

**File #:** **2022-066**

**Property Owner:** Thurmond Street Partners, LLC

**Applicant:** Spottswood, Spottswood,  
Spottswood & Sterling

**Agent:** Donald L. Craig / Erica Sterling

**Type of Application:** LUD (Zoning) Map Amendment

**Key:** Key Largo

**RE:** 00088160-000100

**Additional Information added to File 2022-066**

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

Telephone | 305-294-9556  
Facsimile | 305-504-2696

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
ROBERT A. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY  
ROBERT H. GEBALDE

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD, JR. of Counsel

JUN 20 REC'D

June 16, 2023

Cheryl Cioffari c/o Ilze Aguilar  
Monroe County Planning and Environmental Resources Department  
Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, Florida 33050

Subject: Thurmond Street Partners LLC  
98990 Overseas Hwy, Key Largo, FL 33037

Dear Cheryl,

Please find enclosed Agent Authorization forms for the proposed Comp Plan Amendment, FLU Map Amendment and LDC Text Amendment as well as the survey per your request.

2022-066

2022-065

2022-174

We appreciate your assistance in this matter. If you have any questions, please don't hesitate to contact me or Erica Sterling.

Respectfully,



Lori Thompson  
Research and Planning Coordinator

JUN 20 REC'D



Hershoff, Lupino & Yagel, LLP  
Attorneys At Law

www.HLYlaw.com

ATTORNEYS AT LAW  
JAY A. HERSHOFF  
JAMES S. LUPINO  
RUSSELL A. YAGEL  
JESSICA L. ROTHENBERG  
ROBERT C. STOBER  
DEBORAH A. SERAFINI  
VICTORIA G. MIRANDA  
JOANNE M. PEREIRA

ALL CORRESPONDENCE TO:  
88539 OVERSEAS HIGHWAY  
TAVERNIER, FLORIDA 33070  
(305) 852-8440 FAX (305) 852-8848

MIAMI OFFICE  
9350 S. DIXIE HIGHWAY, SUITE 1470  
MIAMI, FLORIDA 33156

June 15, 2023

Via Federal Express

Tracking No.: 7724 5841 3944

Lori Thompson  
Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040

RE: Thurmond Street Partners LLC  
Agent Authorizations

Dear Ms. Thompson,

Enclosed please find three (3) newly executed Agent Authorization Forms in regard to the above-referenced matter.

Please feel free to contact our office should you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Russell A. Yagel'.

Russell A. Yagel, Esq.  
RAY/tld  
Enclosures

AGENT AUTHORIZATION FORM

JUN 20 REC'D

Date of Authorization: 06 / 15 / 2023
Month Day Year

I hereby authorize Russ Yagel & Spottswood, Spottswood, Spottswood & Sterling, PLLC be listed as authorized agent
(Print Name of Agent)
representing Thurmond Street Partners, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))
of Comp Plan Amendment
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Row 1: 1 - 14, 1, El Dorado Heights, Key Largo. Row 2: 00088170-000000, 00088110-000000 & 00088160-000100, 1097080. Row 3: 98990 Overseas Hwy, Key Largo, FL 33037, 99. Row 4: Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:

500 Fleming Street, Key West, FL 33040

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

Table with 4 columns: Work Phone, Home Phone, Cell Phone, Email Address. Row 1: 305-294-9556, 305-901-2560, dcraig@spottswoodlaw.com

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: David McGraw

Printed Name of Property Owner: David McGraw

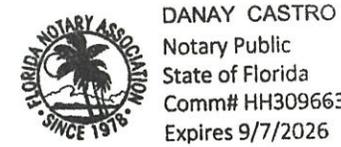
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 15 day of June, 2023 by means of [X] physical presence or [ ] online notarization,

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

(Type of ID Produced) as identification.

Danay Castro
Signature of Notary Public
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

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of FLU Map Amendment
(List the Name and Type of applications for the authorization)

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STATE OF Florida COUNTY OF Monroe

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

(Type of ID Produced) as identification.

Signature of Notary Public: Danay Castro
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

AGENT AUTHORIZATION FORM

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(Print Name of Agent)

representing Thurmond Street Partners, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Land Development Code Text Amendment
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Row 1: 1 - 14, 1, El Dorado Heights, Key Largo. Row 2: 00088170-000000, 00088110-000000 & 00088160-000100, 1097080. Row 3: Real Estate (RE) / Parcel ID Number, 98990 Overseas Hwy, Key Largo, FL 33037, Alternate Key Number, 99. Row 4: Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:

500 Fleming Street, Key West, FL 33040

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

Table with 4 columns: Work Phone, Home Phone, Cell Phone, Email Address. Row 1: 305-294-9556, 305-901-2560, dcraig@spottswoodlaw.com

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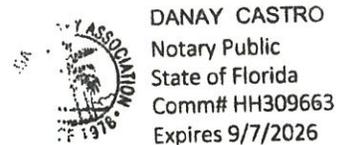
STATE OF Florida COUNTY OF Monroe

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

(Type of ID Produced) as identification.

Danay Castro
Signature of Notary Public
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

Doc# 2075064 05/11/2016 11:43AM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by and Return to:  
 Alex D. Sirulnik, Esq.  
 Alex D. Sirulnik, P.A.  
 2199 Ponce de Leon Blvd, Suite 301  
 Coral Gables, FL 33134  
 305-443-7211

05/11/2016 11:43AM  
 DEED DOC STAMP CL: ROBI \$19,600.00

Doc# 2075064  
 Bk# 2796 Pg# 121

Tax Folio Number: 00088170-000000 AK 1097080

### WARRANTY DEED

THIS WARRANTY DEED made as of May 6, 2016 between DJ 98990 INVESTMENTS LLC, a Florida limited liability company ("Grantor"), having an address at 1550 Madruga Avenue, Suite 130, Coral Gables, FL 33146 and Thurmond Street Partners LLC, a Florida limited liability company ("Grantee"), having an address at 2 Thurmond Street, Key Largo, Florida 33037.

#### WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property") lying and being in Monroe County, Florida.

**TOGETHER** with all the improvements and amenities associated therewith, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the benefit of the Property.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple forever, subject to real property taxes subsequent to December 31, 2015; easements, restrictions and limitations of record, and matters shown on the Plat; however, this provision shall not serve to reimpose easements, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

**AND** Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Property; Grantor fully warrants title to the Property and will defend the same against lawful claims of all persons whomsoever; and Grantor covenants that the Property is free from all encumbrances made by Grantor, except as set forth above.

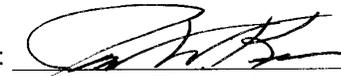
Doc# 2075064  
Bk# 2796 Pg# 122

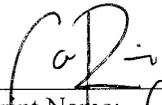
IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed the day and year first above written.

Witnesses:

DJ 98990 INVESTMENTS LLC, a  
Florida limited liability company

  
Print Name: Euanne Regalado

By:   
James W. Kern, Manager and Member

  
Print Name: Cory Rivero

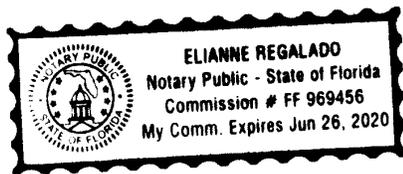
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2016 by James W. Kern, as Manager and member of DJ 98990 INVESTMENTS LLC, a Florida limited liability company, on behalf of the company, personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public State of Florida

My Commission Expires:

Printed Notary Signature  
Commission No.:



Doc# 2075064  
Bk# 2796 Pg# 123**EXHIBIT "A"****LEGAL DESCRIPTION**

Lots 1 through 14, inclusive, Square 1, EL DORADO HEIGHTS, according to the Plat thereof, as recorded in Plat Book 1, at Page 203, of the Public Records of Monroe County, Florida, which property was returned to acreage by Resolution of the Board of County Commissioners of Monroe County, Florida, recorded in Official Records Book 409, at Page 427, of the Public Records of Monroe County, Florida.

AND

A parcel of land in Section 32, Township 61 South, Range 39 East, lying Southeasterly of Block 1 of the plat of EL DORADO HEIGHTS ON KEY LARGO, as recorded in Plat Book 1, at Page 203 of the Public Records of Monroe County, Florida, described as follows: Begin at the point of intersection of the West line with the Southeasterly line of said Block 1 of the plat of EL DORADO HEIGHTS ON KEY LARGO; thence run North 45°18'04" East along the Southeasterly line of said Block 1 for a distance of 176.78 feet to the East line of said Block 1; thence run South 00°18'04" West along the Southerly extension of the East line of said Block 1 for a distance of 42.43 feet to a line that is parallel with and 30.0 feet Southeasterly of the Southeasterly line of said Block 1; thence run South 45°18'04" West along said line for a distance of 176.78 feet to the West line of said Block 1 extended; thence run North 00°18'04" East along the extended West line of said Block 1 for a distance of 42.43 feet to the Point of Beginning.

AND

A parcel of submerged land in the Bay of Florida in Section 32, Township 61 South, Range 39 East, Key Largo, fronting Lots 1 and 2, Block 1, El Dorado Heights, Plat Book 1, Page 203, Public Records of Monroe County, Florida, more particularly described as follows:  
From the Southwest corner of said Lot 1, Block 1 of El Dorado Heights, run North along the West side of said Lot 1, a distance of 175 feet to the mean high tide line on the shore of the Bay of Florida and the Point of Beginning of the parcel hereinafter described; then North 29°00' West, a distance of 200 feet; thence North 51°26' East, a distance of 148.7 feet; thence South 31°10' East, a distance of 215 feet, more or less, to the said mean high tide line at the East line of Lot 2, said Block 1, El Dorado Heights; thence Southwesterly meandering said mean high tide line, a distance of 157 feet, more or less, to the Point of Beginning.

AND

That part of the closed street, Bay View Boulevard, lying West of the centerline of Bay View Boulevard, and contiguous to the Eastern boundary lines of Lots 2 through 12, inclusive, Square 1, El Dorado Heights, according to the Plat thereof, recorded in Plat Book 1, Page 203; the same being closed, vacated and abandoned by Monroe County Resolution #87-1973, dated July 17, 1973 and recorded on August 9, 1973 in Official Records Book 548, Page 777 of the Public Records of Monroe County, Florida.

**MONROE COUNTY  
OFFICIAL RECORDS**

Doc# 1998491 09/22/2014 2:32PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

09/22/2014 2:32PM  
DEED DOC STAMP CL: RE \$16,765.00

Prepared By and Return To:  
Lori Tuxbury  
2200 N 30 Road  
Hollywood, FL 33021  
Parcel Id Number 00088160-000100

Doc# 1998491  
Bk# 2704 Pg# 109

**WARRANTY DEED**

Executed this 18 day of September, 2014, by **DS Investments I, LLC, a Florida Limited Liability Company**, whose address is: 2200 N 30 Road, Hollywood, FL 33021, hereinafter called the grantor, to, **Thurmond Street Partners LLC, a Florida Limited Liability Company** hereinafter called the grantee, whose post office address is: 2 Thurmond Street, Key Largo, FL 33037. (Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **County of Monroe, State of Florida**, to-wit:

See Attached Exhibit "A"

Subject to easements, restrictions, reservations, and limitations of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:  
(Two witness signatures required)

**DS Investments I, LLC, a Florida Limited Liability Company**

M. Shemba  
Printed Name: Meir Shemba  
Lori Tuxbury  
Printed Name: Lori Tuxbury

BY: [Signature]  
Scott Daiagi, Managing Member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, a Notary Public, this 18 day of September 2014, by **Scott Daiagi**, Managing Member of **DS Investments I, LLC, a Florida Limited Liability Company**, who was personally known to me, or who produced the following identification:

\_\_\_\_\_

My Commission Expires:  
My Commission Number:

[Signature]  
(Signature of Notary)

\_\_\_\_\_  
(Printed Name of Notary)



File No: 06-323

Exhibit "A" **Doc# 1998491**  
**Bk# 2704 Pg# 110**

Parcel A:

Lots 17 through 29, inclusive, Block 2, EI Dorado Heights, according to the Plat thereof, recorded in Plat Book 1, at Page 203 of the Public Records of Monroe County, Florida, vacate by the Board of County Commissioners Resolution No. 17-1968, dated February 27, 1968. Together with the East one-half of Bay View Boulevard adjacent to and parallel with Lots 20 through 29, Block 2, as shown on said plat of EI Dorado Heights, said Bay View Boulevard vacated by the Board of county commissioners Resolution No. 87-1973, dated July 17, 1973. Said parcel being more particularly described by metes and bounds as follows: A parcel of land in Section 32, Township 61 South, Range 39 East on Key Largo, Monroe County, Florida and being further described as portions of Lots 9, 11 and 15 of Model Land Company, according to the Plat thereof, as recorded in Plat Book 1, at Page 68 of the Public Records of Monroe County, Florida as shown on the Plat of EI Dorado Heights, as recorded in Plat Book 1, at Page 203 of the Public Records of Monroe County, Florida. Beginning at the intersection of the centerline of Bay View Boulevard with the Northwesterly right of way line of Florida Avenue, as shown on the plat of EI Dorado Heights, recorded in Plat Book 1, at Page 203 of the Public Records of Monroe County, Florida; thence run North, along said centerline for a distance of 588.35 feet to a point 25.00 feet West of the Northwest corner of Lot 29, Block 2 of said plat of EI Dorado Heights; thence East, along a Westerly projection of the North line of said Lot 29, and the North line of said Lot 29 for a distance of 150.05 feet to the Northeast corner of said Lot 29, Block 2; thence South, along the Easterly line of Lots 21 through 29, Block 2 of said plat of EI Dorado Heights for a distance of 440.32 feet to a point on the aforementioned Northwesterly right of way line of Florida Avenue; thence run Southwesterly along said Northwesterly right of way line of Florida Avenue, deflecting 45° 20'11" to the right from the previous course, for a distance of 210.59 feet to the Point of Beginning of the parcel herein described.

