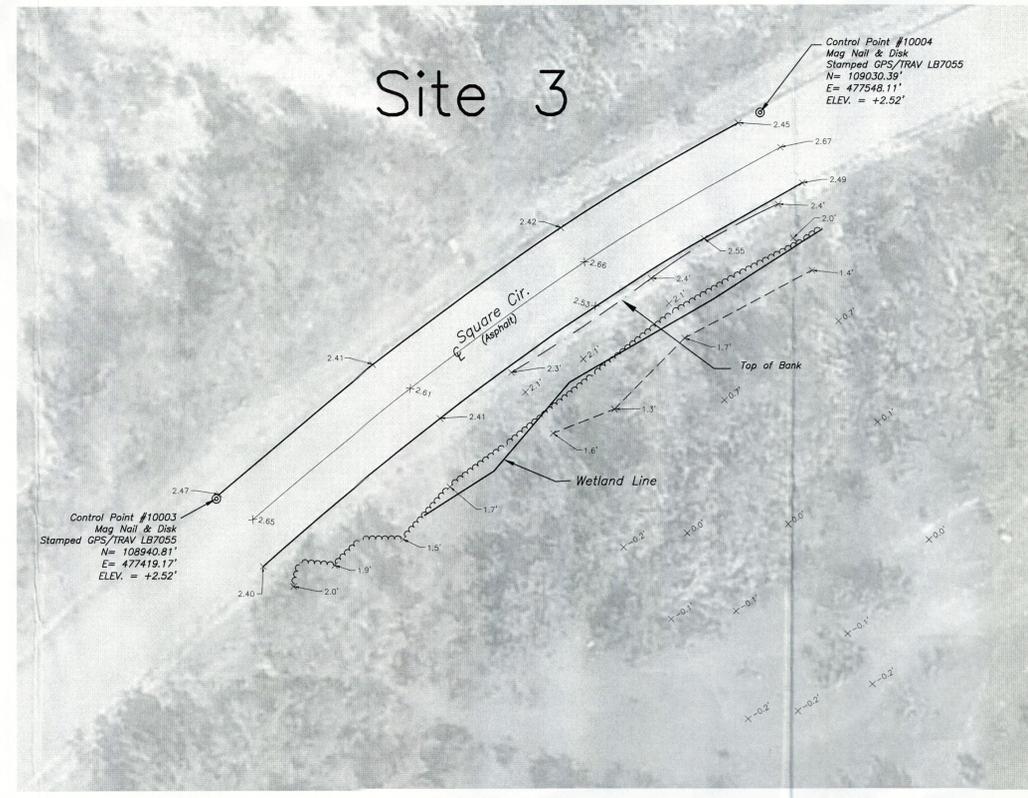
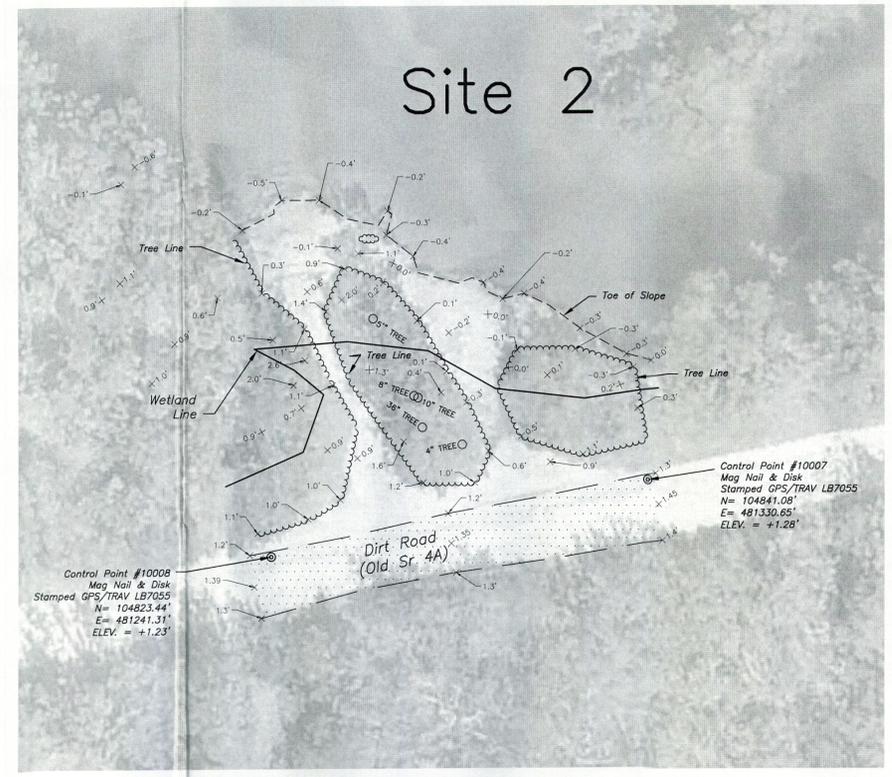
WGI
 2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 888.909.2220 www.wginc.com
 Cert No. 6091 - LB No. 7055

