

File #: 2022-058

Property Owner: DDMMR, LLC

Applicant: Jim Saunders

Agent: Jim Saunders

Type of Application: LUD Map Amendment

Key: Key Largo

RE: 00086740-000000

Additional Information added to File 2022-058



environmental
CONSULTING SYSTEMS ,inc.
biological assessments • consultations • habitat analysis

DD MMR LLC
c/o Bayview Development
89240 Overseas Highway
Tavernier, Florida 33070

08 May 2023
via electronic mail
jsaunders@bayviewdev.com

**RE: Existing Habitat Conditions letter for
DD MMR LLC (owner)
RE: 00086740-000000 / 102200 Overseas Highway
Acreage Tract MM 102.2
Key Largo Key, Bayside**

Dear Sirs,

As requested, please consider this letter as the Existing Habitat Conditions for the above referenced property. In January of this year, I conducted field investigations along all perimeters of the property to physically flag the existing mangrove habitat line. The results of the field investigation concluded there were two types of vegetative communities found on the property: (1) Mangrove habitat along the shoreline, and (2) Disturbed habitat.

The access road from the Overseas Highway as well as much of the site consisted of lime-rock fill. There was an existing residence with various shade trees found near the residence and around the southeastern edge of the man-made basin. The mangrove habitat was found growing along the entire shoreline (see survey with flagged mangrove habitat line). There was no tropical hardwood hammock habitat found on the parcel.

Thank you and feel free to contact me if you have questions or require additional information.

Regards,

Susan V. Sprunt, PhD
President

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 102200 OVERSEAS HIGHWAY, KEY LARGO, FL

- LEGEND:**
- M.C.R. MONROE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - CL CENTERLINE
 - I.D. IDENTIFICATION
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - GPS GLOBAL POSITIONING SYSTEM
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - ELEV. ELEVATION
 - BLDG. BUILDING
 - MHWL MEAN HIGH WATER LINE
 - OHW- OVERHEAD WIRES
 - (C) CALCULATED
 - (M) MEASURED BEARING AND/OR DISTANCE
 - (D) DENOTES INFORMATION BASED ON PLATS OF RECORDS
 - (R) DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
 - ▲ SIGN
 - WOOD POWER POLE
 - WOOD POLE (NO WIRES)
 - CONCRETE POWER POLE
 - ELECTRIC METER
 - ANCHOR WIRE
 - WIRE PULL BOX
 - WATER VALVE
 - CLEANOUT
 - ▲ VIEW 1
 - SURFACE ELEVATION
 - APPROXIMATE EDGE OF MANGROVES
 - ADJUSTED UPLAND AREA



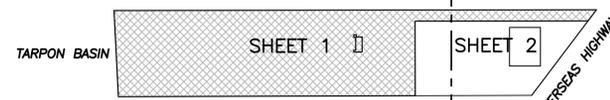
VIEW 1
NOT TO SCALE



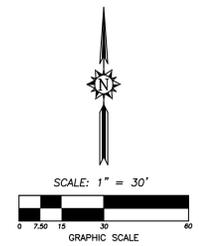
VIEW 2
NOT TO SCALE



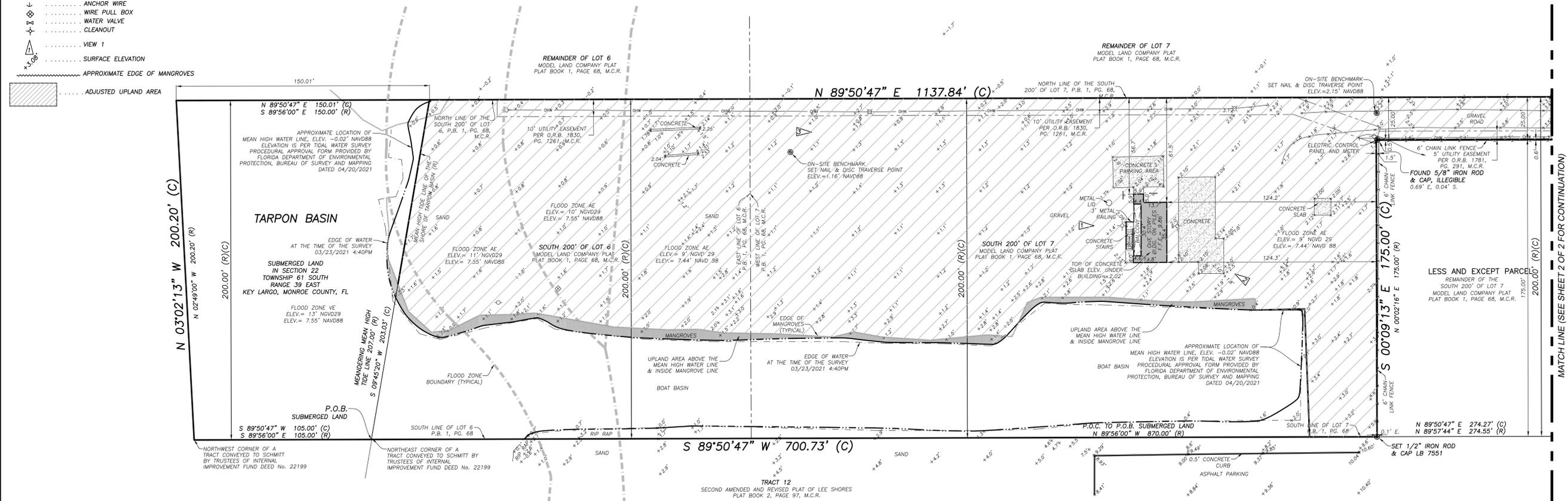
VIEW 3
NOT TO SCALE



KEY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

SOUTH 200' OF LOT 6, SOUTH 200' OF LOTS 7 AND 8, LYING NORTH AND WEST OF A LINE PARALLEL TO AND 120' MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF U.S. HIGHWAY #1 IN SECTION 22, TOWNSHIP 61 SOUTH, RANGE 39 EAST, AS SHOWN ON THE P.R. JENKINS PLAT AND RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 68, LESS: BEGIN AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 WITH THE SOUTH LINE OF LOT 7, MODEL LAND COMPANY PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT BEING 120.00' NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID U.S. HIGHWAY #1; THENCE RUN ON AN ASSUMED BEARING NORTH 89°57'44" EAST, FOR 274.55', THENCE RUN NORTH 0°02'16" EAST FOR 175.00'; THENCE RUN SOUTH 89°57'44" EAST FOR 407.94' TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #1; THENCE RUN NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, FOR 220.04' TO THE POINT OF BEGINNING, ALL IN SECTION 22, TOWNSHIP 61 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA.

AND

A PARCEL OF SUBMERGED LAND IN TARPON BASIN IN SECTION 22, TOWNSHIP 61 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 (U.S. HIGHWAY #1) WITH THE SOUTH LINE OF LOT 7 IN SECTION 22, TOWNSHIP 61 SOUTH, RANGE 39 EAST, AS PER MODEL LAND COMPANY PLAT RECORDED IN PLAT BOOK 1, PAGE 68, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, RUN NORTH 89°56' WEST ON THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID PLAT A DISTANCE OF 870 FEET, MORE OR LESS, TO THE MEAN HIGH-TIDE LINE OF THE SHORE OF TARPON BASIN AT THE NORTHEAST CORNER OF A TRACT HERETOFORE CONVEYED TO SCHMITT BY TRUSTEES OF INTERNAL IMPROVEMENT FUND DEED NO. 22199, THENCE CONTINUE NORTH 89°56' WEST, A DISTANCE OF 105 FEET TO THE NORTHWEST CORNER OF TRACT CONVEYED BY TRUSTEES INTERNAL IMPROVEMENT FUND DEED NO. 22199, THENCE NORTH 2°49' WEST, A DISTANCE OF 200.2 FEET; THENCE SOUTH 89°56' EAST, A DISTANCE OF 150 FEET TO THE SAID MEAN HIGH-TIDE AT A POINT WHICH IS 200 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6; THENCE SOUTHERLY MEANDERING SAID MEAN HIGH-TIDE LINE, A DISTANCE OF 207 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING AND BEING IN THE COUNTY OF MONROE, IN SAID STATE OF FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON BEARING OF S 37°13'10" W, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HIGHWAY - STATE ROAD NO. 5 BASED ON FOUND MONUMENTS FOUND ALONG SAID RIGHT OF WAY LINE, SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1980) ADJUSTMENT.
- THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINT PNC 102.3, AS PER PROJECT NETWORK CONTROL FOR STATE ROAD 5, FINANCIAL PROJECT ID 419889-1-52-01, FROM BASELINE OF SURVEY STATION 800+11.13 TO STATION 1178+96.67. THE CONTROL POINT IS DESCRIBED AS A BRASS DISC IN CONCRETE MONUMENT STAMPED "90/06/102.3" ELEVATION 11.37' NAVD 88 (12.93' NGVD 29).
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES:
 - AE ELEVATION 9' NGVD 29 (7.44' NAVD 88)
 - AE ELEVATION 10' NGVD 29 (8.44' NAVD 88)
 - AE ELEVATION 11' NGVD 29 (9.44' NAVD 88) AND
 - VE ELEVATION 13' NGVD 29 (11.44' NAVD 88)

ALL AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12087C 1164 K, COMMUNITY NUMBER 125129, UNINCORPORATED AREAS OF MONROE COUNTY, FLORIDA, MAP EFFECTIVE DATE: FEBRUARY 18, 2005.

5. ELEVATION CONVERSION FACTOR FOR THIS PROJECT: NGVD 29 - 1.56' = NAVD 88

6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

7. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

SURVEY NOTES (CONTINUED):

- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- BUILDING DIMENSIONS WERE MEASURED ALONG THE EXTERIOR WALLS OF THE BUILDING AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 3.480 ACRES (151,590 SQUARE FEET), MORE OR LESS. BASIN AREA = 57,355 SQUARE FEET (1.32 ACRES) AND UPLAND AREA = 94,235 SQUARE FEET (2.16 ACRES).
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- THE ADJUSTED UPLAND AREA CONTAINS A TOTAL OF 2.02 ACRES (87,896 SQUARE FEET), MORE OR LESS.

THIS SURVEY IS CERTIFIED TO:

BAYVIEW DEVELOPMENT

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

TELEPHONE NO. 561-314-0789 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
PORTIONS OF LOTS 6, 7 AND 8
MODEL LAND COMPANY PLAT
PLAT BOOK 1, PAGE 68, M.C.R.
A PORTION OF SECTION 22, T61S, R. 33E, FL
102200 OVERSEAS HIGHWAY, KEY LARGO, FL

CLIENT: BAYVIEW DEVELOPMENT
DATE: 04/22/21

DRAWN BY: J.E.C.
CHECKED BY: J.D.L.R.
LAST FIELD DATE: 03/14/23

REVISIONS

01	BOUNDARY AND TOPOGRAPHIC SURVEY STAKE OUT PORTION OF THE SOUTH PROPERTY LINE	04/22/21
02	COLLECTED UPLAND AREA FROM MHWL TO MANGROVE LINE	08/03/22
03		03/23/23

JOB NO. ECS2513
TASK 3

SHEET NO. 01 OF 02

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Land Use District (Zoning) Map Amendment Application

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

Application Fee: \$5,570.00

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

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

- Advertising Costs: \$245.00
- Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed
- Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)
- Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

Date of Request: 02 / 06 / 2022
Month Day Year

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

Jim Saunders

Jim Saunders

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

89240 Overseas Hwy. Ste 6. Tavernier, FL 33070

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

305-453-4521

305-240-0957

jsaunders@bayviewdev.com

Work Phone

Home Phone

Cell Phone

Email Address

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

DDMMR LLC

Andrea Kallberg

(Name/Entity)

Contact Person

1314 East Las Olas Blvd. #151 Ft. Lauderdale, FL 33031

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

954-440-8342

andrea@landseapowersolutions.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Block	7 & 8 Lot	Island of Key Largo Subdivision	Key Largo Key Name
	00086740-000000	1095338	
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
102200 Overseas Hwy. Key Largo		MM 102	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): MC

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

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

Total Land Area Affected by Proposed Land Use District (in acres): 2.16

Tier Designation(s): 3

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

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

There is a 517 Sf Commercial Building on the 2.16 Acres of the property that is scarified.

There is an additional 1.28 acres on the site which is environmentally sensitive.

There is no development or required change proposed or required to the environmental sensitive areas.

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

The future planned development is to add 4 single family residents on the 2.16 Acres.

Market Rate residential development is not allowed in SC zoning. The proposed project includes keeping the 1517 SF existing commercial building, and adding 4 Market Rate SFR is allowed in Mixed Use zoning.

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

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

Minimal SFR development would reduce the potential public service needs from more intense commercial use that is currently allowed in the SC zoning.

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

The property has minimal US-1 frontage limiting commercial development. The proposed project meets demographic trends in that any residential development must secure ROGO allocations and therefore comply with the County's Rate of Growth criteria.

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

NA

4) New issues:

NA

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

NA

6) **Data updates:**

NA

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

Proposed low intensity residential development would not result in an adverse community change

* * * * *

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

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

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

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

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

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

* * * * *

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

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

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

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

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

* * * * *

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

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

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

Signature of Applicant: *[Handwritten Signature]*

Date: 12-16-22

STATE OF FL

COUNTY OF MONROE

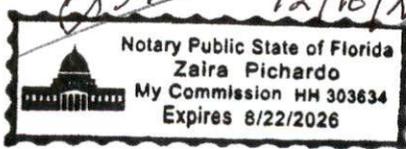
Subscribed and sworn to (or affirmed) before me, by means of physical presence or online notarization,

on 12/16/2022 (date)

by ANDREA KALLBERG (name of affiant). He/She is personally known to me or has
produced _____ (type of identification) as identification.