Together with:

A Parcel of land comprised of Lot 1 and part of Lot 2, Block 2, EI Dorado Heights, according to the Plat thereof, recorded in Plat Book 1, at Page 203 of the Public Records of Monroe County, Florida and vacated by Monroe County Commissioner's Resolution No. 17-1968 dated 2-27-68, and part of a 20 foot wide alley, according to said plat and vacated by Monroe County Commissioner's Resolution No. 28-1967, dated 5-23-67 and part of the Easterly one half of Bay View Boulevard, according to said plat and vacated by Monroe County Commissioner's Resolution No. 87-1973, dated 7-17-73, said parcel being more particularly described as follows:

Begin at the intersection of a westerly prolongation of the northerly line of Lot 29, Block 2, EI Dorado Heights, according to the Plat thereof, recorded in Plat Book 1, at Page 203 of the Public Records of Monroe County, Florida, and vacated by Monroe County Commissioner's Resolution No. 17-1968, dated 2-27-68 with the centerline of Bay View Boulevard according to said plat, and vacated by Monroe County Commissioner's Resolution No. 87-1973, dated 7-17-73; from said Point of Beginning, thence easterly, along said prolongation of and along the northerly line of said Lot 29 for a distance of 150 feet to the northeasterly corner of said Lot 29; thence Northwesterly on an angle of 79°45'50" to the right of the preceding course, a distance of 234.4 feet, more or less, to the shoreline of Florida Bay; thence meander said shoreline in a southwesterly direction for a distance of 228 feet, more or less, to an intersection with the said centerline of the said vacated Bay View Boulevard; thence Southerly along said centerline for a distance of 62 feet, more or less, to the Point of Beginning.

PARCEL B:

Part of a 20 foot wide, vacated alley, part of Lot 2 and all of Lots 3 through 16, inclusive, Block 2, EI Dorado Heights, according to the Plat thereof, recorded in Plat Book 1 at Page 203 of the Public Records of Monroe County, Florida, and vacated by resolution of the Board of County Commissioners No. 17-1968, dated 2-27-68 being more particularly described as follows:

Commence at the intersection of the centerline of Bay View Boulevard with the northwesterly right of way line of Florida Avenue as shown on the plat of EI Dorado Heights, recorded in Plat Book 1, at Page 203 of the Public Records of Monroe County, Florida; thence run northeasterly along said right of way line for

**Doc# 1998491**  
**Bk# 2704 Pg# 111**

212.16 feet, more or less, to the most easterly corner of Lot 17, Block 2 of said plat and the Point of Beginning of the following described parcel; from said Point of Beginning, thence deflect 45 feet to the left and run northerly along the Westerly line of Lot 8 through 14 and of Lot 16, all in Block 2 of said plat, for a distance of 440 feet more or less, to the northwest corner of Lot 8, Block 2 of said plat; thence deflect  $10^{\circ}14'10''$  to the left and proceed northwesterly for a distance of 234.4 feet, more or less, to the shoreline of Florida Bay; thence meander northeasterly along said shoreline for 565 feet, more or less, to a point and a northerly prolongation of the Westerly right of way line of Thurmond Street, according to said plat; thence run south along said right of way line for a distance of 673 feet, more or less, to an intersection with said northwesterly right of way line of Florida Avenue, according to said plat, for a distance of 169.70 feet, more or less to the Point of Beginning.

**MONROE COUNTY**  
**OFFICIAL RECORDS**

AGENT AUTHORIZATION FORM

JUN 20 REC'D

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305-294-9556 305-901-2560 dcraig@spottswoodlaw.com
Work Phone Home Phone Cell Phone Email Address

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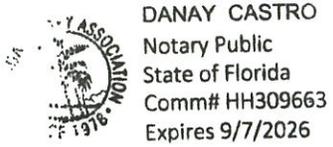
Signature of Property Owner: David McGraw
Printed Name of Property Owner: David McGraw
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 15 day of June, 2023, by means of [X] physical presence or [ ] online notarization,

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

(Type of ID Produced) as identification.

Danay Castro
Signature of Notary Public
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

**End of Additional File 2022-066**

Thurmond Street Partners LLC

Applications for Comprehensive Plan Map and Text Change and  
Application for Land Use District Map Change

August 2022

Spottswood, Spottswood, Spottswood, and Sterling PLLC

# Table of Contents

Cover Letter

Application for Comprehensive Plan Text Amendment

Application for Comprehensive Plan Future Land Use Map Amendment

Application for Land Use District (Zoning) Map Amendment

## Exhibits

- a- Survey
- b- Existing Text of Comprehensive Plan Goals and Policies Affected
- c- Proof of Ownership
- d- Ownership Disclosure Form
- e- Copy of Current Future Land Use Map
- f- Agent Authorization Form
- g- Current Property Record Cards
- h- Location Map
- i- Photographs of Site
- j- List of Property Owners within 600 feet of the Property
- k- Analyses of How the proposed changes are Consistent with Florida Statute 380.0552(7)
- l- Analyses of how the Proposed Changes are Consistent with Part II of Chapter 163, Florida Statutes
- m- Analyses of How the Proposed Changes are Consistent with the Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan
- n- Copy of Fireworks Use Permits from United States Fish and Wildlife Service
- o- Habitat Delineation Report by Cheon Environmental Consulting dated July 4, 2022

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
ROBERT A. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY  
ROBERT H. GEBALDE

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD, JR. of Counsel

August 3, 2022

Ms. Emily Schemper  
Senior Director  
Monroe County Department of Planning and Environmental Resources  
2798 Overseas Highway  
Marathon, Florida 33050

Subject: Thurmond Street Partner LLC Comprehensive Plan and Land Use District Map Amendment – Parcel Numbers 00088160-0001000, 00088170-000000 and 00088110-000000

Dear Emily:

When we last discussed the previous application to amend the County's Comprehensive Plan to create a special Overlay Policy for the above-named parcels, we agreed that an amended application would focus on changing the Comprehensive Plan Map designation from Residential Low to Mixed Use Commercial and would be accompanied by a request to change the Land Use District designation from Suburban Residential to Mixed Use. The purpose of submitting the applications is to obtain a Land Use District designation that would be supportive of the lawful wedding and family celebration event venue that has operated on the property since 2015. We also agreed that a proposal to create an Overlay Policy in the Comprehensive Plan text only would be submitted at the same time as the applications to change the land-use designations. The purpose of the Overlay Policy request we also agreed was to create residential use density limitations consistent with policy 101.5.26 of the Comprehensive Plan and address the upland hammock areas on site.

Attached to this letter are the three applications identified above, together with the supporting materials and policy analyses required to support the applications. As we also discussed in our phone call, no new application fees are required for the revised approach to the Overlay policy.

We look forward to working with you and your staff over the coming months to bring the applications forward to the Planning Commission and the Board of County Commissioners. Should you have any initial questions please contact me or Erica Sterling.

Sincerely and Respectfully,

  
Donald Leland Craig, AICP  
Land Use Director

Thurmond Street Partners LLC

# Application for Land Use District (Zoning) Map Amendment

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: 08 / 03 / 2022  
Month Day Year

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

Spottswood, Spottswood, Spottswood and Sterling PLLC Donald Leland Craig AICP and/or Erica Sterling

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

500 Fleming Street , Key West , Florida 33040 Donald Leland Craig AICP and/or Erica Sterling and Russ Yagel

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

305 294 9556

541 879 0183

305 924 0249

dcraig@spottswoodlaw.com, erica@spottswoodlaw.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Thurmond Street Partners LLC

(Name/Entity)

Contact Person

2 Thurmond Street Key Largo FL 33037

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

305 852 8440

RYagel@HLYlaw.com

Work Phone

Home Phone

Cell Phone

Email Address

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

| <u>See Attached Survey and Legal Description</u>                       |            |                                | <u>Key Largo</u>                     |
|--|------------|--------------------------------|--------------------------------------|
| <u>Block</u>   | <u>Lot</u> | <u>Subdivision</u>             | <u>Key Name</u>                      |
| <u>00088160-000100,00088170-000000 &amp; 00088110-000000</u>           |            |                                | <u>1097021, 8919549 &amp;1097080</u> |
| <u>Real Estate (RE) / Parcel ID Number</u>                             |            | <u>Alternate Key Number</u>    |                                      |
| <u>2 Thurmond Street and 98990 Overseas Highway Key Largo FL 33037</u> |            | <u>MM98</u>                    |                                      |
| <u>Street Address</u>  |            | <u>Approximate Mile Marker</u> |                                      |

**Current Future Land Use Map Designation(s):** Residential Low (RL)

**Current Land Use District (Zoning) Designation(s):** Suburban Residential (SR)

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

**Total Land Area Affected by Proposed Land Use District (in acres):** 6.8 acres

**Tier Designation(s):** Tier I and Tier III

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

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

Two single family homees each with a detached bedroom suite. The site is used for the lawful hosting , for a fee or charge , of weddings and family celebrations

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

The proposed change will provide a method to preserve the current uses on the property while reducing the potential for increased density and intensity by means of a separate Overlay Policy in the Comprehensive Plan. This overlay will also provide a method to insure that all of the hardwood hammock on the site is protected by restrictive easements preventing further clearing and providing a method for the mangement of the hammock areas

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**

The proposed change to Mixed Use zoning more closely aligns with the lawful wedding and family celebrations venue that can but does not always occur on site.

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

The proposed change will provide a method to preserve the current uses on the property while limiting the development potential of the site significantly to protect sensitive upland hammock areas on adjacent parcels by providing conservation easements which were not mandatory until the companion Overlay District provided that mechanism.

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

The parcels are surrounded by Commercial Zoning on two sides and is immediately adjacent to an FCAA water pumping station, storage yard and large water storage facility. These parcels could have easily been designated SC because of the adjacency issue. Moreover, ~~the~~ parcels have frontage on one of the busiest sections of US Highway 1 and are across the road from heavily commercialized parcels adding to the argument of mis-zoning.

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- 4) **New issues:**

The lawful wedding and family events venue on the parcels best fit into the list of appropriate uses found in the Mixed Use Land Use District map designation

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

The application of the Mixed Use Land Use District designation and companion Overlay designation will provide the mechanisms to both limit the intensity of commercial uses and protect onsite Hammock species with access controls for adjacent Hammock area.

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6) **Data updates:**

See items 3,4 and 5 above.