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2019-05-05	ADDED WETLAND LINES	MS
2	2019-05-05	REVISED SECTION INFO.	MS

CAD	DATE	JOB NO.	DRAWN BY	CHECK BY	DATE
272535-VIOPD/DWG	2723/09/04		MS	JS	01-16-2019

LEGEND:

- = Bottom of Bank
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- = Centerline Road
- x-x- = Fence/Gate
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- = Dirt Road
- = Light Pole
- = Concrete Power Pole/CPP
- ELEV. = Elevation
- x 0.00 = Existing Elevation (Ground shots to tenths only)
- ⊕ = Gate Valve (WV=Water Valve)
- ⊕ = (SV=Sewer Valve) (IV=Irrigation Valve)
- ⊕ = Guy Wire Anchor
- ⊕ = Licensed Surveying Business
- N = Northing
- E = Easting
- NGVD = National Geodetic Vertical Datum
- NAD = North American Datum
- NAD = North American Vertical Datum
- OHU = Overhead Utility Wires
- PLS = Professional Land Surveyor
- PSM = Professional Surveyor & Mapper
- = Information Signs
- = Top of Bank
- W = With
- = Woodline
- = Wood Power Pole/WPP
- = Wood Ballard
- ⊙ = Ballard



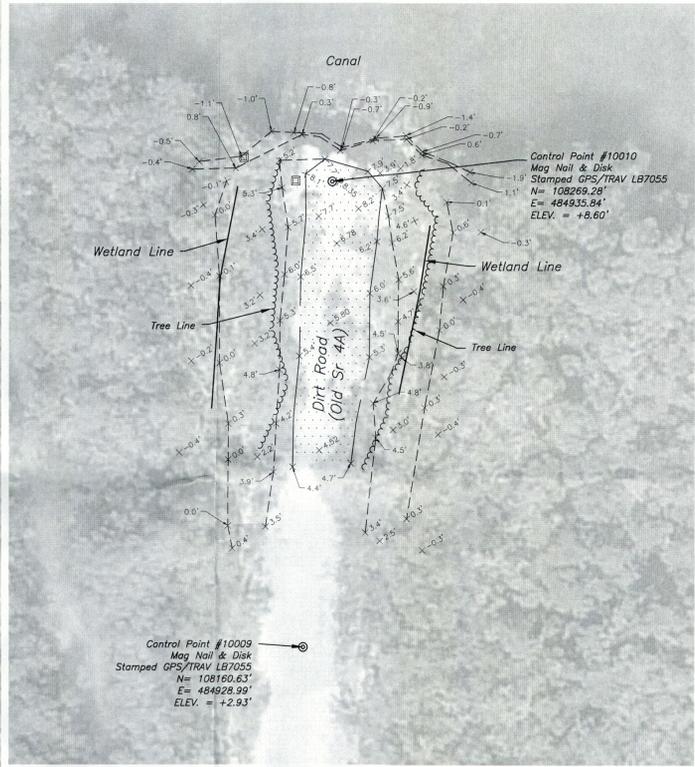
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 NOV 29 2021
 2021-2027
 MONROE CO. PLANNING DEPT.