Send complete application package to:

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

[Handwritten Signature] 12/16/22


County of Monroe

Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners:
Mayor David Rice, District 4
Mayor Pro Tem Craig Cates, District 1
Michelle Coldiron, District 2
VACANT, District 3
Holly Merrill Raschein, District 5

We strive to be caring, professional, and fair

Via email to Jim Saunders at jsaunders@bayviewdev.com
Oceansunrisevacationrentals@gmail.com

April 8, 2022

Jim Saunders
95175 Overseas Highway
Key Largo, FL 33037



RE: Determination of Completeness – INCOMPLETE – LUD Text Amendment for 102200 Overseas Highway (File 2022-058)

SEE COVER LETTER AND ATTACHMENTS

The Monroe County Planning and Environmental Resources Department is in receipt of your request for a LUD Map Amendment. The Department's File No. is 2022-058. Pursuant to Section 110-4 of the Monroe County [Land Development Code](#), the application has been reviewed by staff for completeness. **The application has been determined to be incomplete.** Please note: A determination of completeness shall not constitute a determination of compliance with the regulations of the Comprehensive Plan or the Land Development Code.

1. Thank you for providing a boundary and topographic survey; however, additional information is required. The survey shall include elevations, location and dimensions of all existing structures; paved areas and utilize structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; **total acreage by habitat and total upland area.** *SEE 8 NEW ORIGINAL SURVEYS*

Please submit a revised survey inclusive of this information.

2. The submitted ownership disclosure indicates individuals Michael Kollberg and Andrea Kollberg own the property fee simple. However, other information indicates the property is owned by DDMMR, LLC. Please amend the discrepancy. *SEE CORRECTED OWNERSHIP DISCLOSURE OF INTEREST*
3. The submitted agent authorization form is signed by Andrea Kollberg. Please provide the corporation documentation for DDMMR, LLC demonstrating who has legal authorization to sign the application.

SEE PAGE AUTHORIZING ANDREA KAUBERS AS A MANAGER FOR CC123 HOLDING LLC WHICH IS MANAGER OF DD OMR LLC

The Department will take no further action on the application until the above deficiencies are remedied. Once the application is deemed complete, the application will be reviewed in accordance with the procedure required for the LUD Map amendment.

You may appeal any decision, determination or interpretation made in this letter pursuant to Monroe County Code Section 102-185. A notice of appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within 30 calendar days from the date of this letter. In addition, please submit a copy of your notice of appeal to the Planning Commission Coordinator, Monroe County Planning and Environmental Resources Department, 2798 Overseas Highway, Suite 400, Marathon, Florida 33050.

If you have any questions or if I may be of further assistance, please feel free to contact me at 305-407-0924 or Cioffari-Cheryl@MonroeCounty-FL.gov.

Thank you,

A handwritten signature in blue ink, appearing to read 'Cheryl Cioffari', with a stylized flourish at the end.

Cheryl Cioffari, AICP
Assistant Director of Planning

Cc: Ilze Aguila, Planning Commission Supervisor (via email)



Cheryl Cioffari

Assistant Director of Planning

Monroe County Planning and Environmental Resources Department

RE: Corrections from Determination of Completeness for Rezoning for RE: 00086740-000000

August 22, 2022

Dear Cheryl.

Attached is your notice of incomplete application, and the items requested to complete the application which include:

8 new Original Surveys with requested additional information;

Corrected Ownership Disclosure Form; and

Documentation showing Andrea Kallberg has legal authority to sign the application. Sunbiz shows CC123 Holdings LLC (A Delaware Limited Liability Company) to be manager of DD MMR LLC. There is an attached executed and notarized Corporate Resolution from June 12, 2018 showing that Michael Kallberg, and Andrea Kallberg are elected to serve as managers of CC123 Holdings, LLC.

Please let me know if you need anything further.

Thanks,

Jim Saunders

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



Ownership Disclosure of Interest

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

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

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

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
Andrea Kallberg 1314 E LAS OLAS BLVD SUITE 151	50%
Michael Kallberg FORT LAUDERDALE, FL 33301	50%

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

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

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

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

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

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

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

* Please provide date of contract _____

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: Andrea Kallberg

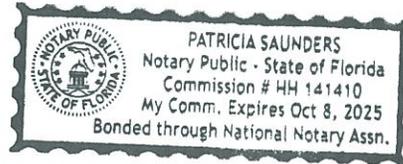
STATE OF: FLA

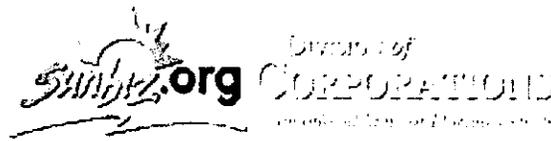
COUNTY OF: MONROE

Subscribed and sworn to (or affirmed) before me, by means of physical presence or online notarization, on 8-22-22 (date) by ANDREA KALLBERG (name of affiant).

He/She is personally known to me or has produced _____ (type of identification) as identification.

Patricia Saunders
Notary Public
My Commission Expires





Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
DD MMR LLC

Filing Information

Document Number	L18000219726
FEI/EIN Number	APPLIED FOR
Date Filed	09/17/2018
Effective Date	09/17/2018
State	FL
Status	ACTIVE

Principal Address

200 Lincoln Ave #771144
Steamboat Springs, CO 80487

Changed: 03/30/2022

Mailing Address

200 Lincoln Ave #771144
Steamboat Springs, CO 80487

Changed: 03/30/2022

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Address Changed: 03/25/2020

Authorized Person(s) Detail

Name & Address

Title MGR

CC123 HOLDINGS LLC
200 Lincoln Ave #771144
Steamboat Springs, CO 80487

Annual Reports

Report Year	Filed Date
-------------	------------

2020	03/02/2020
2021	01/07/2021
2022	03/30/2022

Document Images

03/30/2022 - ANNUAL REPORT	View image in PDF format
01/07/2021 - ANNUAL REPORT	View image in PDF format
03/02/2020 - ANNUAL REPORT	View image in PDF format
04/12/2019 - ANNUAL REPORT	View image in PDF format
09/17/2018 - F-1000s Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

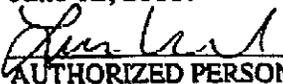
**State of Delaware
Limited Liability Company
Certificate of Formation**

State of Delaware
Secretary of State
Division of Corporations
Delivered 03:49 PM 06/12/2018
FILED 03:49 PM 06/12/2018
SR 20185106796 - File Number 6926631

FIRST: The name of this Delaware limited liability company is:
CC123 Holdings LLC

SECOND: The name and address of the registered agent of the Company is:
Corporate Creations Network Inc.
3411 Silverside Road Tatnall Building #104
Wilmington DE 19810

The undersigned authorized person has executed this Certificate of Formation on
June 12, 2018.



AUTHORIZED PERSON:
Lauren Underwood, Special Secretary

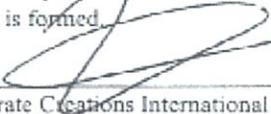
Written Consent of Authorized Person
Naming the Manager(s) for
CC123 Holdings LLC

ANDREA
KALLBERG
AUTHORIZED
MANAGER
OF
CC123 HOLDINGS

The undersigned authorized person hereby elects the following person(s) to serve as the Manager(s) for this Delaware limited liability company:

Andrea Kallberg
Michael Kallberg

The Manager(s) shall complete the organization of the limited liability company by appointing officers, issuing units (ownership interests), opening bank accounts and taking all other actions necessary for the organization of the company. This written consent is intended to be part of the documents under which the company is formed.

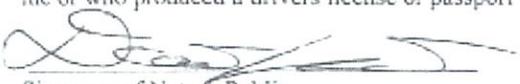

Corporate Creations International Inc.

Date: 9/10/2018

STATE OF Florida

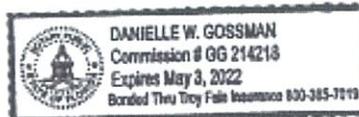
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10th day of September 20 18 by the above named signatory, who is personally known to me or who produced a drivers license or passport as identification and who did take an oath.



Signature of Notary Public

Notary Public Seal:



End of Additional File 2022-058

DDMMR, LLC
Proposed Zoning Change
102200 Overseas Hwy, Key Largo , Fl.



Land Use District (Zoning) Map Amendment Application:

The property is located on the South-bound Lane of US-1. The access is from an existing curb cut on US1. There is 2.18 acres of Comm/Hwy/water and 1.28 acres of Environmentally sensitive land. The rezoning only applies to the 2.18 SC portion of the property.

The existing zoning is SC. The current FLUM is MC. This is a Tier 111 property.

The proposed FLUM is MC which is compatible with MU zoning.

Next to the entrance on US-1 is the ATT building which is still the site for the Bell South communications transmission tower. There is no adjoining development to the northwest as this faces Tarpon Basin. To the southwest is the Hampton Inn which is separated from the property by a canal.

Next to Hampton Inn is the Murray Nelson center. Southwest of the Murray center on the Tarpon Basin side is a residential parcel zoned SR with an RL FLUM.

The property currently has one 517 SF commercial building. The future use plan is to add 4 single-family residences for which market rate residential development cannot be done in SC zoning. The MU zoning would allow the owner to add the single-family residences, and keep the 517 SF commercial building if so desired. All development would be subject to density, setbacks, open space requirements and market rate ROGO allocations. The rezoning would lessen the potential impact on the adjoining NA area which is not part of this rezoning application.

This amendment would not result in an adverse community change as the surrounding properties and current zoning are already zoned SC which allows greater density than the proposed change. The US-1 corridor is sufficient to facilitate 4 additional single-family residences.

This application directs future growth to lands that are most suitable for this type of development, and encourages preservation of environmentally sensitive lands.

This application preserves and enhances important community qualities within the planning area that define Key Largo's casual village style atmosphere and natural environment.

This application preserves, manages, and restores the natural resources within the planning area by providing open space, protecting water quality, and managing environmentally sensitive lands.

This application encourages infill development that supports and enhances the tourist-based economy of the planning area.

Please review the existing application and contact me at your convenience with any questions or requirements for additional material.

Jim Saunders

jsaunders@bayviewdev.com

305-240-0957

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Land Use District (Zoning) Map Amendment Application

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

Application Fee: \$5,570.00

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

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

Advertising Costs: \$245.00

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

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

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

Date of Request: 02 / 06 / 2022
Month Day Year

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

Jim Saunders

Jim Saunders

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

95175 Overseas Hwy. Key Largo, FL 33037

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

305-453-4521

305-240-0957

oceansunrisevacationrentals@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

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

DDMMR LLC

Andrea Kallberg

(Name/Entity)

Contact Person

1314 East Las Olas Blvd. #151 Ft. Lauderdale, FL 33031

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

954-440-8342

andrea@landseapowersolutions.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Block	7 & 8 Lot	Island of Key Largo Subdivision	Key Largo Key Name
	00086740-000000	1095338	
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
102200 Overseas Hwy. Key Largo		MM 102	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): MC

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

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

Total Land Area Affected by Proposed Land Use District (in acres): 2.18

Tier Designation(s): 3

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

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

There is a 517 Sf Commercial Building on the 2.18 Acres of the property that is scarified.

There is an additional 1.28 acres on the site which is environmentally sensitive.

There is no development or required change proposed or required to the environmental sensitive areas.

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

The future planned development is to add 4 single family residents on the 2.18 Acres.

Market Rate residential development is not allowed in SC zoning. The proposed project includes keeping the 1517 SF existing commercial building, and adding 4 Market Rate SFR is allowed in Mixed Use zoning.

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

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

Minimal SFR development would reduce the potential public service needs from more intense commercial use that is currently allowed in the SC zoning.

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

The property has minimal US-1 frontage limiting commercial development. The proposed project meets demographic trends in that any residential development must secure ROGO allocations and therefore comply with the County's Rate of Growth criteria.

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

NA

4) New issues:

NA

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

NA

6) Data updates:

NA

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

Proposed low intensity residential development would not result in an adverse community change

* * * * *

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

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

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

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

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

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

* * * * *

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

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

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

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

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

* * * * *

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

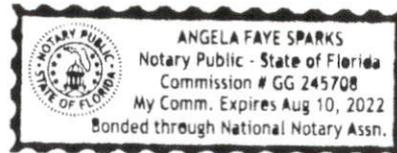
By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

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

Signature of Applicant: *[Handwritten Signature]*

Date: 2/27/22

STATE OF Florida
COUNTY OF Monroe



Subscribed and sworn to (or affirmed) before me, by means of physical presence or online notarization,

on Feb 27, 2022 (date)

by Andrea Kallberg (name of affiant). He/She is personally known to me or has produced _____ (type of identification) as identification.