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**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):**

The proposed change will not change the community character because the intensity and density will be lessened by the companion Overlay district and its controls. The property is bound by commercial and institutional uses on two sides and is immediately adjacent to US Highway 1. The proposed new Land Use District will not change these characteristics

\* \* \* \* \*

**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)
- A list of names and addresses of all real property owners within a 600 foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

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

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

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

**Additional fees may apply pursuant to the approved fee schedule.**

\* \* \* \* \*

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

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development?  Yes  No Code Case file # \_\_\_\_\_ Describe the enforcement

proceedings and if this application is being submitted to correct the violation: \_\_\_\_\_

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\* \* \* \* \*

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.

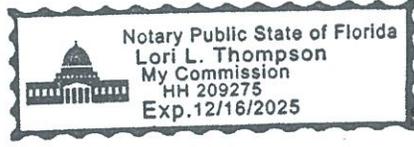
Signature of Applicant: [Handwritten Signature] Date: 8/22/22

STATE OF FLORIDA

COUNTY OF MONROE

Subscribed and sworn to (or affirmed) before me, by means of  physical presence or  online notarization, on Aug. 22, 2022 (date)

by ERICA H. STERLING (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**

## Exhibits

# Survey





## Existing Text of Comprehensive Plan Goals and Policies Affected

## Comprehensive Plan Goals and Objectives Affected

The proposed text change would affect Goal 107 and specifically Objective 107.1 by creating Policy 107.1.1 to create a new Subarea entitled the "Thurmond Street Neighborhood Subarea"

The current Goal 107 and Objective 107.1.1 are stated as follows:

### **Objective 107.1**

Monroe County shall coordinate land use with the elements of the Comprehensive Plan through Future Land Use Element subarea policies solely applicable to a specific geographic area. These subarea policies identify parcels of land that require narrowly-tailored regulation in order to confine development potential to an area or extent less than the maximum development potential allowed by its underlying Future Land Use Map category. The development parameters established for each subarea shall be based either on an inventory of uses and facilities established on the parcel or by data and analysis supporting the specific subarea limitations. Environmentally sensitive areas shall be preserved through the application of such methods as conservation easements that require mandatory eradication of exotic invasive vegetation. (Ord. No. 023-2011)

### **Policy 107.1.1 Reserved**

Please see the attached application for Text amendment and the language proposed.

Thurmond Street Partners LLC

## Proof of Ownership

Doc# 2075064 05/11/2016 11:43AM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by and Return to:  
 Alex D. Sirulnik, Esq.  
 Alex D. Sirulnik, P.A.  
 2199 Ponce de Leon Blvd, Suite 301  
 Coral Gables, FL 33134  
 305-443-7211

05/11/2016 11:43AM  
 DEED DOC STAMP CL: ROBI \$19,600.00

Doc# 2075064  
 BK# 2796 Pg# 121

Tax Folio Number: 00088170-000000 AK 1097080

### WARRANTY DEED

THIS WARRANTY DEED made as of May 6, 2016 between DJ 98990 INVESTMENTS LLC, a Florida limited liability company ("Grantor"), having an address at 1550 Madruga Avenue, Suite 130, Coral Gables, FL 33146 and Thurmond Street Partners LLC, a Florida limited liability company ("Grantee"), having an address at 2 Thurmond Street, Key Largo, Florida 33037.

### WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property") lying and being in Monroe County, Florida.

**TOGETHER** with all the improvements and amenities associated therewith, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the benefit of the Property.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple forever, subject to real property taxes subsequent to December 31, 2015; easements, restrictions and limitations of record, and matters shown on the Plat; however, this provision shall not serve to reimpose easements, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

**AND** Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Property; Grantor fully warrants title to the Property and will defend the same against lawful claims of all persons whomsoever; and Grantor covenants that the Property is free from all encumbrances made by Grantor, except as set forth above.

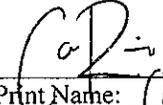
Doc# 2075064  
Bk# 2796 Pg# 122

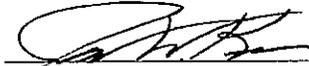
IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed the day and year first above written.

Witnesses:

DJ 98990 INVESTMENTS LLC, a  
Florida limited liability company

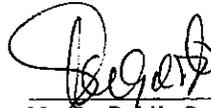
  
Print Name: Euanne Regalado

  
Print Name: Cory Rivero

By:   
James W. Kern, Manager and  
Member

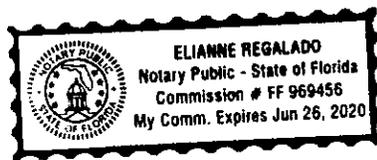
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2016 by James W. Kern, as Manager and member of DJ 98990 INVESTMENTS LLC, a Florida limited liability company, on behalf of the company, personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public State of Florida

My Commission Expires:

Printed Notary Signature  
Commission No.:



## Ownership Disclosure Form

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> |
|-------------------------|-----------------------|
|                         |                       |
|                         |                       |
|                         |                       |
|                         |                       |
|                         |                       |

- 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> |
|-------------------------|-----------------------|
| DAVID McGRAW            | 100%                  |
|                         |                       |
|                         |                       |
|                         |                       |

- 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.

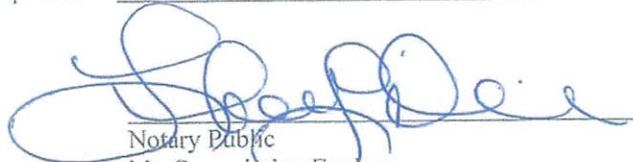
Printed Name / Signature of Person Completing Form: David McGraw

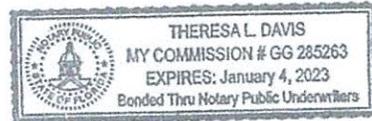
STATE OF: Florida

COUNTY OF: Monroe

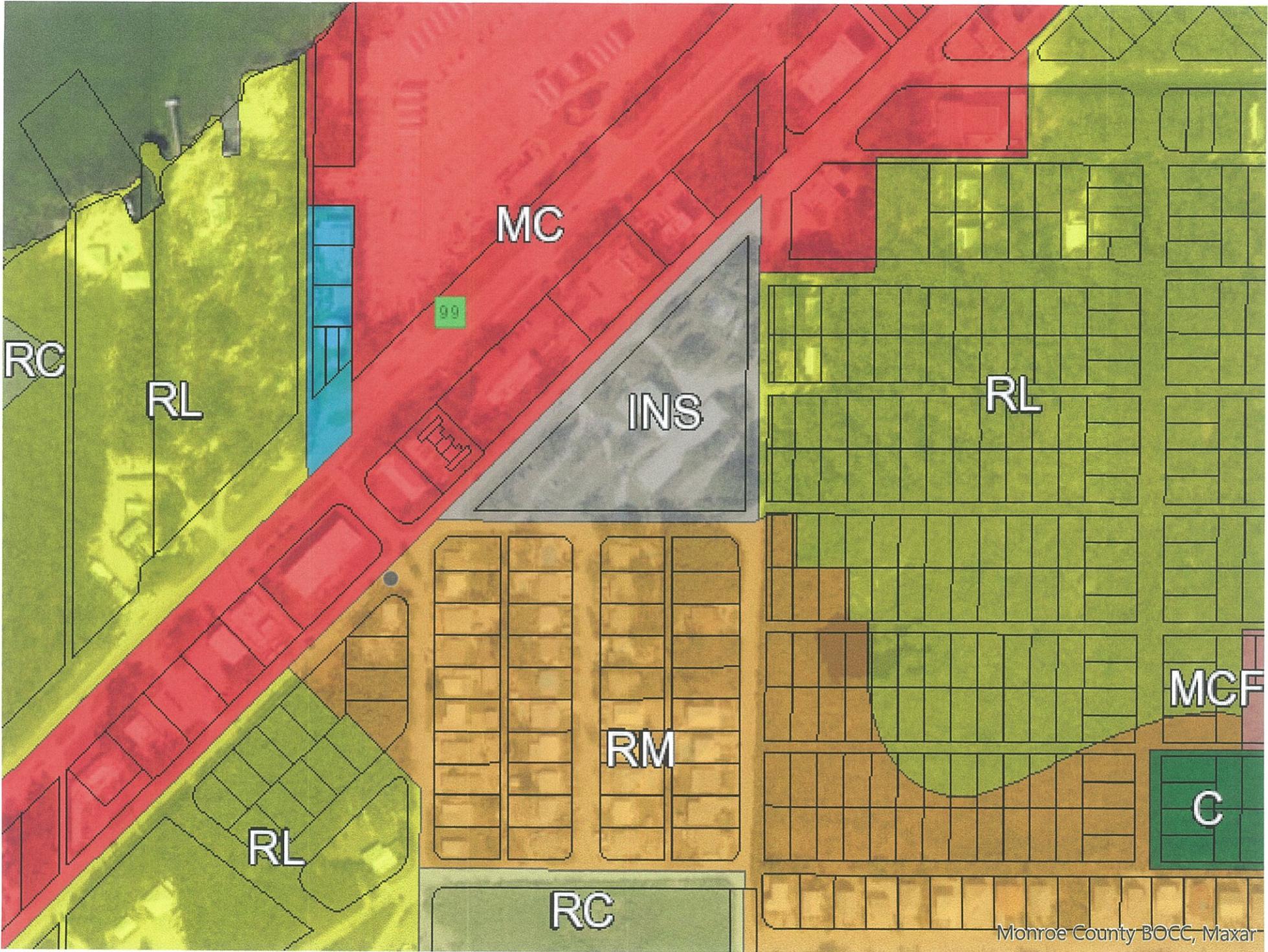
Subscribed and sworn to (or affirmed) before me, by means of  physical presence or  online notarization, on 9/01/21 (date) by DAVID MCGRAW (name of affiant).

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

  
Notary Public  
My Commission Expires \_\_\_\_\_



## Copy of Current Future Land Use Map



# Agent Authorization Form

AGENT AUTHORIZATION FORM

Date of Authorization: 9 / 01 / 2021
Month Day Year

I hereby authorize Spottswood, Spottswood, Spottswood & Sterling be listed as authorized agent
(Print Name of Agent)
representing Thurmond Street Partners LLC
(Print Name of Property Owner(s) the Applicant(s))
for the application submission
of Comprehensive Plan (CP) Text Amendment 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)

1 - 14 1 El Dorado Heights Key Largo
Lot Block Subdivision Key (Island)
00088170-000000 1097080
Real Estate (RE) / Parcel ID Number Alternate Key Number
98990 Overseas Hwy, Key Largo, FL 33037 99
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

500 Fleming Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)
305-294-9556 305-901-2560 dcraig@spottswoodlaw.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: David McGraw

Printed Name of Property Owner: DAVID MCGRAW

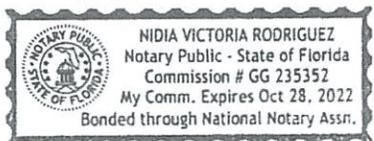
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 1st day of September 2021, by means of [X] physical presence or
[ ] online notarization,

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

(Type of ID Produced) as identification.

Signature of Notary Public
My commission expires: 10/28/2022



Print, Type or Stamp Commissioned Name of Notary Public

AGENT AUTHORIZATION FORM

Date of Authorization: 9 / 01 / 2021
Month Day Year

I hereby authorize Russell A. Yagel, Esq. be listed as authorized agent
(Print Name of Agent)
representing Thurmond Street Partners LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))
of Comprehensive Plan (CP) Text Amendment 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)

1-14 1 El Dorado Heights Key Largo
Lot Block Subdivision Key (Island)
00088170-000100 1097080
Real Estate (RE) Number Alternate Key Number
98990 Overseas Highway, Key Largo, FL 33037 99
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

88539 Overseas Highway, Tavernier, FL 33070
Mailing Address (Street, City, State and Zip Code)
305-852-8440 Ryagel@HLYlaw.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: David McGraw

Printed Name of Property Owner: David McGraw

STATE OF Florida COUNTY OF Monroe

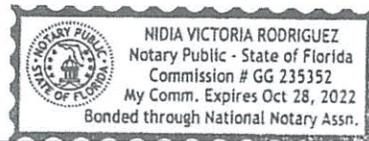
Sworn to and subscribed before me this 1st day of September, 2021

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

Type of ID Produced as identification.