**FLORIDA FISH AND WILDLIFE
 CONSERVATION COMMISSION**
 JOHNSON TRACT OLD A1A SHADE STRUCTURE,
 VIEWING PLATFORM AND TRAIL-HEAD IMPROVEMENTS
 SECTIONS 12, TOWNSHIP 67S, RANGE 27E
 SECTIONS 7, TOWNSHIP 67S, RANGE 28E
 SUGARLOAF KEY, MONROE COUNTY FL

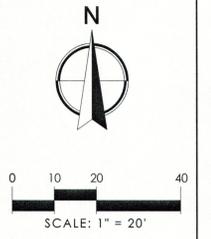
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Site 4



Site 5



LEGEND:

- = Bottom of Bank
- - - = Crown of Road
- - - = Centerline Road
- x - x - = Fence/Gate
- ▭ = Concrete
- ▭ = Dirt Road
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- ELEV. = Elevation
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- ⊗ = Guy Wire Anchor
- ⊗ = Licensed Surveying Business
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- E = Easting
- NGVD = National Geodetic Vertical Datum
- NAD = North American Datum
- NAVD = North American Vertical Datum
- OHU = Overhead Utility Wires
- PLS = Professional Land Surveyor
- PSM = Professional Surveyor & Mapper
- - - & - - - = Information Signs
- - - = Top of Bank
- W = With
- W = Woodline
- W = Wood Power Pole/WPP
- W = Wood Ballard
- W = Ballard

RECEIVED
NOV 29 2021
2021-2027
MONROE CO. PLANNING DEPT.

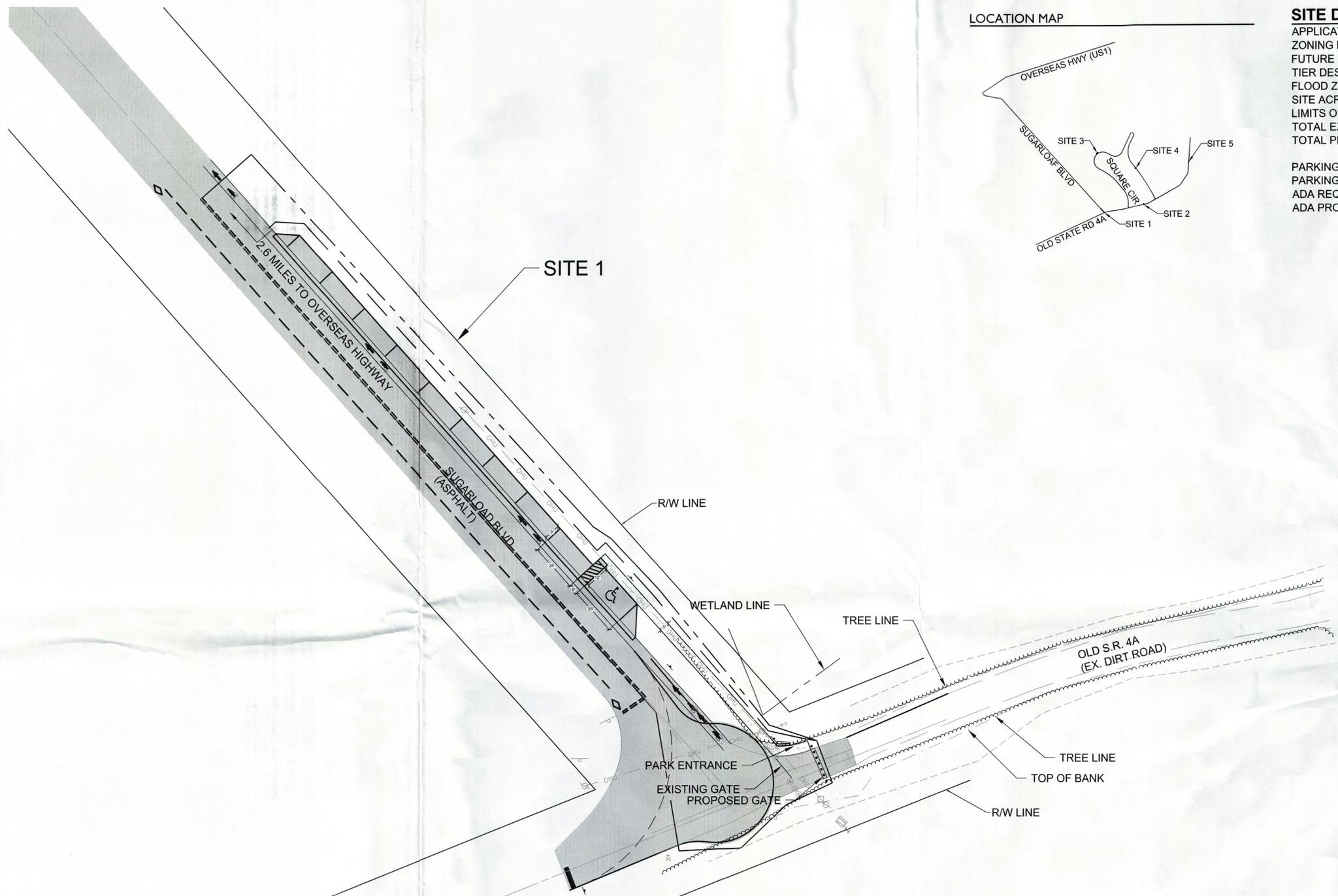
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2	2018-3-5	REVISED SECTION INFO.	MS

**FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION**
JOHNSON TRACT OLD A1A SHADE STRUCTURE,
VIEWING PLATFORM AND TRAILHEAD IMPROVEMENTS
SECTIONS 12, TOWNSHIP 67S, RANGE 27E
SECTIONS 7, TOWNSHIP 67S, RANGE 28E
SUGARLOAF KEY, MONROE COUNTY, FL

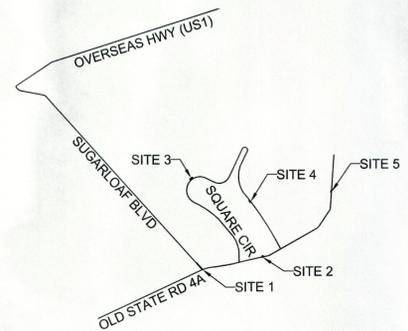
SHEET:
3 OF 3

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 8091 - LB No. 7055

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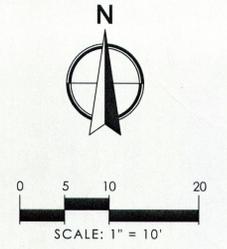


LOCATION MAP



SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	SPARSELY SETTLED
FUTURE LAND USE	RESIDENTIAL LOW
TIER DESIGNATION	TIER 1 - NATURAL AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.37 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	0 S.F.
PARKING REQUIRED	5 SP.
PARKING PROPOSED	10 SP.
ADA REQUIRED	1 SP.
ADA PROPOSED	1 SP.



PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

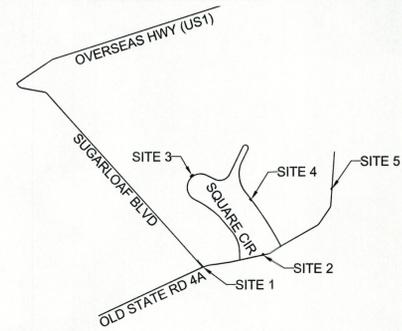
INITIAL ISSUE DATE	NOVEMBER 18, 2021	
SYMBOL	REVISION	DATE

DESIGNER :
EG
DRAWN BY:
EG
COMP. FILE No.
272504-FL-BASED.WG
STATE PROJECT No.



SHEET TITLE	Johnson Tract Viewing Platform and Shade Structures
PROJECT TITLE	FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA) VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL
SHEET NO.	SP-1