Send complete application package to:

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

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

McIntyre Thanasides Bringgold
Elliott Grimaldi Guito & Matthews, P.A.
500 E. Kennedy Blvd.
Suite 200
Tampa, Florida 33602

Doc# 2188410 09/27/2018 2:33PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

09/27/2018 2:33PM
DEED DOC STAMP CL: Brit \$6,475.00

Doc# 2188410
BK# 2929 Pg# 225

Real Estate Tax Identification No.: 00086740-000000

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of September 25, 2018, between **Marine Mammal Conservancy, Inc., a Florida non-profit corporation, as Debtor in Possession in In Re: Marine Mammal Conservancy, Inc., Bankruptcy Case No.: 18-10594-LMI (Chapter 11), pending in the United States Bankruptcy Court, Southern District of Florida, Miami Division** (the "Bankruptcy Case"), whose address is 102200 Overseas Hwy., Key Largo, FL 33037 (herein called "*Grantor*"), and **DD MMR LLC, a Florida limited liability company**, whose address is 11876 Wiles Road, Coral Springs, FL 33076 (herein called "*Grantee*").

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

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, all that certain land situated in Monroe County, Florida, as more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the land in fee simple; that it has good right and lawful authority to sell and convey such land; that it hereby specially warrants the title to such land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other; subject, however, to those matters set forth on Exhibit "B" attached hereto and made a part hereof; provided that this reference shall not serve to reimpose the same.

This conveyance is a sale free and clear of all liens, claims, interests and encumbrances pursuant to United States Bankruptcy Code Section 363(f) (including but not limited to a sale free and clear of those liens, claims, interests and encumbrances identified on Exhibit "C" attached hereto) and that certain Order Granting Debtors' Motion For Approval Of Sale Of Real Property, Free And Clear Of All Liens, Claims And Interests With Consent Of Senior Lienholder to Land and Sea Power Solutions, LLC entered in the Bankruptcy Case on August 30, 2018 and filed in the Bankruptcy Case on August 31, 2018.

[Execution Page Follows]

[Signature Page of Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Doc# 2188410
Bk# 2929 Pg# 226

Signed, sealed and delivered in the presence of:

GRANTOR:

Marine Mammal Conservancy, Inc., as Debtor in Possession in In Re: Marine Mammal Conservancy, Inc., Bankruptcy Case No.: 18-10594-LMI (Chapter 11), pending in the United States Bankruptcy Court, Southern District of Florida, Miami Division

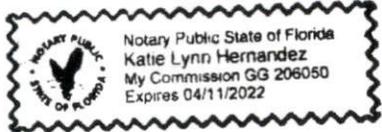
M. Borguss
Print Name: Michael Borguss

Jessica Cilli
Print Name: Jessica Cilli

By: Arthur G. Cooper
Name: Arthur G. Cooper
Title: President and Chairman

STATE OF FLORIDA
COUNTY OF Meade

The foregoing instrument was acknowledged before me this 24 day of September, 2018, Arthur G. Cooper, as President and Chairman of Marine Mammal Conservancy, Inc., as Debtor in Possession in In Re: Marine Mammal Conservancy, Inc., Bankruptcy Case No.: 18-10594-LMI (Chapter 11), pending in the United States Bankruptcy Court, Southern District of Florida, Miami Division. He is personally known to me or has produced _____, as identification.



(Notarial Seal)

Katie Lynn Hernandez
Print Name: Katie Lynn Hernandez
Notary Public GG 206050

EXHIBIT "A"

[LEGAL DESCRIPTION OF PROPERTY]

The land referred to herein below is situated in the County of Monroe, State of Florida, and described as follows:

South 200' of Lot 6, South 200' of Lots 7 and 8, lying North and West of a line parallel to and 120' measured at right angles to the center line of U.S. Highway #1 in Section 22, Township 61 South, Range 39 East, as shown on the P.R. Jenkins Plat and recorded in the Public Records of Monroe County, Florida in Plat Book 1, Page 68,

LESS: Begin at the point of intersection of the Northwesterly right-of-way line of U.S. Highway #1 with the South line of Lot 7, MODEL LAND COMPANY PLAT, according to the plat thereof, recorded in Plat Book 1, Page 68 of the Public records of Monroe County, Florida, said point being 120.00' Northwesterly of, as measured at right angles to, the centerline of said U.S. Highway #1; thence run on an assumed bearing North 89°57'44" East, for 274.55', thence run North 0°02'16" East for 175.00'; thence run South 89°57'44" East for 407.94' to the Northwesterly right-of-way line of said U.S. Highway #1; thence run Southwesterly along said Northwesterly right-of-way line of U.S. Highway #1, for 220.04' to the Point of Beginning, all in Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida.

AND

A parcel of submerged land in Tarpon Basin in Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, more particularly described as follows:

From the intersection of the Northwesterly right-of-way line of State Road No. 5 (U.S. Highway #1) with the South line of Lot 7 in Section 22, Township 61 South Range 39 East, as per Model Land Company Plat recorded in Plat Book 1, Page 68, Public Records of Monroe County, Florida, run North 89°56' West on the South line of said Lot 7 and the South line of Lot 6 of said plat a distance of 870 feet, more or less, to the mean high-tide line of the shore of Tarpon Basin at the Northeast corner of a tract heretofore conveyed to Schmitt by Trustees of Internal Improvement Fund Deed No. 22199 and the Point of Beginning of the parcel hereafter described: thence continue North 89°56' West, a distance of 105 feet to the Northwest corner of Tract conveyed by Trustees Internal Improvement Fund Deed No. 22199, thence North 2°49' West, a distance of 200.2 feet; thence South 89°56' East, a distance of 150 feet to the said mean high-tide at a point which is 200 feet North of the South line of said Lot 6; thence Southerly meandering said mean high-tide line, a distance of 207 feet; more or less, to the Point of Beginning, lying and being in the County of Monroe, in said State of Florida.

Doc# 2188410
Bk# 2929 Pg# 227

EXHIBIT "B"

[Permitted Exceptions]

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P. R. Jenkins Plat, as recorded in Plat Book 1, Page(s) 68, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Terms and conditions of that certain Distribution Right of Way Easement recorded in Book 1830, Page 1261.
4. Riparian and/or littoral rights are not insured.
5. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
6. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
7. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
8. Terms and conditions of that certain Ground Lease dated September 24, 2018 between DD MMR LLC and Dolphins Plus Oceanside Marine Mammal Responder Inc. and Marine Mammal Conservancy, Inc., a Florida non-profit corporation, as Debtor in Possession in In Re: Marine Mammal Conservancy, Inc., Bankruptcy Case No.: 18-10594-LMI (Chapter 11), pending in the United States Bankruptcy Court, Southern District of Florida, Miami Division

Doc# 2188410
Bk# 2929 Pg# 228

Exhibit "C"

Certain Liens, Claims, Interests and Encumbrances

1. Mortgage recorded in Book 2403, Page 2409, in the Public Records of Monroe County, Florida.
2. Mortgage recorded in Book 2403, Page 2418, in the Public Records of Monroe County, Florida.
3. Lis Pendens recorded in Book 2729, Page 360, in the Public Records of Monroe County, Florida.
4. Lis Pendens recorded in Book 2686, Page 947, in the Public Records of Monroe County, Florida.
5. Judgment entered in Case No. 14-CA-000364A 001PK, in the Sixteenth Judicial Circuit Court of Monroe, styled Robert Denenberg vs Marine Mammal Conservancy, Inc., a Florida nonprofit corporation as recorded in Book 2713, Page 1247 as amended by Amended Final Judgment recorded in Book 2717, Page 16, as affected by Assignment of Final Judgment and Bid Rights recorded in Book 2726, Page 2010, corrected by Corrective Recording of Assignment of Final Judgment and Bid Rights recorded in Book 2729, Page 2306, also assigned by Assignment of Final Judgment and Bid Rights recorded in Book 2726, Page 2020, corrected by Corrective Recording of Assignment of Final Judgment and Bid Rights recorded in Book 2729, Page 2324, in the Public Records of Monroe County, Florida.
6. Unrecorded lease agreement between Debtor, as Lessor, and Dolphins Plus Oceanside Marine Responder, Inc., as Lessee.

**Doc# 2188410
Bk# 2929 Pg# 229**

**MONROE COUNTY
OFFICIAL RECORDS**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DD MMR LLC

Filing Information

Document Number	L18000219726
FEI/EIN Number	APPLIED FOR
Date Filed	09/17/2018
Effective Date	09/17/2018
State	FL
Status	ACTIVE

Principal Address

1314 E las Olas Blvd Suite 151
Fort Lauderdale, FL 33301

Changed: 01/07/2021

Mailing Address

1314 E las Olas Blvd Suite 151
Fort Lauderdale, FL 33301

Changed: 01/07/2021

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Address Changed: 03/25/2020

Authorized Person(s) Detail

Name & Address

Title MGR

CC123 HOLDINGS LLC
1314 E las Olas Blvd Suite 151
Fort Lauderdale, FL 33301

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2019	04/17/2019
2020	03/02/2020
2021	01/07/2021

Document Images

01/07/2021 -- ANNUAL REPORT	View image in PDF format
03/02/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
09/17/2018 -- Florida Limited Liability	View image in PDF format

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Department of State: Division of Corporations

[Allowable Characters](#)

[HOME](#)

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: **6928681** Incorporation Date / **6/12/2018**
Formation Date: (mm/dd/yyyy)

Entity Name: **CC123 HOLDINGS LLC**

Entity Kind: **Limited Liability Company** Entity Type: **General**

Residency: **Domestic** State: **DELAWARE**

REGISTERED AGENT INFORMATION

Name: **CORPORATE CREATIONS NETWORK INC.**

Address: **3411 SILVERSIDE ROAD TATNALL BUILDING STE 104**

City: **WILMINGTON** County: **New Castle**

State: **DE** Postal Code: **19810**

Phone:

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like Status Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.

L18000219726

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

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((H18000271185 3)))



H180002711853A8C0

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To:
Division of Corporations
Fax Number : (850)617-6381

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

FLORIDA LIMITED LIABILITY CO.
DD MMR LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

18 SEP 17 AM 10:19

FILED

H18000271185

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
DD MMR LLC

Article II. Address

The street address of the Company's initial principal office is:
DD MMR LLC
11876 Wiles Road
Coral Springs FL 33321

The mailing address of the Company's initial principal office is:
DD MMR LLC
11876 Wiles Road
Coral Springs FL 33321

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Corporate Creations Network Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H18000271185

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

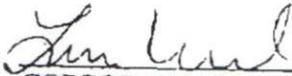
This will be a manager-managed company. The name and address of each manager is:

CC123 Holdings LLC
11876 Wiles Road
Coral Springs FL 33321

Article VII. Company Existence

The Company's existence shall begin effective as of September 17, 2018.

The undersigned authorized representative of a member executed these Articles of Organization on 9/17/2018.



CORPORATE CREATIONS INTERNATIONAL INC.
Timothy Pratts Account Manager
Lauren Underwood, Attorney-in-Fact

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

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TALLAHASSEE, FLORIDA

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STATEMENT OF REGISTERED AGENT

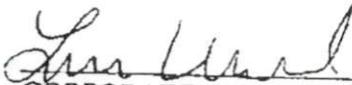
LIMITED LIABILITY COMPANY:

DD MMR LLC

REGISTERED AGENT/OFFICE:

Corporate Creations Network Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



CORPORATE CREATIONS NETWORK INC.
Lauren Underwood, Special Secretary

Date: September 17, 2018.

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18 SEP 17 AM 10:19
SECRETARIAT OF FLORIDA
TALLAHASSEE, FLORIDA

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

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Detail by Entity Name

Florida Limited Liability Company
DD MMR LLC

Filing Information

Document Number	L18000219726
FEI/EIN Number	APPLIED FOR
Date Filed	09/17/2018
Effective Date	09/17/2018
State	FL
Status	ACTIVE

Principal Address

1314 E las Olas Blvd Suite 151
Fort Lauderdale, FL 33301

Changed: 01/07/2021

Mailing Address

1314 E las Olas Blvd Suite 151
Fort Lauderdale, FL 33301

Changed: 01/07/2021

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Address Changed: 03/25/2020

Authorized Person(s) Detail

Name & Address

Title MGR

CC123 HOLDINGS LLC
1314 E las Olas Blvd Suite 151
Fort Lauderdale, FL 33301

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2019	04/17/2019
2020	03/02/2020
2021	01/07/2021

Document Images

01/07/2021 -- ANNUAL REPORT	View image in PDF format
03/02/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
09/17/2018 -- Florida Limited Liability	View image in PDF format

Department of State: Division of Corporations

[Allowable Characters](#)

HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: **6928681** Incorporation Date / **6/12/2018**
Formation Date: (mm/dd/yyyy)

Entity Name: **CC123 HOLDINGS LLC**

Entity Kind: **Limited Liability Company** Entity Type: **General**

Residency: **Domestic** State: **DELAWARE**

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**FLORIDA LIMITED LIABILITY CO.
DD MMR LLC**

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Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

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TALLAHASSEE, FLORIDA

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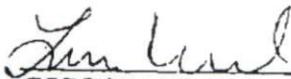
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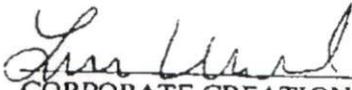
H18000271185

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:
DD MMR LLC

REGISTERED AGENT/OFFICE:
Corporate Creations Network Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
UNITED STATES

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CORPORATE CREATIONS NETWORK INC.
Lauren Underwood, Special Secretary
Date: September 17, 2018.