Signature of Notary Public

My commission expires: 10/28/2022



Print, Type or Stamp Commissioned Name of Notary Public

## Current Property Record Cards

**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** 00088160-000100  
**Account#** 8919549  
**Property ID** 8919549  
**Millage Group** 500K  
**Location** 2 THURMOND St, KEY LARGO  
**Address**  
**Legal** 32 61 39 ISLAND OF KEY LARGO PT LOTS 9-11 BCC 17-1968 PT DISCLAIMED RD BCC 87-1973 FKA LOTS 1-29, 20FT ALLEY AND E1/2 BAY VIEW BLVD BK 2 EL DORADO HEIGHTS PB1-203 OR510-448 OR818-268 OR1480-29/30 OR1480-31/33 OR1480-37/38 OR1480-34/36 OR1480-1582D/C OR1480-1583AFF OR2226-2283/92 OR2330-2026/29 OR2333-1513/15C OR2585-2392/2396 OR2589-458/462 OR2694-1296/1359DEC/CONDO OR2704-109/111 OR2738-2373/2375(TERM/CONDO) OR2739-1295/1326(DEC/REST) OR2752-1133/1136(CORR TERM/CONDO) OR2873-796/802AMD  
**Description**  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 1873  
**Property** SINGLE FAMILY RESID (0100)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 32/61/39  
**Affordable** No  
**Housing**

**Owner**

[THURMOND STREET PARTNERS LLC](#)  
 2 Thurmond St  
 Key Largo FL 33037

**Valuation**

|                            | 2022 Working Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$871,426           | \$730,479             | \$664,160             | \$672,167             |
| + Market Misc Value        | \$156,724           | \$159,297             | \$162,612             | \$166,470             |
| + Market Land Value        | \$2,743,212         | \$2,181,518           | \$2,181,518           | \$2,118,060           |
| = Just Market Value        | \$3,771,362         | \$3,071,294           | \$3,008,290           | \$2,956,697           |
| = Total Assessed Value     | \$3,378,423         | \$3,071,294           | \$3,008,290           | \$2,956,697           |
| - School Exempt Value      | \$0                 | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$3,771,362         | \$3,071,294           | \$3,008,290           | \$2,956,697           |

**Land**

| Land Use                | Number of Units | Unit Type   | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES=HWY TO WATER (01HW) | 70,903.00       | Square Foot | 0        | 0     |
| HARDWOOD HAMMOCK (00HH) | 2.66            | Acreage     | 0        | 0     |

**Buildings**

|                |                  |                    |                |
|----------------|------------------|--------------------|----------------|
| Building ID    | 34982            | Exterior Walls     | C.B.S.         |
| Style          | GROUND LEVEL     | Year Built         | 1966           |
| Building Type  | S.F.R. - R1 / R1 | EffectiveYearBuilt | 2011           |
| Gross Sq Ft    | 4370             | Foundation         | CONC PILINGS   |
| Finished Sq Ft | 2454             | Roof Type          | GABLE/HIP      |
| Stories        | 1 Floor          | Roof Coverage      | METAL          |
| Condition      | AVERAGE          | Flooring Type      | CERM/CLAY TILE |
| Perimeter      | 318              | Heating Type       | FCD/AIR DUCTED |
| Functional Obs | 0                | Bedrooms           | 4              |
| Economic Obs   | 0                | Full Bathrooms     | 2              |
| Depreciation % | 10               | Half Bathrooms     | 0              |
| Interior Walls | DRYWALL          | Grade              | 500            |
|                |                  | Number of Fire Pl  | 2              |

| Code         | Description         | Sketch Area  | Finished Area | Perimeter |
|--------------|---------------------|--------------|---------------|-----------|
| CPF          | COVERED PARKING FIN | 350          | 0             | 0         |
| FLA          | FLOOR LIV AREA      | 2,454        | 2,454         | 0         |
| SPF          | SC PRCH FIN LL      | 1,566        | 0             | 0         |
| <b>TOTAL</b> |                     | <b>4,370</b> | <b>2,454</b>  | <b>0</b>  |

|                |                         |                    |                |
|----------------|-------------------------|--------------------|----------------|
| Building ID    | 63327                   | Exterior Walls     | HARDIE BD      |
| Style          | 2 STORY ELEV FOUNDATION | Year Built         | 2018           |
| Building Type  | S.F.R. - R1 / R1        | EffectiveYearBuilt | 2018           |
| Gross Sq Ft    | 2430                    | Foundation         | CONC BLOCK     |
| Finished Sq Ft | 2430                    | Roof Type          | GABLE/HIP      |
| Stories        | 2 Floor                 | Roof Coverage      | METAL          |
| Condition      | EXCELLENT               | Flooring Type      | SFT/HD WD      |
| Perimeter      | 0                       | Heating Type       | FCD/AIR DUCTED |
| Functional Obs | 0                       | Bedrooms           | 4              |
| Economic Obs   | 0                       | Full Bathrooms     | 4              |
| Depreciation % | 2                       | Half Bathrooms     | 0              |
| Interior Walls | DRYWALL                 | Grade              | 500            |
|                |                         | Number of Fire Pl  | 0              |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter  |
|--------------|----------------|--------------|---------------|------------|
| FLA          | FLOOR LIV AREA | 2,430        | 2,430         | 306        |
| <b>TOTAL</b> |                | <b>2,430</b> | <b>2,430</b>  | <b>306</b> |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units   | Grade |
|---------------|------------|-----------|----------|---------|-------|
| CONCRETE DOCK | 1975       | 1976      | 1        | 160 SF  | 4     |
| SEAWALL       | 1975       | 1976      | 1        | 240 SF  | 4     |
| RES POOL      | 1975       | 1976      | 1        | 336 SF  | 4     |
| RW2           | 1984       | 1985      | 1        | 372 SF  | 4     |
| TIKI          | 1989       | 1990      | 1        | 300 SF  | 2     |
| BRICK PATIO   | 2001       | 2002      | 1        | 5556 SF | 4     |
| BRICK PATIO   | 1997       | 1998      | 1        | 925 SF  | 2     |
| WOOD DOCKS    | 2004       | 2005      | 1        | 128 SF  | 3     |
| RW2           | 1975       | 2008      | 1        | 200 SF  | 1     |
| RW2           | 1975       | 2008      | 1        | 300 SF  | 3     |
| FENCES        | 2001       | 2002      | 1        | 2312 SF | 4     |
| BRICK PATIO   | 1999       | 2000      | 1        | 1625 SF | 4     |
| WOOD DOCKS    | 2004       | 2005      | 1        | 464 SF  | 3     |
| WOOD DECK     | 1989       | 2013      | 1        | 598 SF  | 1     |
| WATER FEATURE | 2008       | 2013      | 1        | 2 UT    | 1     |
| COM CANOPY    | 1975       | 1976      | 1        | 598 SF  | 3     |
| GARAGE        | 1999       | 2000      | 1        | 625 SF  | 5     |
| CH LINK FENCE | 2001       | 2015      | 1        | 2500 SF | 1     |

**Sales**

| Sale Date  | Sale Price  | Instrument           | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|----------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 9/18/2014  | \$2,395,000 | Warranty Deed        |                   | 2704      | 109       | 02 - Qualified     | Improved           |
| 9/11/2012  | \$2,000,000 | Warranty Deed        |                   | 2589      | 458       | 37 - Unqualified   | Improved           |
| 8/24/2012  | \$100       | Certificate of Title |                   | 2585      | 2392      | 12 - Unqualified   | Improved           |
| 12/22/2011 | \$30,000    | Other                |                   | 2548      | 2123      | 16 - Unqualified   | Improved           |
| 6/28/2010  | \$100       | Warranty Deed        |                   | 2473      | 1326      | 11 - Unqualified   | Improved           |
| 11/5/2007  | \$7,360,100 | Warranty Deed        |                   | 2330      | 2026      | Q - Qualified      | Improved           |
| 7/24/2006  | \$4,400,000 | Warranty Deed        |                   | 2226      | 2283      | Q - Qualified      | Improved           |
| 10/1/1997  | \$660,000   | Warranty Deed        |                   | 1480      | 0031      | Q - Qualified      | Improved           |