LOCATION MAP

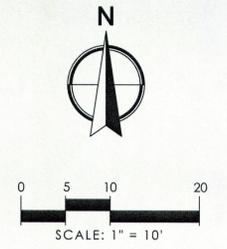
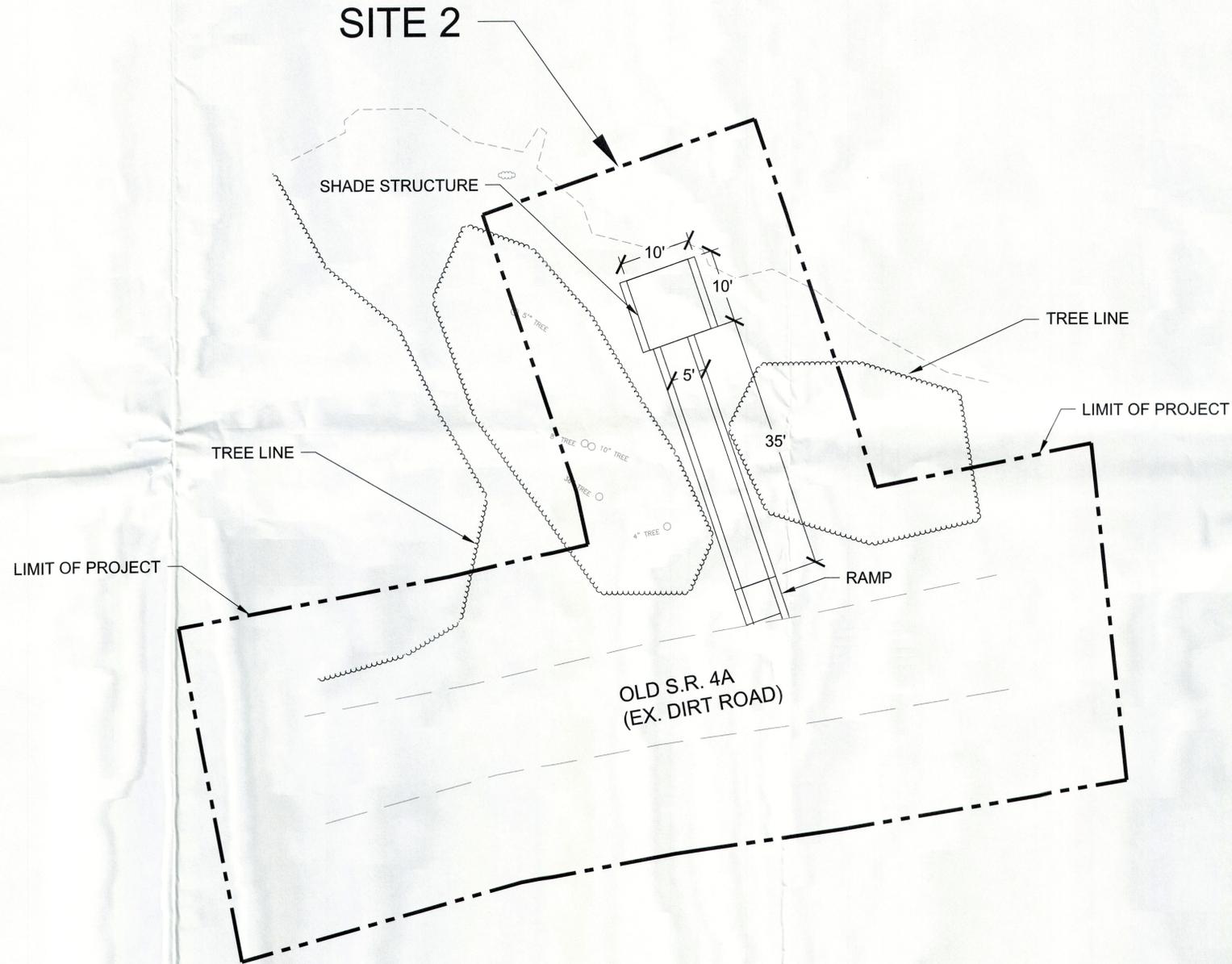


SITE DATA

APPLICATION NAME
 ZONING DESIGNATION
 FUTURE LAND USE
 FLOOD ZONE
 TIER DESIGNATION
 SITE ACREAGE
 LIMITS OF PROJECT
 TOTAL EXISTING S.F.
 TOTAL PROPOSED S.F.

WEA JOHNSON TRAIL IMPROVEMENTS
 NATIVE AREA
 RESIDENTIAL CONSERVATION
 AE10
 TIER 1 - NATURAL AREA
 0.20 AC. (8,712 S.F.)
 0.18 AC.
 0 S.F.
 377.88 S.F.

OPEN SPACE DATA - SITES 2, 3, 4, AND 5			
	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36
DEVELOPMENT AREA BEYOND PAVED SURFACES			
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY		
SITE 2	0.01	377.88	0.005
SITE 3	0.00	98.99	0.001
SITE 4	0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY		
ASPHALT WITHIN PARCELS	4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA	4.73	206,063.24	2.639



PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 866.909.2220 www.wginc.com
 Cert No. 6091 - LB No. 7055

CONSULTANTS:

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
 620 South Meridian Street
 Tallahassee, FL 32399-1600
 (850) 921-9931

INITIAL ISSUE DATE	NOVEMBER 18, 2021	
SYMBOL	REVISION	DATE

DESIGNER :
 EG
 DRAWN BY:
 EG
 COMP. FILE No.
 2725.04-PL-BASE.DWG
 STATE PROJECT No.