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TALLAHASSEE, FLORIDA

Corporate Creations International Inc.
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(561) 694-8107

H18000271185



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[Next List](#)

cc123 holding

Officer/Registered Agent Name List

Officer/RA Name	Entity Name	Entity Number
CC123 HOLDINGS, LLC	SUNSET BEND 24, LLC	L18000009054
CC123 HOLDINGS LLC	KALLBERG ASSETS, LLC	L18000042901
CC123 HOLDINGS, LLC	LA PALOMA 24, LLC	L18000065060
CC123 HOLDINGS LLC	KALLBERG INVESTMENTS, LLC	L18000065587
CC123 HOLDINGS, LLC	HORSE POWER 24, LLC	L18000097438
CC123 HOLDINGS, LLC.	WILES ROAD LLC	L18000158829
CC123 HOLDINGS LLC	24 PROPERTY MANAGEMENT LLC	L18000211310
CC123 HOLDINGS LLC	MN HORSE POWER LLC	L18000217329
CC123 HOLDINGS LLC	DD MMR LLC	L18000219726
CC123 HOLDINGS LLC	VALOR CRANE LLC	L18000226756
CC123 HOLDINGS LLC	KALLBERG CRANES LLC	L18000227939
CC123 HOLDINGS LLC	YARMOUTH DR LLC	L18000237941
CC123 HOLDINGS LLC	KAOS II CHARTERING LLC	L18000248987
CC123 HOLDINGS LLC	KAOS CHARTERING LLC	L18000249016
CC123 HOLDINGS LLC	NW 26TH TERRACE LLC	L18000251185
CC123 HOLDINGS LLC	KALLBERG LENDING LLC	L18000258232
CC123 HOLDINGS LLC	MIAMI SUPERCAR RACING LLC	L18000277909
CC123 HOLDINGS LLC	EVERGLADES 435 LLC	L18000280341
CC123 HOLDINGS LLC	KAOTIC VENTURES LLC	L18000284710
CC123 HOLDINGS LLC	AUTOMAX GLOBAL LLC	L19000019841

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cc123 holding



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[Previous List](#) [Next List](#)

cc123 holding

Officer/Registered Agent Name List

Officer/RA Name	Entity Name	Entity Number
CC123 HOLDINGS LLC	AUTOMAX GLOBAL LLC	L19000019841
CC123 HOLDINGS LLC	AUTOMAX GLOBAL LLC	L19000019841
CC123 HOLDINGS LLC	NE 26TH AVE LLC	L19000082419
CC123 HOLDINGS LLC	NW 38TH DRIVE II, LLC	L19000082435
CC123 HOLDINGS LLC	GIV 1012 LEASING LLC	L19000268158
CC123 HOLDINGS LLC	DVF LEASING LLC	L20000050916
CC123 HOLDINGS LLC	LAND AND SEA STORAGE LLC	L20000242011
CC123 HOLDINGS, LLC., A DELAWARE COMPANY	SW 32ND CT LLC	L18000146992
CC123 HOLDINGS, LLC., A DELAWARE COMPANY	NE 18TH ST LLC	L18000207359
CC123 HOLDINGS, LLC., A DELAWARE COMPANY	NW 38TH DRIVE, LLC	L18000207373
CC1 HOLDINGS, LLC	CC1 FL II, LLC	L19000104964
C C 1, INC.	C C 1 LIMITED PARTNERSHIP	A95000001174
CC2 HOLDINGS, LLC	CC2 FL REO, LLC	L20000104999
CC2 HOLDINGS, LLC	CC2 FL, LLC	L20000105006
CC2, LLC	ALLEN ENERGY VENTURES, LLC	L09000070577
CC3 ACQUISITION, LLC	CC3 MEZZ E, LLC	M11000000823
CC3 ACQUISITION TRS CORP.	SENIOR LIVING MEZZ E, LLC	M11000000793
CC+3 CAPITAL LLC	MEGA CAPITAL PARTNERS, INC.	P13000024767
CC3 EQUITY CORPORATION	CC3 INVESTORS, LTD.	A99000001773
CC3 FACILITY OWNER GP, LLC	SUNRISE THIRD TUSTIN SL, LP	B11000000041

[Previous List](#) [Next List](#)

cc123 holding

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



Ownership Disclosure of Interest

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

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
MICHAEL KALLBERG	50
ANDREA KALLBERG	50

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

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

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

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

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

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

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

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

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

* Please provide date of contract _____

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: Michael R. Kallberg
Michael R. Kallberg

STATE OF: FLA

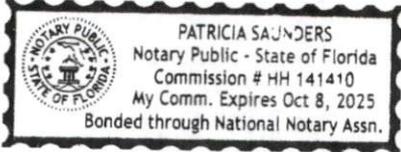
COUNTY OF: MONROE

Subscribed and sworn to (or affirmed) before me, by means of physical presence or online

notarization, on MARCH 15, 2022 (date) by Michael Kallberg (name of affiant).

He/She is personally known to me or has produced _____ (type of identification) as identification.

Patricia Saunders
Notary Public
My Commission Expires Oct 8, 2025





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 00086740-000000
 Account# 1095338
 Property ID 1095338
 Millage Group 500K
 Location 102200 OVERSEAS Hwy, KEY LARGO
 Address
 Legal 22 61 39 ISLAND OF KEY LARGO PT LOTS 7 AND 8 LYING NW OF HWY PT GOVT LOT
 Description 1 AND BAY BTM W'LY OF AND ADJ PT LOT 6 OR167-201(II DEED 22274) OR415-622
 OR570-990 OR736-375 OR759-1915 OR832-2339/40 OR847-2332/33 OR847-
 2341/42 OR862-830/31 OR1018-770/71 OR1347-1873/74 OR2403-2403/05
 OR2929-0225
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property PRIVATE SCHOOL (7200)
 Class
 Subdivision
 Sec/Twp/Rng 22/61/39
 Affordable No
 Housing



Owner

DD MMR LLC
 11876 Wiles Rd
 Coral Springs FL 33076

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$80,833	\$82,629	\$79,783	\$81,518
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,144,628	\$1,144,628	\$1,148,359	\$1,148,359
= Just Market Value	\$1,225,461	\$1,227,257	\$1,228,142	\$1,229,877
= Total Assessed Value	\$1,225,461	\$1,227,257	\$1,228,142	\$1,229,877
- School Exempt Value	\$0	\$0	(\$1,228,142)	(\$1,229,877)
= School Taxable Value	\$1,225,461	\$1,227,257	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM/HWY/WATER (10HW)	2.18	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	1.28	Acreage	0	0

Commercial Buildings

Style CAMP BLDG-A- / 36A
 Gross Sq Ft 1,517
 Finished Sq Ft 585
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 2012

Year Remodeled
 Effective Year Built 2012
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	375	0	0
FLA	FLOOR LIV AREA	585	585	0
OPF	OP PRCH FIN LL	191	0	0
OUF	OP PRCH FIN UL	191	0	0
PTO	PATIO	25	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		1,517	585	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/24/2018	\$925,000	Warranty Deed	2188410	2929	0225	37 - Unqualified	Improved
3/5/2009	\$458,000	Warranty Deed		2403	2403	01 - Qualified	Vacant
3/1/1995	\$237,500	Warranty Deed		1347	1873	U - Unqualified	Vacant
11/1/1981	\$45	Warranty Deed		847	2341	M - Unqualified	Vacant
5/1/1981	\$264,000	Warranty Deed		832	2339	M - Unqualified	Vacant
9/1/1977	\$85,700	Conversion Code		759	1915	Q - Qualified	Vacant

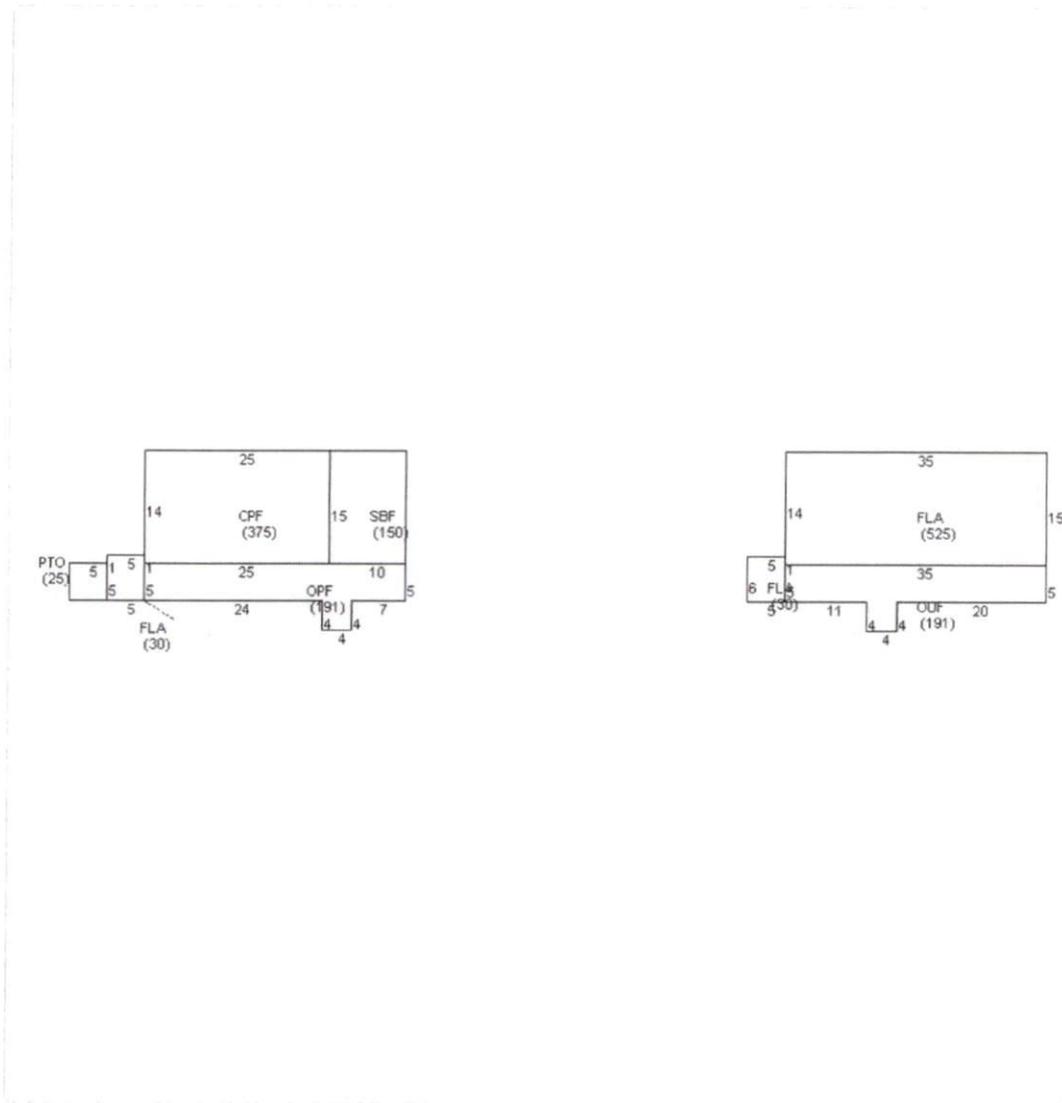
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07300864	9/7/2007		\$1		BLDG MISC
06303472	7/17/2006		\$1		DEMO PARTIALLY COMPLETED HOUSE, BLDG AND SLAB
97303044	2/22/2002	7/10/2012	\$1		ADDITION - SHOWER/LOCKER BLDG

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, Exemptions.

The Monroe County Property Appraiser's Office is not responsible for any errors or omissions in this data. The user assumes full responsibility for any use of this data. The Monroe County Property Appraiser's Office cannot guarantee the accuracy of any data. The user assumes full responsibility for any use of this data. The Monroe County Property Appraiser's Office is not responsible for any errors or omissions in this data. The user assumes full responsibility for any use of this data.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 5/3/2021, 3:16:22 AM