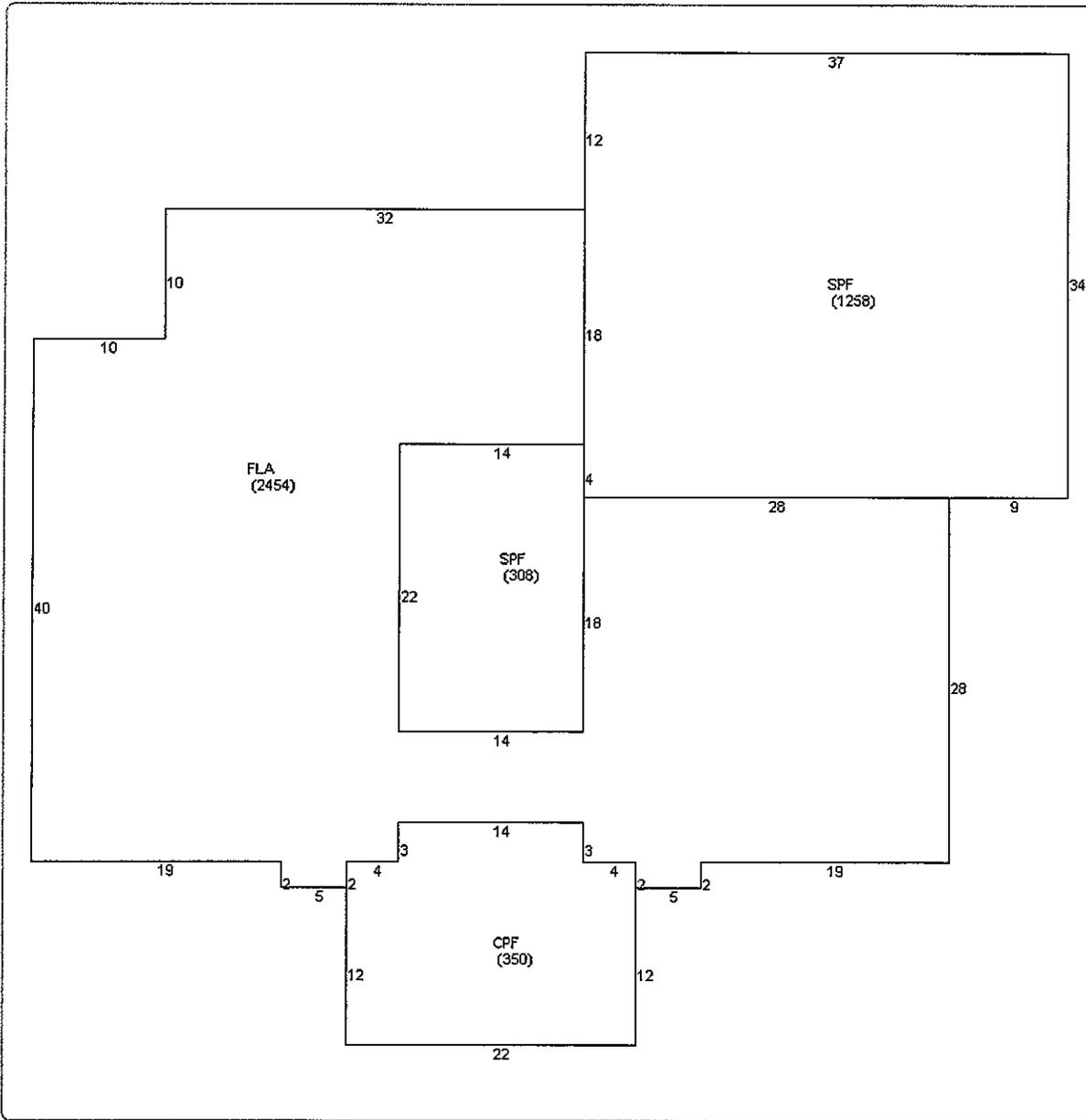
**Permits**

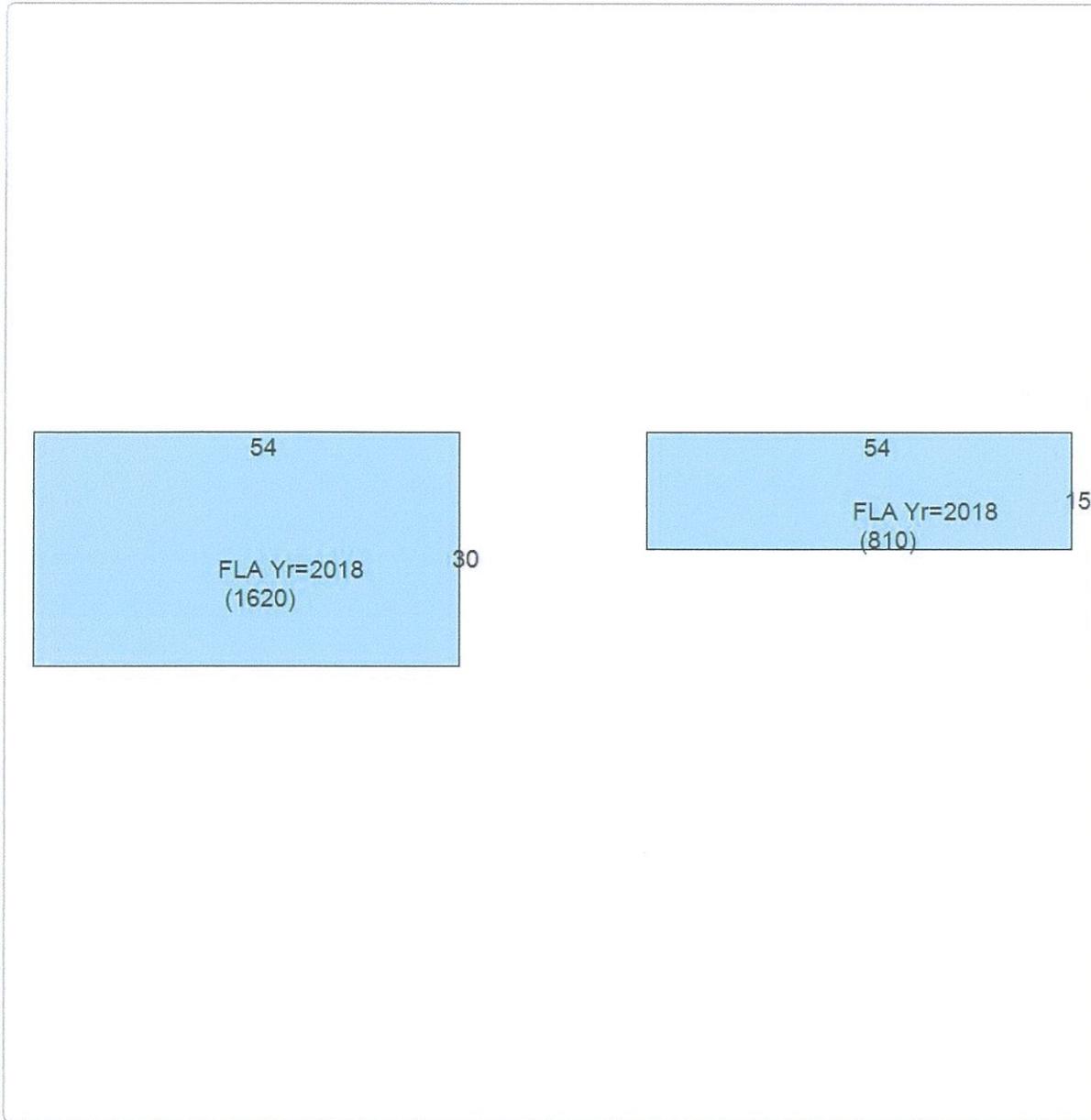
| Number   | Date Issued | Date Completed | Amount    | Permit Type | Notes   |
|----------|-------------|----------------|-----------|-------------|---|
| 17304701 | 12/7/2017   | 3/15/2018      | \$386,193 | Residential | GUEST HOUSE (NO KITCHENS in DETACHED STRUCTURE)             |
| 04302346 | 5/18/2004   | 6/10/2004      | \$24,100  | Residential | RE-ROOF   |
| 03305600 | 1/20/2004   | 12/10/2004     | \$55,000  | Residential | NEW DOCK & PILES  |
| 01302574 | 7/10/2001   | 8/23/2001      | \$2,250   | Residential | CHAINLINK FENCE   |
| 01300855 | 5/3/2001    | 2/14/2002      | \$20,000  | Residential | BRICK PAVERS 4600 SQ FT                                     |
| 01300698 | 3/16/2001   | 8/23/2001      | \$80,000  | Residential | MASONRY WALL 865 SQ FT X 4 W/GATES                          |
| 00300937 | 3/13/2000   | 1/12/2001      | \$40,000  | Residential | CBS GARAGE WITH 1625 SQ FT BRICK PAVER DRIVE ON SAME PERMIT |

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**Sketches (click to enlarge)**





Photos



Map



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**Summary**

**Parcel ID** 00088170-000000  
**Account#** 1097080  
**Property ID** 1097080  
**Millage Group** 500K  
**Location** 98990 OVERSEAS Hwy, KEY LARGO  
**Address**  
**Legal Description** 32 61 39 ISLAND OF KEY LARGO PT LOTS 11 AND 14 PB1-68 (A/K/A LOTS 1-14 BLK 1 EL DORADO HGTS PB1-203) AND PT OF ADJ BAY VIEW BLVD AND PT OF ST RD ADJ TO A/K/A FLORIDA AVE BCC 27-1968 BCC 87-1973 OR409-427 OR1005-844 OR1004-1724 OR1264-2164 OR1264-2333 OR1270-251 OR1270-271 OR1287-1103 OR2063-2342 OR2796-121 OR2873-796  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 10020  
**Property Class** STORE COMBO (1200)  
**Subdivision**  
**Sec/Twp/Rng** 32/61/39  
**Affordable Housing** No

**Owner**

[THURMOND STREET PARTNERS LLC](#)  
 2 Thurmond St  
 Key Largo FL 33037

**Valuation**

|                            | 2022 Working Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$210,461           | \$191,282             | \$196,089             | \$198,440             |
| + Market Misc Value        | \$23,345            | \$23,391              | \$23,667              | \$23,941              |
| + Market Land Value        | \$1,865,722         | \$1,865,722           | \$1,865,722           | \$1,255,771           |
| = Just Market Value        | \$2,099,528         | \$2,080,395           | \$2,085,478           | \$1,478,152           |
| = Total Assessed Value     | \$1,967,419         | \$1,788,563           | \$1,625,967           | \$1,478,152           |
| - School Exempt Value      | \$0                 | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$2,099,528         | \$2,080,395           | \$2,085,478           | \$1,478,152           |

**Land**

| Land Use                    | Number of Units | Unit Type   | Frontage | Depth |
|-----------------------------|-----------------|-------------|----------|-------|
| (1200)                      | 49,996.00       | Square Foot | 0        | 0     |
| HARDWOOD HAMMOCK (00HH)     | 0.97            | Acreage     | 0        | 0     |
| ENVIRONMENTALLY SENS (000X) | 0.51            | Acreage     | 0        | 0     |

**Buildings**

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 6632             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          | GROUND LEVEL     | <b>Year Built</b>         | 1958              |
| <b>Building Type</b>  | S.F.R. - R1 / R1 | <b>EffectiveYearBuilt</b> | 1990              |
| <b>Gross Sq Ft</b>    | 1382             | <b>Foundation</b>         | CONCRETE SLAB     |
| <b>Finished Sq Ft</b> | 1152             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | ASPHALT SHINGL    |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | CONC ABOVE GRD    |
| <b>Perimeter</b>      | 144              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 2                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 0                 |
| <b>Depreciation %</b> | 35               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | DRYWALL          | <b>Grade</b>              | 500               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter  |
|--------------|----------------|--------------|---------------|------------|
| OPX          | EXC OPEN PORCH | 230          | 0             | 66         |
| FLA          | FLOOR LIV AREA | 1,152        | 1,152         | 144        |
| <b>TOTAL</b> |                | <b>1,382</b> | <b>1,152</b>  | <b>210</b> |

|                       |                      |                           |                       |
|-----------------------|----------------------|---------------------------|-----------------------|
| <b>Building ID</b>    | 40737                | <b>Exterior Walls</b>     | C.B.S. with 15% BRICK |
| <b>Style</b>          | GROUND LEVEL         | <b>Year Built</b>         | 1948                  |
| <b>Building Type</b>  | 1 STORY STORES / 11C | <b>EffectiveYearBuilt</b> | 1975                  |
| <b>Gross Sq Ft</b>    | 648                  | <b>Foundation</b>         | CONCRETE SLAB         |
| <b>Finished Sq Ft</b> | 648                  | <b>Roof Type</b>          | FLAT OR SHED          |
| <b>Stories</b>        | 1 Floor              | <b>Roof Coverage</b>      | TAR & GRAVEL          |
| <b>Condition</b>      | AVERAGE              | <b>Flooring Type</b>      |                       |
| <b>Perimeter</b>      | 108                  | <b>Heating Type</b>       |                       |
| <b>Functional Obs</b> | 0                    | <b>Bedrooms</b>           | 0                     |
| <b>Economic Obs</b>   | 0                    | <b>Full Bathrooms</b>     | 0                     |
| <b>Depreciation %</b> | 60                   | <b>Half Bathrooms</b>     | 0                     |
| <b>Interior Walls</b> |                      | <b>Grade</b>              | 300                   |
|                       |                      | <b>Number of Fire Pl</b>  | 0                     |

| Code         | Description    | Sketch Area | Finished Area | Perimeter  |
|--------------|----------------|-------------|---------------|------------|
| FLA          | FLOOR LIV AREA | 648         | 648           | 108        |
| <b>TOTAL</b> |                | <b>648</b>  | <b>648</b>    | <b>108</b> |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units   | Grade |
|---------------|------------|-----------|----------|---------|-------|
| WOOD DOCKS    | 1975       | 1976      | 1        | 133 SF  | 2     |
| BOAT RAMP     | 2001       | 2007      | 1        | 312 SF  | 1     |
| SEAWALL       | 1975       | 1976      | 1        | 150 SF  | 2     |
| GARAGE        | 1975       | 1976      | 1        | 540 SF  | 2     |
| BRICK PATIO   | 2000       | 2001      | 1        | 154 SF  | 1     |
| CH LINK FENCE | 2001       | 2002      | 1        | 1800 SF | 1     |
| UTILITY BLDG  | 2000       | 2001      | 0        | 384 SF  | 2     |

**Sales**

| Sale Date  | Sale Price  | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 5/3/2016   | \$2,800,000 | Warranty Deed |                   | 2796      | 121       | 37 - Unqualified   | Improved           |
| 11/18/2004 | \$1,900,000 | Warranty Deed |                   | 2063      | 2342      | M - Unqualified    | Improved           |