SHEET TITLE Johnson Tract Viewing Platform and Shade Structures	
PROJECT TITLE FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA) VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL	SHEET No. SP-2

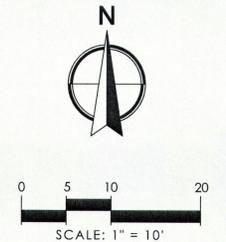
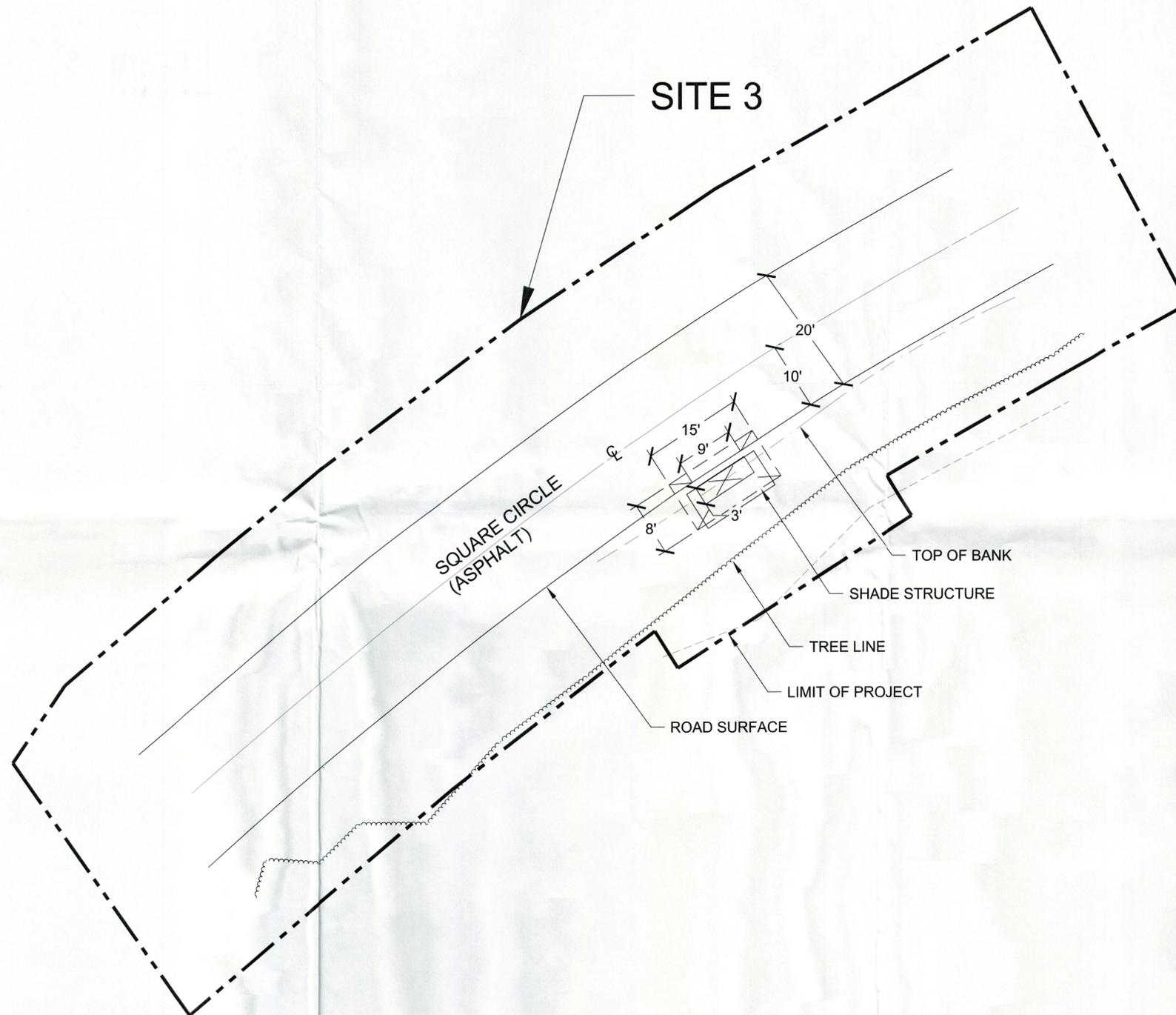
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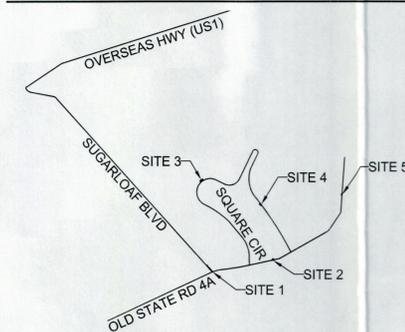
APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
TIER DESIGNATION	TIER 1 - NATIVE AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.22 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	99.88 S.F.