www.qpublic.net

Results

176 Results

Show Property Photos

Parcel ID ↕	Alternate ID ↕	Owner ↕	Property Address ↕	City ↕
 00086640-000100	1095222	 UNITED STATES OF AMERICA	VACANT LAND	KEY LARGO
 00086730-000000	1095311	 SHAW DIANE SHAW JR HERBERT J	102250 OVERSEAS Hwy	KEY LARGO
 00086730-000100	1095320	 UNITED STATES OF AMERICA	VACANT LAND	KEY LARGO
 00086740-000000	1095338	 DD MMR LLC	102200 OVERSEAS Hwy	KEY LARGO
 00086740-000100	1095346	 SO BELL TEL AND TEL CO	102180 OVERSEAS Hwy	KEY LARGO
 00463650-000000	1567060	 MANLEY ROBERT H	563 PALM Dr	KEY LARGO
 00463660-000000	1567078	 FARFAN ENRIQUE E	561 PALM Dr	KEY LARGO
 00463660-000100	9104132	 FARFAN ENRIQUE E	VACANT PALM Dr	KEY LARGO
 00463680-000000	1567094	 COUNTY OF MONROE THE	VACANT LAND	KEY LARGO
 00463700-000000	1567116	 BLASS JESSICA BLASS LAWRENCE WILLIAM	553 PALM Dr	KEY LARGO
 00463700-000100	9104587	 CORREA OCTAVIO C	555 PALM Dr	KEY LARGO
 00463700-000200	9104588	 CORREA OCTAVIO C	551 PALM Dr	KEY LARGO
 00463700-000300	9104589	 CORREA OCTAVIO C	549 PALM Dr	KEY LARGO
 00463740-000000	1567159	 TRIC-KEY INVESTMENTS LLC	547 PALM Dr	KEY LARGO
 00463740-000100	9103085	 TRIC-KEY INVESTMENTS LLC	545 PALM Dr	KEY LARGO
 00463750-000000	1567167	 JIMENEZ BILLIE H/W JIMENEZ JOHN	543 PALM Dr	KEY LARGO
 00463760-000000	1567175	 HALL DEVI S HALL JR JOSEPH M	541 PALM Dr	KEY LARGO
 00463780-000000	1567191	 VAZQUEZ LARISSA	537 PALM Dr	KEY LARGO
 00463790-000000	1567205	 BOYCE MICHAEL	VACANT LAND	KEY LARGO
 00463800-000000	1567213	 BOYCE MICHAEL	102201 OVERSEAS Hwy	KEY LARGO
 00463810-000000	1567221	 COX FRANKLIN V	542 PALM Dr	KEY LARGO
 00463820-000000	1567230	 COX FRANKLIN V	VACANT LAND	KEY LARGO
 00463830-000000	1567248	 MILAZZO JOSEPH V MILAZZO CANDICE C	538 PALM Dr	KEY LARGO
 00463850-000000	1567264	 BLASS BEVERLY JO	534 PALM Dr	KEY LARGO
 00463870-000000	1567281	 QUEZADA JUAN	532 PALM Dr	KEY LARGO
 00463880-000000	1567299	 102181 OVERSEAS HWY LLC	102181 OVERSEAS Hwy	KEY LARGO
 00463890-000000	1567302	 CUMMINGS BRENDA CUMMINGS WELDON J	102131 OVERSEAS Hwy	KEY LARGO
 00463920-000000	1567337	 WHEATON MARDELLA A	102125 OVERSEAS Hwy	KEY LARGO
 00463940-000000	1567353	 GOMEZ JESUS	427 LIME Dr	KEY LARGO
 00463950-000000	1567361	 TSE FRANKLIN TSE NORMA	VACANT LAN LIME Dr	KEY LARGO
 00463960-000000	1567370	 TSE FRANKLIN TSE NORMA	VACANT LAN LIME Dr	KEY LARGO
 00463970-000000	1567388	 SIKIRICA PATRICIA A	431 LIME Dr	KEY LARGO
 00463980-000000	1567396	 GRIFFETH JAMES D	437 LIME Dr	KEY LARGO
 00464000-000000	1567418	 BOLIVAR JOSE ALEJANDRO RICO LOURDES RICO MANUEL	441 LIME Dr	KEY LARGO
 00464030-000000	1567442	 MIKALSON TRAVIS	562 PALM Dr	KEY LARGO
 00464040-000000	1567469	 JENSEN KRISTIN KARA MITJANS PABLO JR	560 PALM Dr	KEY LARGO
 00464050-000000	1567477	 558 PALM DRIVE TRUST	558 PALM Dr	KEY LARGO
 00464060-000000	1567485	 LISCIO MICHAEL A LIVING TRUST 1/14/2010	556 PALM Dr	KEY LARGO
 00464070-000000	1567493	 COURANT NICHOLAS LANE SCANNEVIN ALYSSA RAE	554 PALM Dr	KEY LARGO

	00464080-000000	1567507	 MENZEL MONICA A DURHAM KEITH	552 PALM Dr	KEY LARGO
	00464090-000000	1567515	 DURHAM KEITH DURHAM MONICA MENZEL	550 PALM Dr	KEY LARGO
	00464100-000000	1567523	 DURHAM KEITH MONICA MENZEL	548 PALM Dr	KEY LARGO
	00464120-000000	1567540	 CAPUTO PAMELA H/W CAPUTO SCOTT	544 PALM Dr	KEY LARGO
	00464130-000000	1567558	 STRAIN EMILY A STRAIN JOHN M	443 LIME Dr	KEY LARGO
	00464140-000000	1567566	 BAXTER ANDREW DYLAN VALDES AMBER MONICA	445 LIME Dr	KEY LARGO
	00464150-000000	1567574	 SANCHEZ FELIPE CROFOOT KIMBERLY	447 LIME Dr	KEY LARGO
	00464170-000000	1567591	 SIGLE EDWARD F SIGLE JANET C	451 LIME Dr	KEY LARGO
	00464180-000000	1567604	 HOSMAN KYLE WILSON HOSMAN MICHELLE ELAINE	453 LIME Dr	KEY LARGO
	00464190-000000	1567612	 PALERMO OLGA V	455 LIME Dr	KEY LARGO
	00464200-000000	1567621	 457 LIME DRIVE TRUST	457 LIME Dr	KEY LARGO
	00464240-000000	1567663	 CORREA OCTAVIO CORREA OCTAVIO C	463 LIME Dr	KEY LARGO
	00464310-000000	1567736	 GUTIERREZ ABEL GUTIERREZ ALMA MUNOZ H/W	456 LIME Dr	KEY LARGO
	00464320-000000	1567744	 CUMMINGS PATRICIA L REV TRUST 10/29/2019	454 LIME Dr	KEY LARGO
	00464330-000000	1567752	 RODRIGUEZ EDUARDO	452 LIME Dr	KEY LARGO
	00464340-000000	1567761	 BOECHMIER MICHAEL B HALBERT EMILY G	450 LIME Dr	KEY LARGO
	00464360-000000	1567787	 SCHLAUDECKER CORT E SCHLAUDECKER ROBIN E	446 LIME Dr	KEY LARGO
	00464360-000100	9104649	 HL REAL ESTATE GROUP LLC	448 LIME Dr	KEY LARGO
	00464370-000000	1567795	 SIMMONS JACOB	444 LIME Dr	KEY LARGO
	00464380-000000	1567809	 BLOY JR GUNTER BLOY SUSANNE	343 MAHOGANY Dr	KEY LARGO
	00464390-000000	1567817	 WEER JACKSON W GILES INGELISE	345 MAHOGANY Dr	KEY LARGO
	00464400-000000	1567825	 MORA CLAUDIA GARCIA ZAMUDIO-LARA SERGIO EDUARDO	347 MAHOGANY Dr	KEY LARGO
	00464490-000000	1567914	 WAKENSHAW MARK C DODGE MAUREEN	442 LIME Dr	KEY LARGO
	00464500-000000	1567922	 CUMMINGS PATRICIA L REV LIVING TRUST 10/29/2019	440 LIME Dr	KEY LARGO
	00464510-000000	1567931	 MIKALSON TRAVIS	438 LIME Dr	KEY LARGO
	00464520-000000	1567949	 RUTTEN LEANNE M RUTTEN OTTO C	436 LIME Dr	KEY LARGO
	00464540-000000	1567965	 EVERSELE JANE L REVOCABLE TRUST 02/2/03	432 LIME Dr	KEY LARGO
	00464550-000000	1567973	 MARTIN MARIA G ESTATE	430 LIME Dr	KEY LARGO
	00464560-000000	1567981	 TSE FRANKLIN TSE GRACE W TSE DAVID T TSE STEPHEN Y	VACANT LAND	KEY LARGO
	00464570-000000	1567990	 RUTLEDGE JASON	426 LIME Dr	KEY LARGO
	00464580-000000	1568007	 CAPUTO MARNI CAPUTO STEVEN	424 LIME Dr	KEY LARGO
	00464590-000000	1568015	 CAPUTO MARNI CAPUTO STEVEN L W/H	422 LIME Dr	KEY LARGO
	00464600-000000	1568023	 NVJ MULTISERVICES INC	102101 OVERSEAS Hwy	KEY LARGO
	00464610-000000	1568031	 JAVIER TRUCKING INC	102091 OVERSEAS Hwy	KEY LARGO
	00464630-000000	1568058	 KABIL INVESTMENTS INC	102071 OVERSEAS Hwy	KEY LARGO
	00464640-000000	1568066	 UBBEN CAROL UBBEN WARREN	311 MAHOGANY Dr	KEY LARGO
	00464650-000000	1568074	 TALLINI MARY	VACANT LAND	KEY LARGO
	00464660-000000	1568082	 RODRIGUEZ ELSIE RODRIGUEZ GUSTAVO	321 MAHOGANY Dr	KEY LARGO
	00464670-000000	1568091	 BAXTER ANDREW M BAXTER LISA A	MAHOGANY Dr	KEY LARGO

	00464680-000000	1568104	 BAXTER ANDREW M BAXTER LISA A	325 MAHOGANY Dr	KEY LARGO
	00464690-000000	1568112	 BOSWORTH DEAN A BOSWORTH LINDA	VACANT LAND	KEY LARGO
	00464700-000000	1568121	 BOSWORTH DEAN A BOSWORTH LINDA A	329 MAHOGANY Dr	KEY LARGO
	00464710-000000	1568139	 BANASHEK KYLE STEPHEN	331 MAHOGANY Dr	KEY LARGO
	00464710-000100	9104215	 HENDERSON ANNE C LIVING TRUST	333 MAHOGANY Dr	KEY LARGO
	00464730-000000	1568155	 LEWANSKI JAMES M	335 MAHOGANY Dr	KEY LARGO
	00464750-000000	1568171	 LEONARD STEPHEN EUGENE LEONARD VICTORIA O	337 MAHOGANY Dr	KEY LARGO
	00464760-000000	1568180	 HARRELSON KAROL HARRELSON TERRY	341 MAHOGANY Dr	KEY LARGO
	00464780-000000	1568201	 GAMBLE III SAMUEL H GAMBLE MARY A	339 MAHOGANY Dr	KEY LARGO
	00464790-000000	1568210	 ORNELAS JOSE ADRIAN	338 MAHOGANY Dr	KEY LARGO
	00464800-000000	1568228	 COFFIN CHRISTINE A	336 MAHOGANY Dr	KEY LARGO
	00464810-000000	1568236	 LANE JOSHUA C BEHRENDT JESSICA M	334 MAHOGANY Dr	KEY LARGO
	00464820-000000	1568244	 DE LOURDES MARIA ORNELAS JOSE A	332 MAHOGANY Dr	KEY LARGO
	00464830-000000	1568252	 WILLIAMS DANA E	330 MAHOGANY Dr	KEY LARGO
	00464840-000000	1568261	 MARQUEZ SANDRA	328 MAHOGANY Dr	KEY LARGO
	00464850-000000	1568279	 SZABO ROBERT S SZABO RONETTE Y	326 MAHOGANY Dr	KEY LARGO
	00464860-000000	1568287	 NEUZIL EDWARD A NEUZIL NAOMI H	324 MAHOGANY Dr	KEY LARGO
	00464870-000000	1568295	 JOINER MARI	322 MAHOGANY Dr	KEY LARGO
	00464880-000000	1568309	 MARESMA JORGE	320 MAHOGANY Dr	KEY LARGO
	00464890-000000	1568317	 NIEDENS BRET L	VACANT MAHOGANY Dr	KEY LARGO
	00464900-000000	1568325	 NIEDENS BRET L	318 MAHOGANY Dr	KEY LARGO
	00464910-000000	1568333	 NIEDENS BRET L	VACANT MAHOGANY Dr	KEY LARGO
	00464920-000000	1568341	 SHALLOW WATER HOLDINGS LLC	VACANT LAND	KEY LARGO
	00464930-000000	1568350	 SHALLOW WATER HOLDINGS LLC	102041 OVERSEAS Hwy	KEY LARGO
	00464940-000000	1568368	 PACHO ENTERPRISES INC	102025 OVERSEAS Hwy	KEY LARGO
	00464960-000000	1568384	 CHD INVESTMENTS LLC	102001 OVERSEAS Hwy	KEY LARGO
	00464970-000000	1568392	 KRSTIC IVANA KRSTIC ZORAN	211 LIGNUMVITAE Dr	KEY LARGO
	00464980-000000	1568406	 G & E 99 PROPERTIES LLC	213 LIGNUMVITAE Dr	KEY LARGO
	00464990-000000	1568414	 PABOTOY DANE PABOTOY HEATHER	215 LIGNUMVITAE Dr	KEY LARGO
	00465000-000000	1568422	 LAZCOS ALEXANDER P	217 LIGNUMVITAE Dr	KEY LARGO
	00465010-000000	1568431	 CASARIEGO ALEXIS L CASARIEGO MARIA B	219 LIGNUMVITAE Dr	KEY LARGO
	00465020-000000	1568449	 BURDICK EILEEN	VACANT LAND	KEY LARGO
	00465030-000000	1568457	 JONES SHAWN C	223 LIGNUMVITAE Dr	KEY LARGO
	00465040-000000	1568465	 LAMB MATTHEW LAMB RACHEL	225 LIGNUMVITAE Dr	KEY LARGO
	00465050-000000	1568473	 CARDON INVESTMENTS LLC	227 LIGNUMVITAE Dr	KEY LARGO
	00465060-000000	1568481	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAND	KEY LARGO
	00465070-000000	1568490	 ACOSTA-PADRON CRISTINA PADRON ALEXIS	231 LIGNUMVITAE Dr	KEY LARGO
	00465720-000000	1569143	BOBICK JACQUELINE BOBICK ZOLTAN	220 LIGNUMVITAE Dr	KEY LARGO
	00465730-000000	1569151	BRENNAN RANDOLPH W	218 LIGNUMVITAE Dr	KEY LARGO
	00465870-000000	1569291	PALEN JR HARRY W	216 LIGNUMVITAE Dr	KEY LARGO
	00465880-000000	1569305	GREEN JESSE R	214 LIGNUMVITAE Dr	KEY LARGO
	00465890-000000	1569313	KACZKA III CHESTER	212 LIGNUMVITAE Dr	KEY LARGO
	00465940-000000	1569364	NINEHOUSER III JAMES MOSHER MARY LOU	101961 OVERSEAS Hwy	KEY LARGO