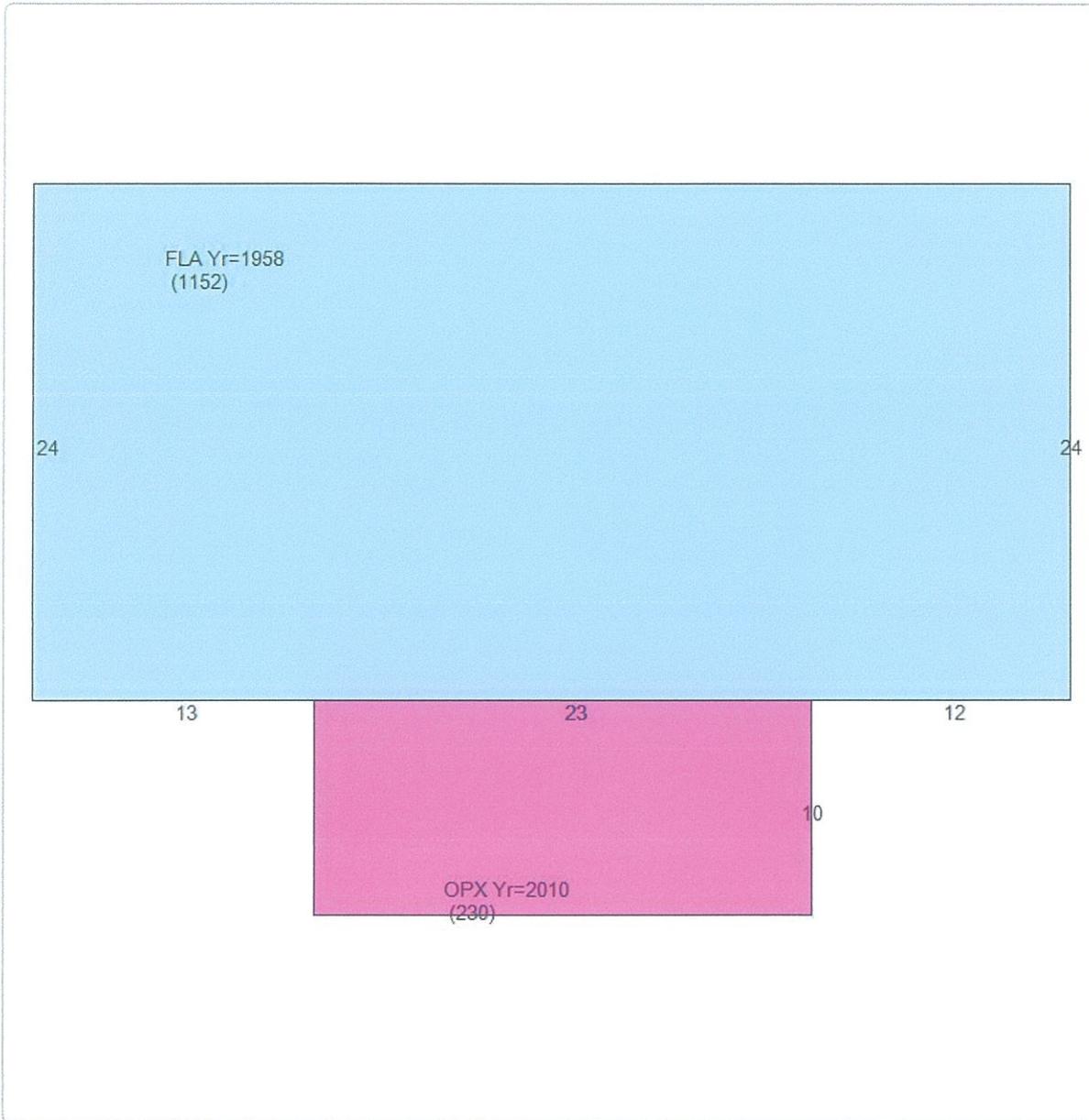
**Permits**

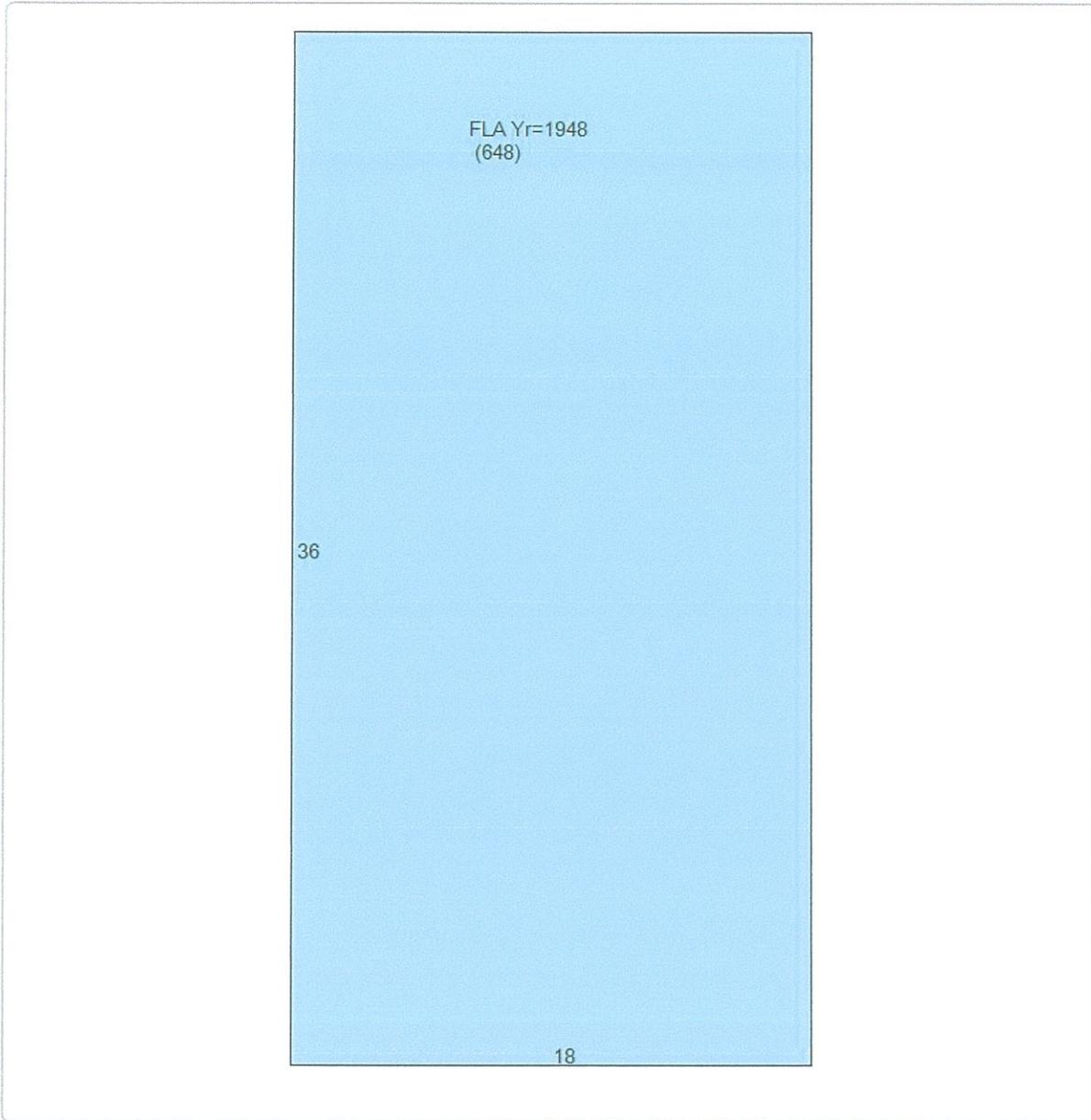
| Number   | Date Issued | Date Completed | Amount    | Permit Type | Notes   |
|----------|-------------|----------------|-----------|-------------|---|
| 22300392 | 4/5/2022    | 5/3/2022       | \$11,000  | Commercial  | APPROVAL TO REMOVE AND REPLACE 1,944 SQ FT OF EXISTING ROOF MATERIAL AS PER APPROVED PLANS. INSTALL POLYGLASS TU PLUS UNDERLAYMENT. INSTALL 3X3 CUSTOM EAVE DRIP. INSTALL 5 V CRIMP METAL ROOF. |
| 16307883 | 1/25/2017   | 3/15/2017      | \$39,000  | Commercial  | 439 SF POOL & 1122 SF DECK  |
| 16307777 | 12/29/2016  | 3/31/2017      | \$506,200 | Commercial  | SFR   |
| 14300383 | 2/10/2014   | 6/25/2014      | \$1       | Commercial  | RE-ROOF   |
| 0305096  | 12/8/2000   | 11/9/2001      | \$1       | Commercial  | CHAIN LINK FENCE  |

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**Sketches (click to enlarge)**





Map



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

**Summary**

**Parcel ID** 00088110-000000  
**Account#** 1097021  
**Property ID** 1097021  
**Millage Group** 500K  
**Location** VACANT LAND, KEY LARGO  
**Address**  
**Legal Description** 32 61 39 ISLAND OF KEY LARGO BAY BOTTOM NWLY AND ADJ LOTS-1 AND 2 BLK 1 EL DORADO HEIGHTS OR315-308(II DEED 23778) OR1264-2164AFF/DC OR1264-2333/34AFF/DC OR1270-271/83WILL OR1287-1103/05 OR2063-2342/2343 OR2796-121/23 OR2873-796/802AMD  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 10021  
**Property Class** SUBMERGED (9500)  
**Subdivision**  
**Sec/Twp/Rng** 32/61/39  
**Affordable Housing** No

**Owner**

[THURMOND STREET PARTNERS LLC](#)  
 2 Thurmond St  
 Key Largo FL 33037

**Valuation**

|                            | 2022 Working Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$0                 | \$0                   | \$0                   | \$0                   |
| + Market Misc Value        | \$0                 | \$0                   | \$0                   | \$0                   |
| + Market Land Value        | \$73                | \$73                  | \$73                  | \$73                  |
| = Just Market Value        | \$73                | \$73                  | \$73                  | \$73                  |
| = Total Assessed Value     | \$73                | \$73                  | \$73                  | \$73                  |
| - School Exempt Value      | \$0                 | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$73                | \$73                  | \$73                  | \$73                  |

**Land**

| Land Use                    | Number of Units | Unit Type | Frontage | Depth |
|-----------------------------|-----------------|-----------|----------|-------|
| ENVIRONMENTALLY SENS (000X) | 0.73            | Acreage   | 0        | 0     |

Sales

| Sale Date  | Sale Price  | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 5/3/2016   | \$2,800,000 | Warranty Deed |                   | 2796      | 121       | 37 - Unqualified   | Vacant             |
| 11/18/2004 | \$1         | Warranty Deed |                   | 2063      | 2342      | M - Unqualified    | Improved           |