OPEN SPACE DATA - SITES 2, 3, 4, AND 5			
	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36

DEVELOPMENT AREA BEYOND PAVED SURFACES			
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY		
SITE 2	0.01	377.88	0.005
SITE 3	0.00	98.99	0.001
SITE 4	0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY		
ASPHALT WITHIN PARCELS	4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA	4.73	206,063.24	2.639



LOCATION MAP



PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 866.909.2220 www.wginc.com
 Cert No. 6091 - LB No. 7055

CONSULTANTS:

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
 620 South Meridian Street
 Tallahassee, FL 32399-1600
 (850) 921-9931

INITIAL ISSUE DATE	NOVEMBER 18, 2021	
SYMBOL	REVISION	DATE

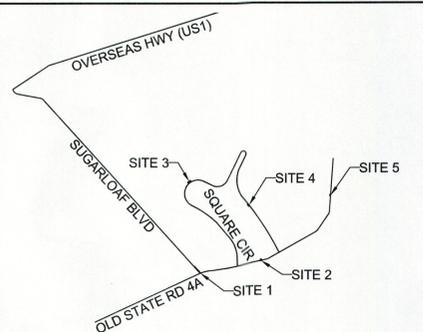
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 DRAWN BY:
 EG
 COMP. FILE No.
 2725.04-PL-BASE.DWG
 STATE PROJECT No.



SHEET TITLE	Johnson Tract Viewing Platform and Shade Structures	
PROJECT TITLE	FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA) VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL	
SHEET NO.	SP-3	

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LOCATION MAP



SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
TIER DESIGNATION	TIER 1 - NATURAL AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.20 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	673 S.F.

OPEN SPACE DATA - SITES 2, 3, 4, AND 5

	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36

DEVELOPMENT AREA BEYOND PAVED SURFACES

SITE	DEVELOPMENT AREA BEYOND PAVED SURFACES	ACRES	SQUARE FEET	%
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY			
SITE 2		0.01	377.88	0.005
SITE 3		0.00	98.99	0.001
SITE 4		0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY			
ASPHALT WITHIN PARCELS		4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA		4.73	206,063.24	2.639

LIMIT OF PROJECT

TREE LINE

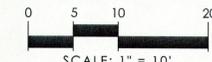
TOP OF BANK

RAMP

ELEVATED VIEWING PLATFORM

SITE 4

SQUARE CIRCLE



PREPARED BY:



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Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

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620 South Meridian Street
Tallahassee, FL 32399-1600
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INITIAL ISSUE DATE	NOVEMBER 18, 2021	
SYMBOL	REVISION	DATE

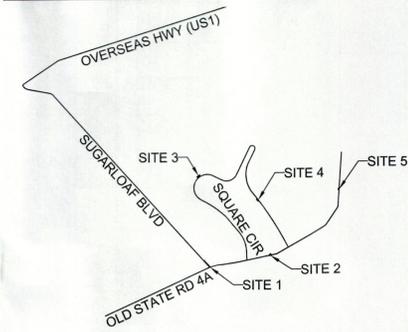
DESIGNER :
EG
DRAWN BY:
EG
COMP. FILE No.
272504-FL-BASED.WG
STATE PROJECT No.



SHEET TITLE	Johnson Tract Viewing Platform and Shade Structures	
PROJECT TITLE	FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA) VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL	
SHEET NO.	SP-4	