	00465970-000000	1569399	 ENGLISH CONGREGATION OF K L JEHOVAH WITNESS	102 GUMBO LIMBO	KEY LARGO
	00466010-000000	1569437	 EADS BARBARA T	113 GUMBO LIMBO Dr	KEY LARGO
	00466020-000000	1569445	 STACK MARK HIRE DAWN	115 GUMBO LIMBO Dr	KEY LARGO
	00542940-000000	1666475	 TARPON BASIN HOLDING LLC	101910 OVERSEAS Hwy	KEY LARGO
	00543020-000000	1666548	 MAHOGANY BAY COMMUNITY ASSOCIATION INC	101960 OVERSEAS Hwy	KEY LARGO
	00543020-000100	9091087	 ANSELMA ANA M ANSELMA JONATHAN M	101958 OVERSEAS Hwy	KEY LARGO
	00543020-000101	9091091	 ANSELMA ANA M ANSELMA JONATHAN M	101948 OVERSEAS Hwy	KEY LARGO
	00543020-000200	9091092	 THOMAS DAWN THOMAS ROBERT	101956 OVERSEAS Hwy	KEY LARGO
	00543020-000201	9091093	 THOMAS DAWN THOMAS ROBERT	101946 OVERSEAS Hwy	KEY LARGO
	00543020-000300	9091094	 WATSON BEVERLY L WATSON DONALD M	101954 OVERSEAS Hwy	KEY LARGO
	00543020-000301	9091095	 WATSON BEVERLY L WATSON DONALD M	101942 OVERSEAS Hwy	KEY LARGO
	00543020-000400	9091096	 GABRIEL PAUL F GABRIEL SANDRA JEAN	101952 OVERSEAS Hwy	KEY LARGO
	00543020-000401	9091097	 GABRIEL PAUL F GABRIEL SANDRA JEAN	101940 OVERSEAS Hwy	KEY LARGO
	00543020-000500	9091098	 GABRIEL PAUL F GABRIEL SANDRA JEAN	101950 OVERSEAS Hwy	KEY LARGO
	00543020-000501	9091099	 GABRIEL PAUL F GABRIEL SANDRA JEAN	101944 OVERSEAS Hwy	KEY LARGO
	00543040-000000	1666564	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAND	KEY LARGO
	00543050-000000	1666572	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAND	KEY LARGO
	00543060-000000	1666599	 MONROE COUNTY BOARD OF COUNTY COMMISSIONERS	102050 OVERSEAS Hwy	KEY LARGO
	00543080-000000	1666611	 PACIFICA KEY LARGO LP	102400 OVERSEAS Hwy	KEY LARGO
	00543380-000000	1666904	 SCHOONER SEAFOODS INC	102341 OVERSEAS Hwy 102401 OVERSEAS Hwy	KEY LARGO
	00543470-000000	1666998	 KLI HOLDINGS	102265 OVERSEAS Hwy	KEY LARGO
	00543510-000000	1667030	 UPPER KEYS POST NO 10211 VFW OF US INC	102255 OVERSEAS Hwy	KEY LARGO
	00543520-000000	1667048	 PEDRO M RIVEIRO P A	102245 OVERSEAS Hwy	KEY LARGO
	00543530-000000	1667056	 MORGAN KATRINA	102235 OVERSEAS Hwy	KEY LARGO
	00543540-000000	1667064	 EAVES BONNIE D EAVES CHARLES	102225 OVERSEAS Hwy	KEY LARGO
	00543550-000000	1667072	 BOYCE MICHAEL	501 PONCE DE LEON Blvd	KEY LARGO
	00543710-000000	1667234	 MM 102 LLC	102411 OVERSEAS Hwy	KEY LARGO
	00543730-000000	1667251	 GOMEZ JORGE YOUNG KATHERINE	610 PONCE DE LEON Blvd	KEY LARGO
	00543740-000000	1667269	 GRIBBLE SHIRLEY ANN ESTATE	VACANT LAND	KEY LARGO
	00543750-000000	1667277	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT PONCE DE LEON Blvd	KEY LARGO
	00543770-000000	1667293	 LEFFLER MARK A LEFFLER VANESSA	642 PALMA Rd	KEY LARGO
	00543780-000000	1667307	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAND	KEY LARGO
	00543800-000000	1667323	 SMITH DALE M SMITH JESSICA L	648 PALMA Rd	KEY LARGO
	00543800-000100	9100430	 REY CHRISTOPHER DAVILA KAREL	646 PALMA Rd	KEY LARGO
	00543810-000000	1667331	 KOZMA MARION ELIZABETH KOZMA MICHAEL JOHN	705 BARCELONA Rd	KEY LARGO
	00543820-000000	1667340	 GUTIERREZ ALMA ROSA MUNOZ	707 BARCELONA Rd	KEY LARGO
	00543830-000000	1667358	 PERKINS LARRY I JR TRUSTEE 5/1/2002	709 BARCELONA Rd	KEY LARGO
	00543850-000000	1667374	 CARSON JAMES W CARSON TANA	711 BARCELONA Rd	KEY LARGO
	00543860-000000	1667382	 PRATHER KIMBERLY D	715 BARCELONA Dr	KEY LARGO
	00543890-000000	1667412	 NOETZEL LISA M	720 PONCE DE LEON Blvd	KEY LARGO
	00543900-000000	1667421	 KONDON VANCE C	718 BARCELONA Rd	KEY LARGO
	00543910-000000	1667439	 WAITE PERRY D WAITE REBECCA K	716 BARCELONA Rd	KEY LARGO

 00543920-000000	1667447	 RASCHEIN RYAN T	714 BARCELONA Rd	KEY LARGO
 00543940-000000	1667463	 VAZQUEZ LARISSA R	710 BARCELONA Rd	KEY LARGO
 00543950-000000	1667471	 PERKINS LARRY I PERKINS RONDA L	708 BARCELONA Rd	KEY LARGO
 00543960-000000	1667480	 DICKENS LINDA F	706 BARCELONA Rd	KEY LARGO
 00543970-000000	1667498	 TUFTS PATRICIA L	704 BARCELONA Rd	KEY LARGO
 00543980-000000	1667501	 KASNIK JEANINE M	702 BARCELONA Rd	KEY LARGO
 00543990-000000	1667510	 ALVARADO SHARON	801 MADRID Rd	KEY LARGO
 00544000-000000	1667528	 SCHWARTZ BARBARA B H/W SCHWARTZ CARL S	803 MADRID Rd	KEY LARGO
 00544010-000000	1667536	 JONES DANIEL P	805 MADRID Rd	KEY LARGO
 00544020-000000	1667544	 NEILL INVESTMENTS LLC	807 MADRID Rd	KEY LARGO
 00544040-000000	1667561	 SHERIFF JOSEPH SHERIFF MEGAN	811 MADRID Rd	KEY LARGO
 00544050-000000	1667579	 DIAZ MUNOZ JUAN CARLOS	813 MADRID Rd	KEY LARGO
 00544060-000000	1667587	 STURRUP CHARLES MERRICK	815 MADRID Rd	KEY LARGO

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102181 OVERSEAS HWY LLC
519 SOUND DR
Key Largo, FL 33037