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Map



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## Location Map

# Location Map

98999 Overseas Hwy, Key Largo

Thurmond Street Partners LLC



## Photographs of Site

2 Thurmond Street  
Key Largo, FL

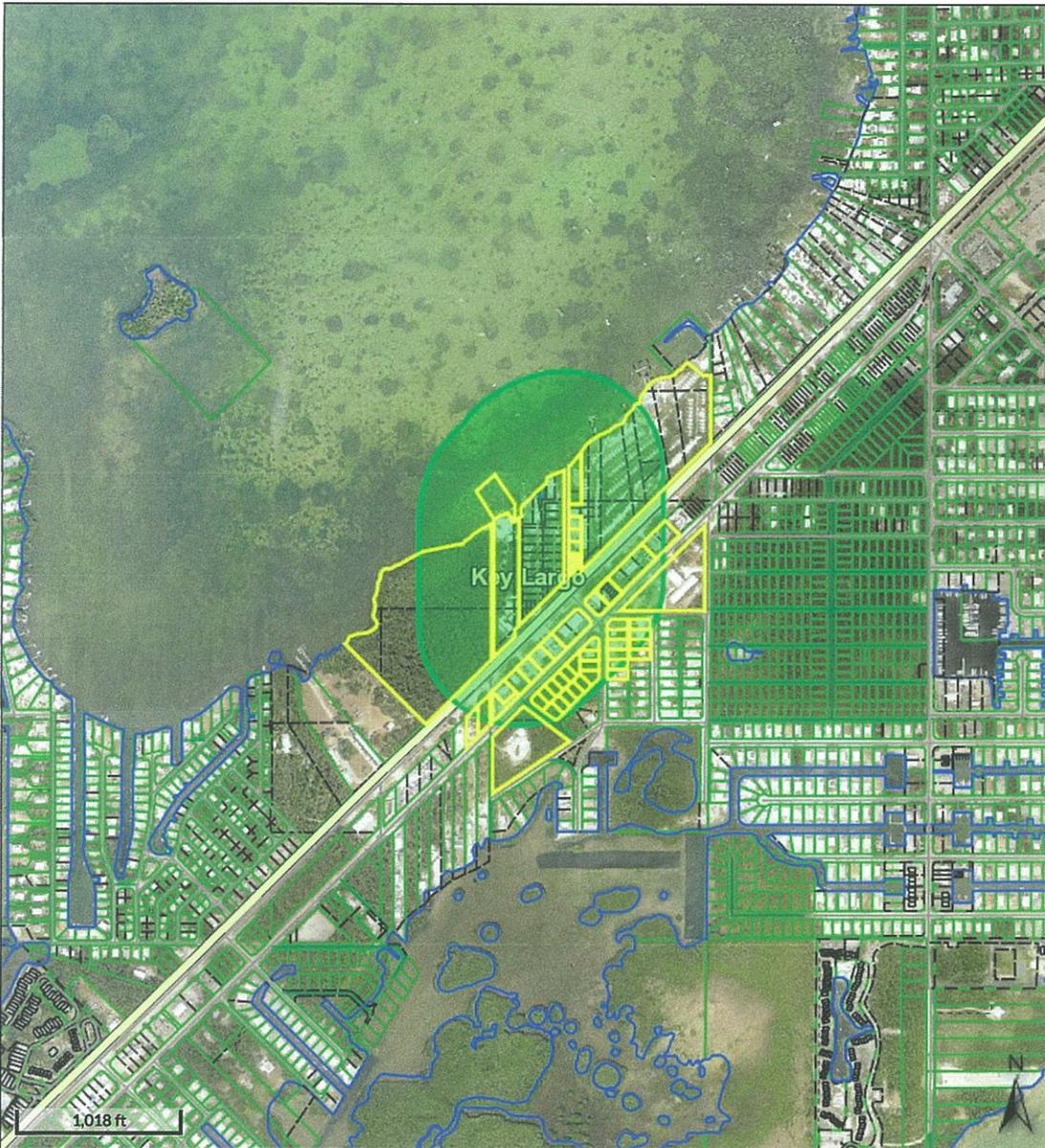


2 Thurmond Street

Key Largo, FL



## List of Property Owners within 600 Feet of Property



Overview



Legend

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

Date created: 3/31/2022  
Last Data Uploaded: 3/31/2022 2:50:59 AM

Developed by  Schneider  
GEO SPATIAL

| ParcelId        | OwnerName                                       | OwnerAddress1                   | OwnerAddress2                           | OwnerCityStZip             |
|-----------------|---|---------------------------------|---|----------------------------|
| 00522221-000400 | BAKER JILL                                      | 98980 Overseas Hwy Unit 4       |   | Key Largo, FL 33037        |
| 00521920-000000 | BLUE PANTHER LLC                                | 158 NW Berkeley Ave             |   | Port Saint Lucie, FL 34986 |
| 00522290-000000 | BOT TIIF  | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | Tallahassee, FL 32399      |
| 00521750-000000 | BROCH CARIDAD                                   | 6 Drury Dr                      |   | Key Largo, FL 33037        |
| 00521870-000000 | BURCHFIELD ALEXANDER WILLIAM                    | 155 Harbor Dr                   |   | Key Largo, FL 33037        |
| 00088020-000000 | CHECA HOLDINGS LLC                              | PO Box 14250                    |   | Jackson, WY 83002          |
| 00521380-000000 | CONCH SERVICES LLC                              | 209 N Airport Rd                |   | Tavernier, FL 33070        |
| 00522260-000000 | COUNTY OF MONROE                                | 1100 Simonton St                |   | Key West, FL 33040         |
| 00522230-000000 | ELWELL JANICE                                   | 1429 N Krome Ave                |   | Florida City, FL 33034     |
| 00087980-000000 | FIRST BAPTIST CHURCH OF KEY LARGO INC           | 99001 Overseas Hwy              |   | Key Largo, FL 33037        |
| 00566470-000000 | FLA KEYS AQUEDUCT COMM                          | 1100 Kennedy Dr                 |   | Key West, FL 33040         |
| 00522280-000000 | GERSON DONALD M                                 | 6526 Somerset Cir               |   | Boca Raton, FL 33496       |
| 00522250-000000 | GUERRERO JOSE F                                 | 136 Harbor Dr                   |   | Key Largo, FL 33037        |
| 00522380-000000 | GUY III WILLIAM G                               | 115 High St                     |   | Tavernier, FL 33070        |
| 00522221-000500 | HABITAT FOR HUMANITY OF THE UPPER KEYS INC      | PO Box 372151                   |   | Key Largo, FL 33037        |
| 00521760-000000 | HARDISON CATHY                                  | PO Box 372823                   |   | Key Largo, FL 33037        |
| 00522411-000400 | IMMANUEL INVESTMENTS INC                        | 998 Shaw Dr                     |   | Key Largo, FL 33037        |
| 00521990-000000 | KEY LARGO LODGE 2287 LOYAL ORDER OF MOOSE INC   | PO Box 371611                   |   | Key Largo, FL 33037        |
| 00521730-000000 | LEDESMAL JOSE G                                 | 2 Drury Dr                      |   | Key Largo, FL 33037        |
| 00522411-000200 | MEDINA LAND HOLDINGS NUMBER 7 LLC               | PO Box 430871                   |   | Miami, FL 33243            |
| 00521890-000000 | MILANESE GARY                                   | 39 Lake Side Trl                |   | Lake Placid, FL 33852      |
| 00522220-000000 | MONROE COUNTY                                   | 1100 Simonton St Ste 205        |   | Key West, FL 33040         |
| 00522270-000000 | MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY | 1200 Truman Ave Ste 207         |   | Key West, FL 33040         |
| 00521880-000000 | MORRIS SHELBY                                   | 145 Harbor Dr                   |   | Key Largo, FL 33037        |
| 00566410-000000 | NELSON DARLING JULINA                           | PO Box 371154                   |   | Key Largo, FL 33037        |
| 00521900-000000 | OHALPIN VIRGINIA IRREVOCABLE TRUST 6/15/2004    | 675 NE 113th St                 |   | Biscayne Park, FL 33161    |
| 00522240-000000 | PALMER GERALD                                   | PO Box 620                      |   | Long Key, FL 33001         |
| 00521910-000000 | PERISHO SHAUNT                                  | 115 Harbor Dr                   |   | Key Largo, FL 33037        |
| 00087960-000000 | RUSK CORP INC THE                               | PO Box 371693                   |   | Key Largo, FL 33037        |
| 00521940-000000 | SANTE CHRISTOPHER                               | PO Box 373006                   |   | Key Largo, FL 33037        |
| 00521950-000000 | SEASIDE RENTALS 2 LLC                           | PO Box 373006                   |   | Key Largo, FL 33037        |
| 00521960-000000 | SEASIDE RENTALS 3 LLC                           | PO Box 373006                   |   | Key Largo, FL 33037        |
| 00521970-000000 | SEASIDE RENTALS 4 LLC                           | PO Box 373006                   |   | Key Largo, FL 33037        |
| 00521370-000000 | SIMON ERIC M                                    | PO Box 961                      |   | Key Largo, FL 33037        |
| 00522221-000300 | SNYDER CHRISTOPHER LEE                          | 98980 Overseas Hwy Unit 3       |   | Tavernier, FL 33070        |
| 00088160-000100 | THURMOND STREET PARTNERS LLC                    | 2 Thurmond St                   |   | Key Largo, FL 33037        |
| 00087920-000000 | UNITED STATES OF AMERICA                        | C/O NATIONAL PARK SERVICE       | PO Box 1515                             | Key Largo, FL 33037        |
|                 |   |                                 |   | Naples, FL 34106           |

37 Owners X \$3.00 = \$111.00

# Analysis of How the Proposed Changes are Consistent with Florida Statutes 380.0552(7)

## Thurmond Streety LLC FLUM Change – Consistency with F. S. 380.0552(7)

The entirety of the text of F.S. 380.0552(7) is reproduced below. Following each statement of a “Guiding Principle(s) is a discussion of how the proposed change of FLUM designation and Zoning is consistent with that principle.

PRINCIPLES FOR GUIDING DEVELOPMENT—State, regional, and local agencies and units of government in the Florida Keys Area shall coordinate their plans and conduct their programs and regulatory activities consistent with the principles for guiding development as specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, which is adopted and incorporated herein by reference. For the purposes of reviewing the consistency of the adopted plan, or any amendments to that plan, with the principles for guiding development, and any amendments to the principles, the principles shall be construed as a whole, and specific provisions may not be construed or applied in isolation from the other provisions. However, the principles for guiding development are repealed 18 months from July 1, 1986. After repeal, any plan amendments must be consistent with the following principles:

- (a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation. *Response: Meets density neutral policies because the allocated density will be reduced to that of the present SR Land Use District designation, even though the property will be rezoned to Mixed Use . The Maximum Net density will be reduced, via the companion Overlay Policy , to less than that of the current SR District.*
- (b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat. *Response: See Environmental Conditions Report. Current Boat docks and boat basins will be maintained and nearshore and offshore habitats will not be further altered.*
- (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat. *Response: A conservation easement will be provided over remaining hammock areas and hammock areas will be fenced to prevent any further intrusions.*
- (d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development. *Response: The very limited additional development enabled by the proposed change will lessen sprawl and concentrate development on a parcel with full services rather than allowing development on scattered rural sites.*
- (e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys. *Response: See Above*
- (f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys. *Response: Development potential will be minimized and current lawful uses of the site maintained.*

(g) Protecting the historical heritage of the Florida Keys. *Response: There are no historic resources on site.*

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate. *Response: Any development on site will meet all the LOS standards and relies on in-place services and utilities at this urban infill site. The site is not impacted by any military or airport site.*

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse. *Response: Any development enabled on site will meet these standards.*

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. [381.0065\(4\)\(l\)](#) and [403.086\(10\)](#), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems. *Response: The Key Largo sewage treatment plant to which development would connect meets these standards.*

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys. *Response: Public utilities are already in place and the amendment does not require the enlargement of any public facility.*

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys. *Response: Any additional development enabled by the amendment will meet any requirements for inclusionary housing.*

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan. *Response: The proposed amendment is neutral to this principle, but all development on site will comply with emergency event actions ordered. The development will be density neutral due to meeting the no new density requirements of the plan.*

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource. *Response: See above, and any proposed development will comply with all regulations and plans crafted by the County consistent with these principles.*

Analysis of How the Proposed Changes are  
Consistent with Part II of Chapter 163 of the Florida  
Statutes

## Thurmond Street Partners LLC FLUM and Zoning Change- State Law Consistency

The County Land Development Code requires that any proposed Comprehensive Plan Future Land Use Map amendment demonstrate consistency with several state Planning statutes. The statutes are F.S. 163.3177, 163.3178, 163.3180 and 163.3184. As well the County application requires compliance with F.S.380.0552(7) which is the statute governing the Area of Critical State Concern designation for Monroe County. By statute the consistency statements are as follows:

F.S. 163.3177 – This section of Florida Law is the detailed statement of standards and direction for local governments as they compile and draft their comprehensive plans. The statute also requires any amendments to those plans be consistent with the same principles and guidelines.

The proposed change of FLUM and Zoning is consistent with the requirements of this statute because:

- The property proposed for change of FLUM is already served by utilities and improved roads. By reducing densities, it directs development to lands suitable for growth.
- The development enabled by the change will be within the projected population for the County and this portion of the Upper Keys.
- The character of land proposed for the FLUM change is suitable for development (See the attached Existing Conditions Report) and reduces development potential.
- The property meets the requirements of well-located property that can be improved because it was originally developed in 1956.
- The property does not impact any military facility in the community because the nearest air operations facility is at least 10 miles away at Tavanaero airport. The type of development enabled by the proposed change will not create any use that inconsistent with the closest military facility, which is the US Coast Guard Station in Islamorada.
- The proposed change of Comprehensive Plan Future Land Use Map will not impact the Tavanero Airport. It is outside of any take off zone or landing zone. Furthermore, the proposed residential/mixed use designation is located at a position in the community that is outside any high-level noise zone.
- The Future Land Use Map change is one that recognizes that the current designation of Residential Low is entirely incorrect in that the property is bordered by commercial and institutional uses. The property shares a road that serves as the service entrance to the Bungalows Resort which has deliveries to that location for up to 12 hours a day beginning early in the morning. Thus, it is not a “residential” neighborhood that merits a Residential Low FLUM Category. The property exits directly on to US Highway 1 and in this section of the highway there are Commercial uses in either directions for ½ mile on both sides of the road .
- The Proposed FLUM designation is consistent with surrounding properties in that the allocated density and maximum net density will be limited by the companion Overlay

Designation. The resulting development potential is similar to the single family home to the northeast of the parcels, which is non-conforming as to the uses allowed in the Suburban Commercial District in which it lies. The other property on Thurmond Street is the FCAA's freshwater pump station, storage and repair yard, and large freshwater storage depot. To the south and southeast across US Highway 1 in the median area variety of businesses with immediate access to the highway. This pattern is duplicated to the north and northeast.

F.S.163.3178 – This statute gives direction to local communities and provides minimum standards for the preparation of the Coastal Management Element of the Comprehensive Plan. It provides the standards to assure that development adjacent to natural and man-made coastal resource systems at the water line or offshore does not negatively impact those resources.