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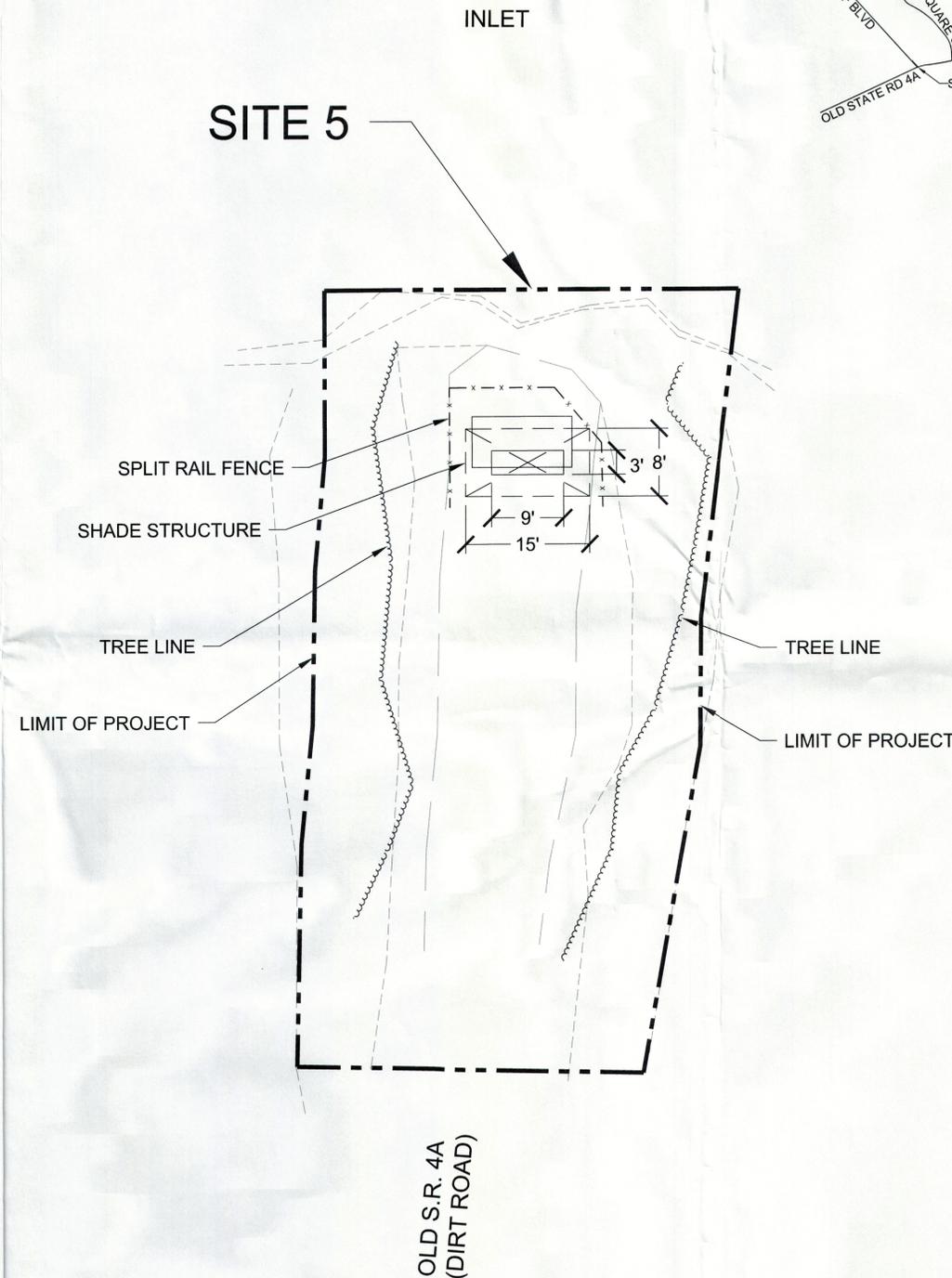
LOCATION MAP



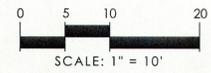
SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
TIER DESIGNATION	TIER 1 - NATURAL AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0 S.F.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	98.99 S.F.

SITE 5



OPEN SPACE DATA - SITES 2, 3, 4, AND 5			
	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36
DEVELOPMENT AREA BEYOND PAVED SURFACES			
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY		
SITE 2	0.01	377.88	0.005
SITE 3	0.00	98.99	0.001
SITE 4	0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY		
ASPHALT WITHIN PARCELS	4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA	4.73	206,063.24	2.639



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DESIGNER :
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 DRAWN BY:
EG
 COMP. FILE No.
2725.04-PL-BASEDWG
 STATE PROJECT No.



SHEET TITLE
Johnson Tract Viewing Platform and Shade Structures

PROJECT TITLE
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)
VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL

SHEET NO.
SP-5

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