457 LIME DRIVE TRUST
457 Lime Dr
Key Largo, FL 33037

558 PALM DRIVE TRUST
457 Lime Dr
Key Largo, FL 33037

ACOSTA-PADRON CRISTINA
7244 Asman Ave
West Hills, CA 91307

ALVARADO SHARON
801 Madrid Rd
Key Largo, FL 33037

ANSELMA ANA M
3231 N 39th St
Hollywood, FL 33021

BANASHEK KYLE STEPHEN
331 Mahogany Dr
Key Largo, FL 33037

BAXTER ANDREW DYLAN
445 Lime Dr
Key Largo, FL 33037

BAXTER ANDREW M
325 Mahogany Dr
Key Largo, FL 33037

BLASS BEVERLY JO
1301 10th St
Key West, FL 33040

BLASS JESSICA
2 Floral Ave
Key West, FL 33040

BLOY JR GUNTER
343 Mahogany Dr
Key Largo, FL 33037

BOBICK JACQUELINE
220 Lignumvitae Dr
Key Largo, FL 33037

BOECHMIER MICHAEL B
450 Lime Dr
Key Largo, FL 33037

BOLIVAR JOSE ALEJANDRO
441 Lime Dr
Key Largo, FL 33037

BOSWORTH DEAN A
329 Mahogany Dr
Key Largo, FL 33037

BOYCE MICHAEL
PO Box 370742
Key Largo, FL 33037

BRENNAN RANDOLPH W
800 Oceana Ave
Key Largo, FL 33037

BURDICK EILEEN
220 SW 3rd Pl
Dania, FL 33004

CAPUTO MARNI
237 La Paloma Rd
Key Largo, FL 33037

CAPUTO PAMELA HW
1026 Adams Dr
Key Largo, FL 33037

CARDON INVESTMENTS LLC
47 Schooner Bay Rd
Tavernier, FL 33070

CARSON JAMES W
711 Barcelona Rd
Key Largo, FL 33037

CASARIEGO ALEXIS L
500 Hunting Lodge Dr
Miami Springs, FL 33166

CHD INVESTMENTS LLC
29020 S Dixie Hwy
Homestead, FL 33033

COFFIN CHRISTINE A
336 Mahogany Dr
Key Largo, FL 33037

CORREA OCTAVIO C
20 Abaco Rd
Key Largo, FL 33037

CORREA OCTAVIO
20 Abaco Rd
Key Largo, FL 33037

COUNTY OF MONROE THE
1100 Simonton St
Key West, FL 33040

COURANT NICHOLAS LANE
554 Palm Dr
Key Largo, FL 33037

COX FRANKLIN V
PO Box 371418
Key Largo, FL 33037

CUMMINGS BRENDA
113 South Dr
Islamorada, FL 33036

CUMMINGS PATRICIA L REV LIVING TRU
454 Lime Dr
Key Largo, FL 33037

CUMMINGS PATRICIA L REV TRUST 10/2
454 Lime Dr
Key Largo, FL 33037

DD MMR LLC
11876 Wiles Rd
Coral Springs, FL 33076

DE LOURDES MARIA
332 Mahogany Dr
Key Largo, FL 33037

DIAZ MUNOZ JUAN CARLOS
20 Abaco Rd
Key Largo, FL 33037

DICKENS LINDA F
706 Barcelona Rd
Key Largo, FL 33037

DURHAM KEITH
552 Palm Dr
Key Largo, FL 33037

EADS BARBARA T
PO Box 372379
Key Largo, FL 33037

EAVES BONNIE D
128 3rd Ln
Key Largo, FL 33037

ENGLISH CONGREGATION OF K L JEHC
PO Box 372874
Key Largo, FL 33037

EVERSOLE JANE L REVOCABLE TRUST
962 Shaw Dr
Key Largo, FL 33037

FARFAN ENRIQUE E
137 Tequesta St
Tavernier, FL 33070

G & E 99 PROPERTIES LLC
11543 SW 150th Pl
Miami, FL 33196

GABRIEL PAUL F
244 River St
Weymouth, MA 02191

GAMBLE III SAMUEL H
339 Mahogany Dr
Key Largo, FL 33037

GOMEZ JESUS
6095 SW 25TH STREET
MIAMI, FL 33155

GOMEZ JORGE
610 Ponce de Leon Blvd
Key Largo, FL 33037

GREEN JESSE R
214 Lignumvitae Dr
Key Largo, FL 33037

GRIBBLE SHIRLEY ANN ESTATE
C/O REAL JENNIFER P/R
12200 SW 99TH AVE
Miami, FL 33176

GRIFFETH JAMES D
20 SE Marlin Ave
Key Largo, FL 33037

GUTIERREZ ABEL
707 Barcelona Rd
Key Largo, FL 33037

GUTIERREZ ALMA ROSA MUNOZ
707 Barcelona Rd
Key Largo, FL 33037

HALL DEVI S
541 Palm Dr
Key Largo, FL 33037

HARRELSON KAROL
341 Mahogany Dr
Key Largo, FL 33037

HENDERSON ANNE C LIVING TRUST
333 Mahogany Dr
Key Largo, FL 33037

HL REAL ESTATE GROUP LLC
6300 SW 89th Ct
Miami, FL 33173

HOSMAN KYLE WILSON
453 Lime Dr
Key Largo, FL 33037

JAVIER TRUCKING INC
206 Hibiscus St
Tavernier, FL 33070

JENSEN KRISTIN KARA
560 Palm Dr
Key Largo, FL 33037

JIMENEZ BILLIE H/W
866 Ellen Dr
Key Largo, FL 33037

JOINER MARI
322 Mahogany Dr
Key Largo, FL 33037

JONES DANIEL P
805 Madrid Rd
Key Largo, FL 33037

JONES SHAWN C
223 Lignumvitae Dr
Key Largo, FL 33037

KABIL INVESTMENTS INC
184 La Paloma Rd
Key Largo, FL 33037

KACZKA III CHESTER
PO Box 371669
Key Largo, FL 33037

KASNIK JEANINE M
4334 Albacore Cir
Port Charlotte, FL 33948

KLI HOLDINGS
2733 SW 27th Ave
Miami, FL 33133

KONDON VANCE C
718 Barcelona Rd
Key Largo, FL 33037

KOZMA MARION ELIZABETH
705 Barcelona Rd
Key Largo, FL 33037

KRSTIC IVANA
PO Box 370393
Key Largo, FL 33037

LAMB MATTHEW
225 LIGNUMVITAE DR
KEY LARGO, FL 33037

LANE JOSHUA C
334 Mahogany Dr
Key Largo, FL 33037

LAZCOS ALEXANDER P
217 Lignumvitae Dr
Key Largo, FL 33037

LEFFLER MARK A
642 Palma Rd
Key Largo, FL 33037

LEONARD STEPHEN EUGENE
337 Mahogany Dr
Key Largo, FL 33037

LEWANSKI JAMES M
PO Box 370385
Key Largo, FL 33037

LISCIO MICHAEL A LIVING TRUST 1/14/20
457 Lime Dr
Key Largo, FL 33037

MAHOGANY BAY COMMUNITY ASSOCIA
3737 Kent Rd
Miami, FL 33133

MANLEY ROBERT H
563 Palm Dr
Key Largo, FL 33037

MARESMA JORGE
320 Mahogany Dr
Key Largo, FL 33037

MARQUEZ SANDRA
PO Box 800133
Miami, FL 33280

MARTIN MARIA G ESTATE
430 Lime Dr
Key Largo, FL 33037

MENZEL MONICA A
552 Palm Dr
Key Largo, FL 33037

MIKALSON TRAVIS
438 Lime Dr
Key Largo, FL 33037

MILAZZO JOSEPH V
538 Palm Dr
Key Largo, FL 33037

MM 102 LLC
102411 Overseas Hwy
Key Largo, FL 33037

MONROE COUNTY BOARD OF COUNTY C
1100 Simonton St
Key West, FL 33040

MONROE COUNTY COMPREHENSIVE F
1200 Truman Ave
Key West, FL 33040

MONROE COUNTY COMPREHENSIVE PL
1200 Truman Ave
Key West, FL 33040

MORA CLAUDIA GARCIA
347 Mahogany Dr
Key Largo, FL 33037

MORGAN KATRINA
6805 Gaines Ave SW
Stuart, FL 34997

NEILL INVESTMENTS LLC
718 N Emerald Dr
Key Largo, FL 33037

NEUZIL EDWARD A
324 Mahogany Dr
Key Largo, FL 33037

NIEDENS BRET L
60 Marina Ave
Key Largo, FL 33037

NINEHOUSER III JAMES
232 2nd Rd
Key Largo, FL 33037

NOETZEL LISA M
720 Ponce de Leon Blvd
Key Largo, FL 33037

NVJ MULTISERVICES INC
393 Pompano Dr
Key Largo, FL 33037

ORNELAS JOSE ADRIAN
332 Mahogany Dr
Key Largo, FL 33037

PABOTOY DANE
402 Coconut Dr
Key Largo, FL 33037

PACHO ENTERPRISES INC
PO Box 370753
Key Largo, FL 33037

PACIFICA KEY LARGO LP
6623 Stonington Dr N
Tampa, FL 33647

PALEN JR HARRY W
PO Box 372792
Key Largo, FL 33037

PALERMO OLGA V
102 Ocean Bay Dr
Key Largo, FL 33037

PEDRO M RIVEIRO P A
102245 Overseas Hwy
Key Largo, FL 33037

PERKINS LARRY I JR TRUSTEE 5/1/2002
708 Barcelona Rd
Key Largo, FL 33037

PERKINS LARRY I
706 Barcelona Rd
Key Largo, FL 33037

PRATHER KIMBERLY D
3348 Boston Rd
Lexington, KY 40503

QUEZADA JUAN
PO Box 371965
Key Largo, FL 33037

RASCHEIN RYAN T
714 Barcelona Rd
Key Largo, FL 33037

REY CHRISTOPHER
646 Palma Rd
Key Largo, FL 33037

RODRIGUEZ EDUARDO
4840 Ronda St
Coral Gables, FL 33146

RODRIGUEZ ELSIE
321 Mahogany Dr
Key Largo, FL 33037

RUTLEDGE JASON
426 Lime Dr
Key Largo, FL 33037

RUTTEN LEANNE M
436 Lime Dr
Key Largo, FL 33037

SANCHEZ FELIPE
447 Lime Dr
Key Largo, FL 33037

SCHLAUDECKER CORT E
446 Lime Dr
Key Largo, FL 33037

SCHOONER SEAFOODS INC
PO Box 373050
Key Largo, FL 33037

SCHWARTZ BARBARA B H/W
610 La Paloma Rd
Key Largo, FL 33037

SHALLOW WATER HOLDINGS LLC
312 S Coconut Palm Blvd
Tavernier, FL 33070

SHALLOW WATER HOLDINGS LLC
312 S S Coconut Palm Blvd
Tavernier, FL 33070

SHAW DIANE
66 Shoreland Dr
Key Largo, FL 33037

SHERIFF JOSEPH
811 Madrid Rd
Key Largo, FL 33037

SIGLE EDWARD F
451 Lime Dr
Key Largo, FL 33037

SIKIRICA PATRICIA A
431 Lime Dr
Key Largo, FL 33037

SIMMONS JACOB
539 Sound Dr
Key Largo, FL 33037

SMITH DALE M
648 Palma Rd
Key Largo, FL 33037

SO BELL TEL AND TEL CO
ATTN PROPERTY TAX DEPT
1010 Pine St 9E-L-01
Saint Louis, MO 63101

STACK MARK
115 Gumbo Limbo Dr
Key Largo, FL 33037

STRAIN EMILY A
443 Lime Dr
Key Largo, FL 33037

STURRUP CHARLES MERRICK
PO Box 2761
Cleveland, GA 30528

SZABO ROBERT S
326 Mahogany Dr
Key Largo, FL 33037

TALLINI MARY
6 Penelope Ln
Huntington, NY 11743

TARPON BASIN HOLDING LLC
PO Box 372487
Key Largo, FL 33037

THOMAS DAWN
101956 Overseas Hwy
Key Largo, FL 33037

THOMAS DAWN
101956 OVERSEAS HWY
Key Largo, FL 33037

TRIC-KEY INVESTMENTS LLC
500 Geiger Cir
Key Largo, FL 33037

TSE FRANKLIN
5121 Hawkhurst Ave
Southwest Ranches, FL 33331

TUFTS PATRICIA L
704 Barcelona Rd
Key Largo, FL 33037

UBBEN CAROL
53 Jenny Ln
Key Largo, FL 33037

UNITED STATES OF AMERICA
1875 Century Blvd NE
Atlanta, GA 30345

UPPER KEYS POST NO 10211 VFW
PO Box 371109
Key Largo, FL 33037

VAZQUEZ LARISSA R
68 Shoreland Dr
Key Largo, FL 33037

VAZQUEZ LARISSA
537 Palm Dr
Key Largo, FL 33037

WAITE PERRY D
716 Barcelona Rd
Key Largo, FL 33037

WAKENSHAW MARK C
442 Lime Dr
Key Largo, FL 33037

WATSON BEVERLY L
2100 Market St
Chattanooga, TN 37408

WEER JACKSON W
57 SE Marlin Ave
Key Largo, FL 33037

WHEATON MARDELLA A
504 Sound Dr
Key Largo, FL 33037

WILLIAMS DANA E
330 Mahogany Dr
Key Largo, FL 33037

AGENT AUTHORIZATION FORM

Date of Authorization: 2 / 9 / 2022
Month Day Year

I hereby authorize Jim Saunders be listed as authorized agent
(Print Name of Agent)

representing DD MMR LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Rezoning Application
(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)

Lots 718 Island of Key Largo Key Largo
Lot Block Subdivision Key (Island)

00086140-000000 1095338
Real Estate (RE) / Parcel ID Number Alternate Key Number

102200 Overseas Hwy, Key Largo, FL 33037 102
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

95175 Overseas Hwy, Key Largo, FL 33037
Mailing Address (Street, City, State and Zip Code)

305-453-4521 305-240-0957 jsaunders@bayviewdev.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: [Signature]

Printed Name of Property Owner: Andrea Kallberg

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 28th day of Feb, 2022 by means of [X] physical presence or [] online notarization,

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

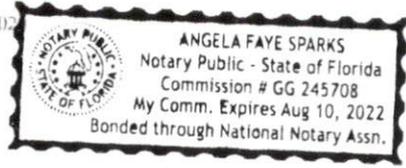
(Type of ID Produced) as identification.

Angela Faye Sparks
Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

Last Revised August 2020



Traffic Study Not Needed

Our traffic engineer Karl Petersen from Traffic Tek Engineering advised that a 4-home development on this site with the only entrance to the project being from an existing curb cut on US-1 should not require a traffic study. If required, a traffic study can be provided.



Map data ©2021 Google 500 ft

Untitled Map *STREET PHOTOS*

Write a description for your map.

Legend **PROPERTY ENTRANCE**

 102200 Overseas Hwy



Untitled Map

Write a description for your map.

Legend *ADJOINING PROPERTY SOUTH*

 102200 Overseas Hwy



Untitled Map

Write a description for your map.

Legend **2 ENTRANCE SOUTH**

 102200 Overseas Hwy



Untitled Map

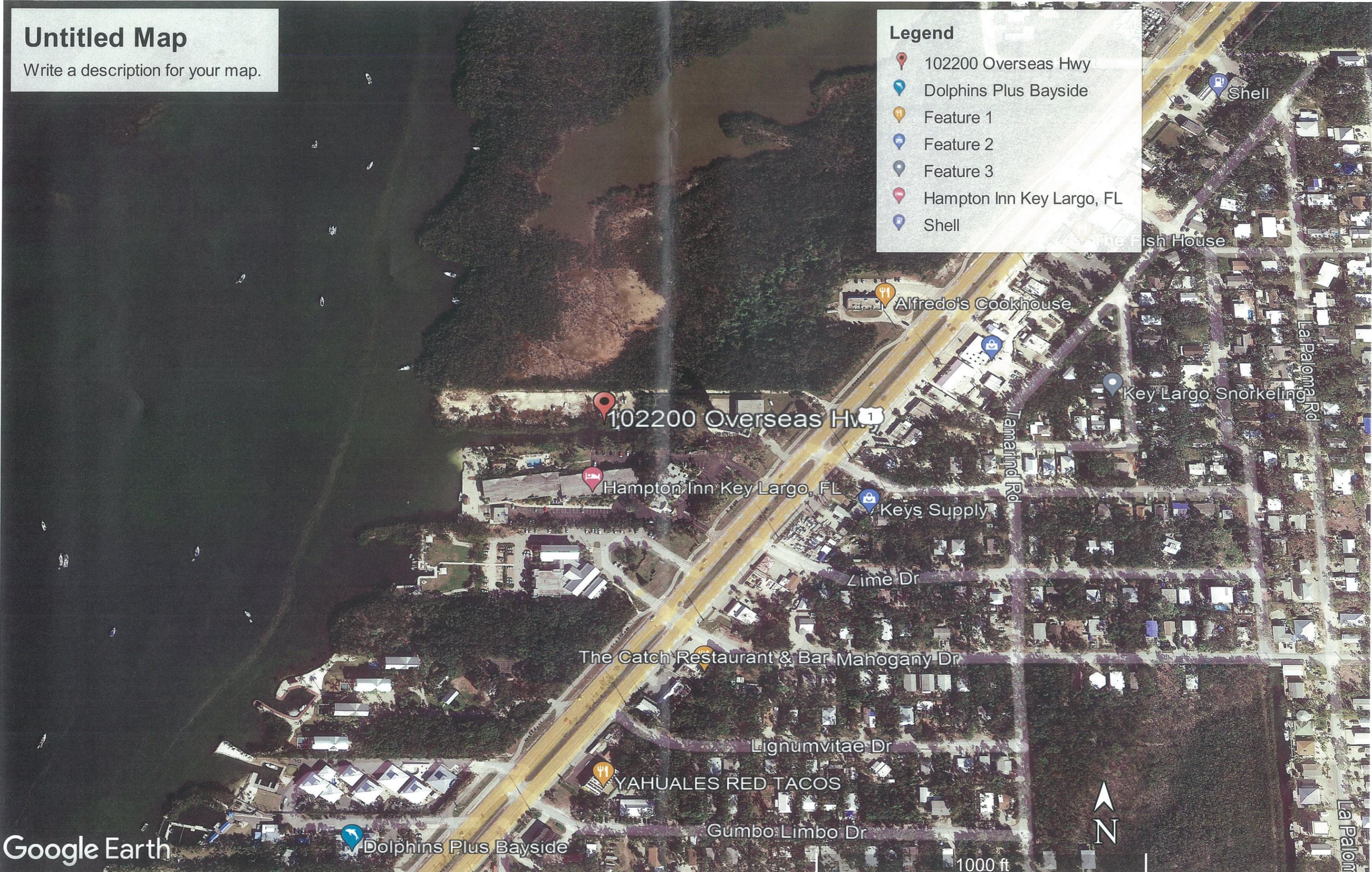
Write a description for your map.

Legend

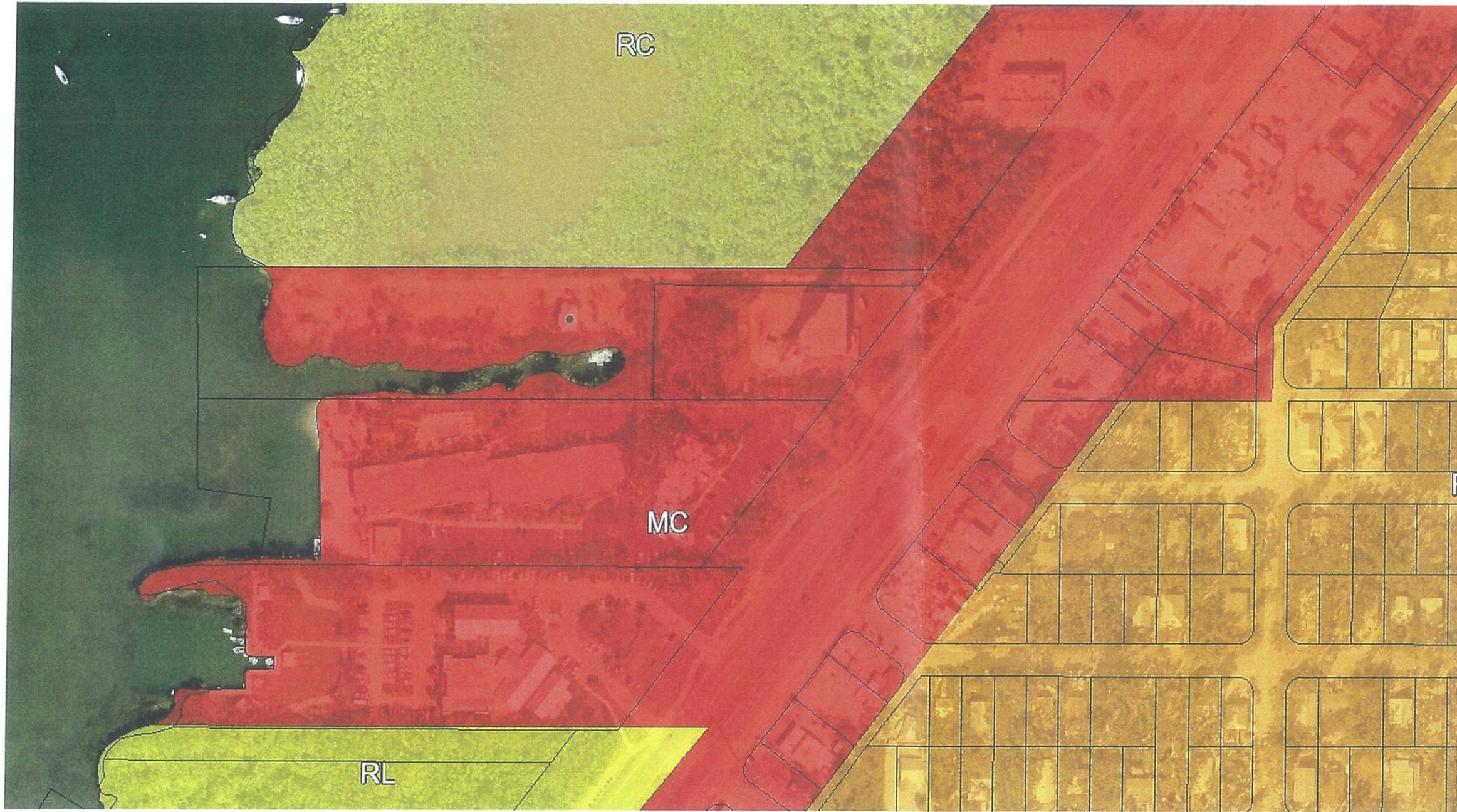
-  102200 Overseas Hwy
-  Dolphins Plus Bayside
-  Feature 1
-  Feature 2
-  Feature 3
-  Hampton Inn Key Largo, FL
-  Shell



1000 ft

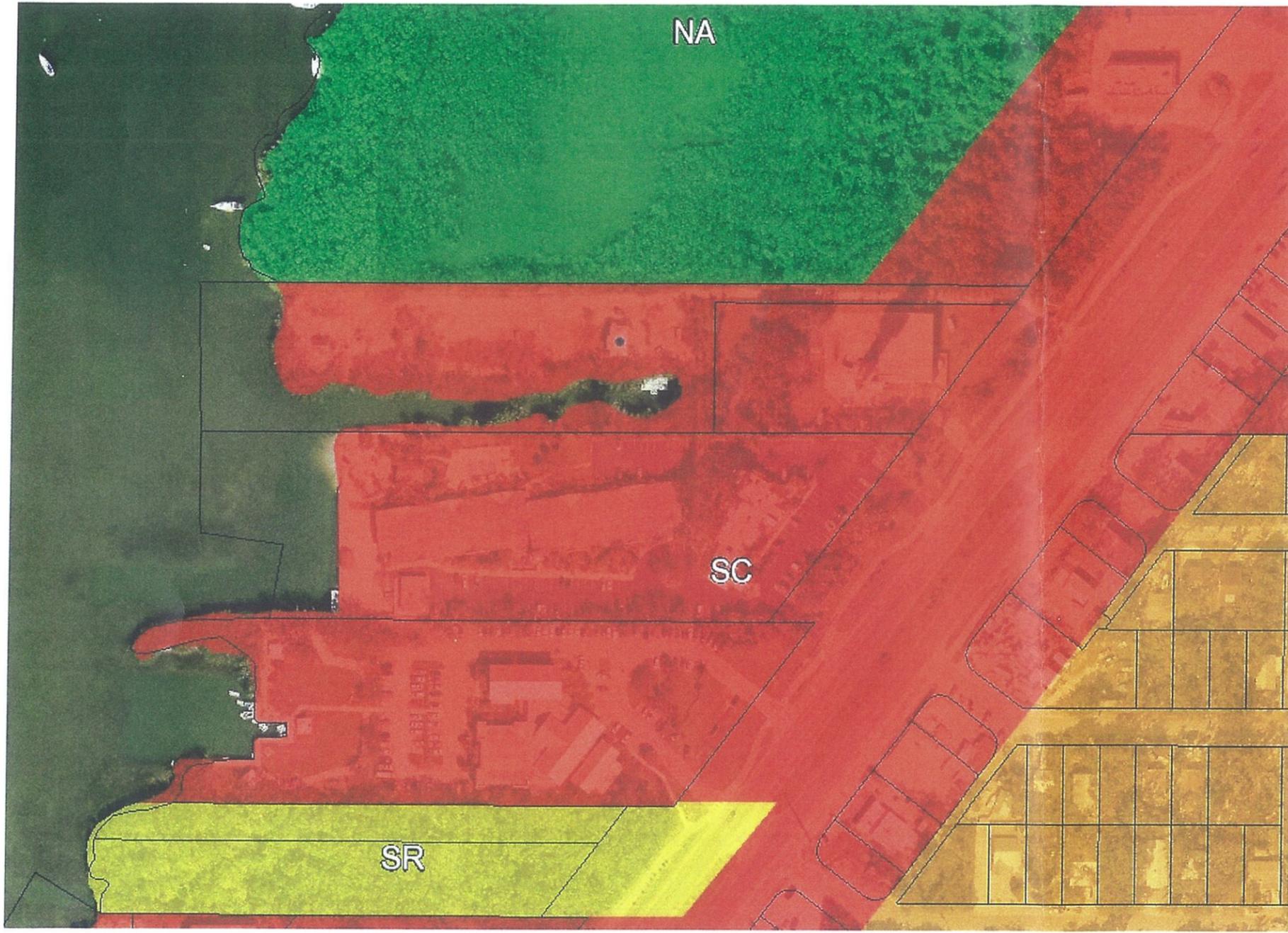






FLWM
MC





LUD
SC

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **102200 OVERSEAS HIGHWAY, KEY LARGO, FL**

- LEGEND:**
- M.C.R. MONROE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - ☐ CENTERLINE
 - I.D. IDENTIFICATION
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - GPS GLOBAL POSITIONING SYSTEM
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - ELEV. ELEVATION
 - BLDG. BUILDING
 - MHWL MEAN HIGH WATER LINE
 - OHW- OVERHEAD WIRES
 - (C) CALCULATED
 - (M) MEASURED BEARING AND/OR DISTANCE
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
 - (R) DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
 - ☒ SIGN
 - ☒ WOOD POWER POLE
 - ☒ WOOD POLE (NO WIRES)
 - ☒ CONCRETE POWER POLE
 - ☒ ELECTRIC METER
 - ☒ ANCHOR WIRE
 - ☒ WIRE PULL BOX
 - ☒ WATER VALVE
 - ☒ CLEANOUT
 - ☒ VIEW 1
 - ☒ SURFACE ELEVATION
 - ☒ APPROXIMATE EDGE OF MANGROVES



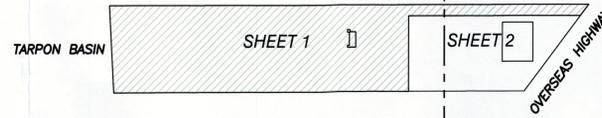
VIEW 1
NOT TO SCALE



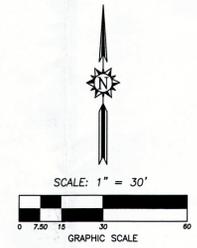
VIEW 2
NOT TO SCALE



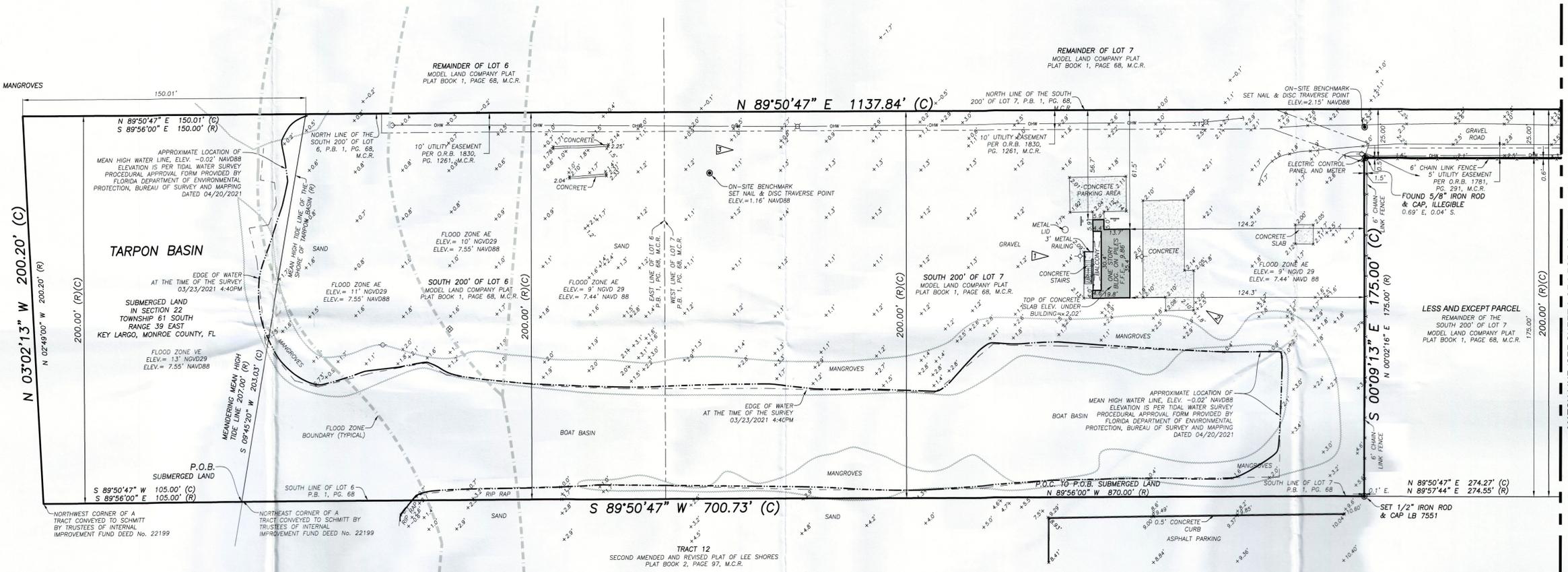
VIEW 3
NOT TO SCALE



KEY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

SOUTH 200' OF LOT 6, SOUTH 200' OF LOTS 7 AND 8, LYING NORTH AND WEST OF A LINE PARALLEL TO AND 120' MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF U.S. HIGHWAY #1 IN SECTION 22, TOWNSHIP 61 SOUTH, RANGE 39 EAST, AS SHOWN ON THE P.R. JENKINS PLAT AND RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 68, LESS: BEGIN AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 WITH THE SOUTH LINE OF LOT 7, MODEL LAND COMPANY PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT BEING 120.00' NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID U.S. HIGHWAY #1; THENCE RUN NORTH 0°02'16\"/>

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON BEARING OF S 37°13'10\"/>

SURVEY NOTES (CONTINUED):

- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- BUILDING DIMENSIONS WERE MEASURED ALONG THE EXTERIOR WALLS OF THE BUILDING AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 3.480 ACRES (151,590 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

BAYVIEW DEVELOPMENT

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J. D. J.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecsurveyors.com



TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.

3466 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

PORTIONS OF LOTS 6, 7 AND 8
MODEL LAND COMPANY PLAT
PLAT BOOK 1, PAGE 68, M.C.R.
A PORTION OF SECTION 22, T. 61 S., R. 39 E., FL
102200 OVERSEAS HIGHWAY, KEY LARGO, FL

CLIENT: BAYVIEW DEVELOPMENT
DATE: 04/22/21

DRWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 03/26/21

REVISIONS

JOB NO. **ECS2513**
SHEET NO. 01 OF 02