The proposed change of future land-use map is consistent with this statutory direction because:

- The proposed map amendment does not apply new development potentials to either significant undisturbed sensitive upland vegetative communities or to any land or water beyond the seawall that surrounds the property separating it from the surrounding tidal waters. Please see the attached Existing Conditions Report.
- The statute requires communities to plan and create Future Land Use Map designations that are consistent with adopted levels of service for hurricane evacuation. Because this FLUM amendment and Overlay Policy combination will maintain the current allocated density of 0.5 units per gross upland acre, it will not negatively impact hurricane evacuation times predicated on the current Land Use District designation. This is because existing County policy requires that for every increase in density of residential units, offsetting density in developable land must be removed from possible public or private development and or down zoned. With the proposed densities limited by the companion Overlay Policy, Policy 101.5.26 is not triggered.

F.S. 163.3180 -This section of state law requires that development and comprehensive plan map designations and regulatory schemes provide for concurrency. Concurrency means that public services serving development must be in place at the time development occurs and specifically provides that that concurrency determination be made before any certificate of occupancy is provided to development enabled by an existing or proposed FLUM change.

The proposed change of FLUM map designation and zoning is consistent with the statutory direction because:

- The site has or is immediately adjacent to all the local services and utilities which have sufficient capacity at this point in time to serve the level of development proposed by the map change.

F.S. 163.3184- This part of state law sets forth the method for adopting or amending the local Comprehensive Plan map and text. It also recognizes that a Zoning change application concurrent with a comprehensive plan map change application can be processed together, with the Zoning change being contingent on the FLUM change.

The proposed change of the Future Land Use Map is consistent with this statute because:

- The proposed application meets all of the criteria set forth in the County's Land Development Code regulations regarding the submittal of such applications and support materials. A concurrent application for change of Zoning is also being processed.

Analysis of How the Proposed Changes are  
Consistent with the Goals, Objectives, and Policies of  
the Monroe County Year 2030 Comprehensive Plan

# Thurmond Street Comprehensive Plan Map and Land Use District Change

## Comprehensive Plan Consistency Statement

The proposed change of Comprehensive Plan Map designation from Residential Low (RL) to Mixed Use Commercial (MC) and accompanying application for change of Land Use District from Suburban Residential (SR) to Mixed Use (MU) together with a proposed Overlay District text amendment in the Comprehensive Plan is consistent with the Goals and Policies of the Comprehensive Plan as demonstrated below.

The proposed changes focus on creating Land Use designations that support the current lawful wedding and family celebrations venue use, while limiting the future development potential to levels consistent with surrounding land use patterns and the historic uses on the parcels involved in the proposed amendments.

## Analysis

The key Objectives and Policies that govern further development of lands already, and historically developed are listed below with the rationale as to consistency presented.

### **Objective 101.1**

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan. Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [F.S. § 163.3177; F.S. § 163.3180]

### **Policy 101.1.1**

Monroe County shall maintain level of service (LOS) standards for the following public facility types required by Chapter 163, F.S.: sanitary sewer, solid waste, drainage, and potable water. Additionally the County shall maintain LOS for roads, and parks and recreation. The LOS standards are established in the following sections of the Comprehensive Plan:

- 1.The LOS for roads is established in Traffic and Circulation Policy 301.1.1 and 301.1.2;
- 2.The LOS for potable water is established in Potable Water Policy 701.1.1;
- 3.The LOS for solid waste is established in Solid Waste Policy 801.1.1;
- 4.The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
- 5.The LOS for drainage is established in Drainage Policy 1001.1.1; and
- 6.The LOS for parks and recreation is established in Recreation and Open Space Policy 1201.1.1.

Rationale- The parcels subject to the applications are currently developed with single family homes and operate these homes as a lawful weddings family events venue. This use

will not change because if the Comprehensive Plan and land Use District designation are changed to the Mixed-Use commercial category. The parcels are currently served by all the services requiring an LOS standard with no deficiencies of any type. The owners of the properties pay the service fees to FCAA and the Key Largo Sanitation District commensurate with a commercial use. The LOS for U.S. Highway 1 in this section of the highway has been determined to be at the "A" level. See attached 2021 US1 Arterial Travel Time and Delay Study dated June ,2021.

The companion Overlay Policy also serves to limit the residential development potential by maintaining the current allocated density factor found in the current Suburban Residential at 0.5 units per acre and reducing the maximum net density factor from 5.0 to 2.0 units per buildable acre. This reduction in density from even that achievable with the current Land Use District designation assures that any new development will be concurrent with the facilities serving the site. Concurrency for all proposed development is assessed at the time of the development order approval.

### **Objective 101.2**

As mandated by the State of Florida, pursuant to Section 380.0552, F.S. and Rule 28-20.140, F.A.C., and to maintain the public health, safety, and welfare, Monroe County shall maintain a maximum hurricane evacuation clearance time of 24 hours and will coordinate with the State Land Planning Agency relative to the 2012 Memorandum of Understanding that has been adopted between the County and all the municipalities and the State agencies.

Rationale- By keeping the allocated density from the current SR land use district, the anticipated new residential development increase to which this objective applies is very small in relation to the amount of current developed units in the Florida Keys. There are currently in 2022, 32,794 households. Adding one potential unit based upon the current and proposed allocated density which would require evacuation is very, very small in relation to that number of households. Moreover, the units on site are used for licensed transient use and must leave from the top of the chain of islands that make up the Florida Keys 48 hours before the arrival of tropical storm winds.

### **Objective 101.3**

Monroe County shall regulate new residential development based upon the finite carrying capacity of the natural and man-made systems and the growth capacity while maintaining a maximum hurricane evacuation clearance time of 24 hours.

Rationale- The proposed designation together with the Overlay policy which reduces the potential density associated with the Mixed Use Commercial FLUM assures that at most only one more single family home would allowed as of right on the property consistent with hurricane evacuation policies of the Plan. The current lawful activities on site do not use nor impact the other lands surrounding the parcels. To the north and east is a destination

resort which has its service access point on Thurmond Street by which the parcels is accessed for secondary purposes. Also immediately adjacent is the FKAA pumping, warehouse and repair yard together with one single family home which is non-conforming in the Suburban Commercial Land Use District in which it is located. All of these properties operate without dependence on the parcels being considered for the change. To the south and west is a parcel owned by the Federal Government and is undeveloped Hammock. This parcel is not affected by the current activities on the site, inclusive of fireworks that are permitted by the state of Florida and the County Fire Marshall with a sign off of such activities by the US Fish and Wildlife Service(USFWS) each time such activities occur. The USFWS is charged with protecting the vegetation, and wildlife found in the undisturbed tropical hardwood hammocks of the Florida Keys. If the USFWS were concerned about the current lawful use and its possible impacts on the adjacent Harwood hammock, then it would not have permitted the fireworks to occur.

### **Policy 101.5.6**

The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed use commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

Rationale- As earlier demonstrated the parcels are located in an area that contains a wide range of uses immediately adjacent inclusive of a large destination resort, a single family home, a FKAA pumping plant and repair facility and along the road in either direction for ½ mile commercial activities of various kinds on both sides of the road.

While neither the Land Development Code or the Comprehensive Plan contain a specific definition of "Mixed Use", the purpose of the Mixed Use Land Use is found in the Land Development Code and it fits exactly. The description is:

### **Sec. 130-40. - Purpose of the Mixed Use District (MU).**

The purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

### **Policy 101.5.25**

Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1 – 101.5.20. [F.S. § 163.3177(6)(a)1.]

Rationale – The density range specified in this policy for Mixed Use Land Use district is 1.0 unit allocated density and between 12 and 18 maximum net density. The densities proposed by the companion Overlay Policy are 0.5 allocated and 2.0 maximum net. This range of densities allow for the realistic development of the site as a mixed use designation , yet preserve the current use of the property. Further the maximum Floor area ration is reduce to 0.25 with no High Intensity uses allowed.

### **Policy 101.5.26**

In order to continue to implement the Florida Keys Carrying Capacity Study, Monroe County shall promote the reduction in overall County residential density and the preservation of Monroe County's native habitat by enacting legislation which implements the following policy statements for private applications for future land use map amendments which increase allowable residential allocated density. Private application(s) means those applications from private entities with ownership of the upland development and parcel(s) of land or includes private upland development on County-owned land. Private applications requesting future land use map designation amendments received after the effective date of this ordinance (Nov. 20, 2012), which propose increases in allocated residential density shall be required, upon amendment approval, to comply with either option (1) or (2) below:

1. For every acre of land, and/or fractions thereof, where there is a request to increase residential density, a private applicant shall purchase and dedicate land to Monroe County for conservation that is a minimum of twice the size of the parcel subject to the proposed request and has a residential density development potential equal or greater to the density increase being requested. The following requirements apply:

- The dedicated land shall be designated as Tier I, Tier II or Tier III-A Special Protection Area and be located on Big Pine Key/No Name Key or be within the same subarea of unincorporated Monroe County as the proposed increase in residential density. Dedicated land may also be used by an applicant for ROGO points.
- The dedicated land shall contain predominantly non-scarified native upland habitat and/or undisturbed wetland habitat. The land shall be inspected by the Monroe County Biologist to assure it is acceptable for acquisition and donation.
- A restrictive covenant shall be recorded to extinguish the development rights on the donated land.
- The Future Land Use Map Designation for the donated land may be designated by the County as Conservation (C) or Preservation (P).

2. For each requested additional unit of residential density, a private applicant shall purchase and dedicate a lot designated as Improved Subdivision (IS) district on the Land Use (Zoning) District map to Monroe County to ensure the equivalent density requested is mitigated (excludes the dedication of lots for affordable housing). The following requirements apply:

Private applicants shall provide IS lots pursuant to a 1:1 (1 unit: 1 lot) ratio to mitigate the request for increased allowable residential density, pursuant to option (a) or (b) below:

(a) The dedicated IS lot(s) shall be designated as Tier I, Tier II or Tier III-A Special Protection Area and be located on Big Pine Key/No Name Key or be within the same subarea of unincorporated Monroe County as the proposed increase in residential density.

- The dedicated lot shall contain predominantly non-scarified native upland habitat and/or undisturbed wetland habitat. The IS lot(s) shall be inspected by the Monroe County Biologist to assure it is acceptable for acquisition and donation.
- A restrictive covenant shall be recorded to extinguish the development rights on the donated land.
- The dedicated IS lot(s) must still have 1 (one) unit of allocated density per lot (i.e., may not have sent density to another site via TDRs or have any other restriction on development rights via deed restriction or similar mechanism).
- The Future Land Use Map Designation for the donated land may be designated by the County as Conservation (C).

(b) The dedicated IS lot(s) shall be designated as Tier III, must have 1 unit of allocated density per lot and must be within the same subarea of unincorporated Monroe County as the proposed increase in residential density.

- The IS lot(s) shall be dedicated to Monroe County for the retirement of development rights; or
- The IS lot(s) may be dedicated to Monroe County for affordable housing projects.

For options (1) and (2) described above, the parcel which is the subject of the request to increase its residential density must be designated as Tier III and have existing public facilities and services and available central wastewater facilities. Under this policy, no net increase in residential density will be permitted.

Rationale – As expressed and explained above the density limitations proposed in the Overlay Policy make this proposed Mixed Use designation at this location density increase neutral thus making the requirements of this Policy not applicable.

#### **Policy 101.5.27**

All development shall be subject to clearing limits defined by habitat and the location of the property in the Land Use Tier Overlay Maps and the wetland requirements in Policy 102.1.1. The clearing limits of upland native vegetation for properties in the Ocean Reef planned development shall be limited to 40 percent. Except as defined in Policy 101.11.2, clearing of upland native vegetative areas in the Tiers I, II, III and Tier III-A shall be limited to the following percentages or maximum square footage:

Rationale – By means of the Overlay policy the remaining Hardwood Hammock will be placed under a conservation easement running in favor of the County that will prevent the further clearing of that vegetation on the southernmost parcel. Therefore the clearing limits of this policy will be met.

### **Policy 101.6.2**

In order to encourage a compact form of residential growth that results in infill development in platted, improved subdivisions, the Point System shall be primarily based on the Tier system of land classification as set forth under Goal 105. To discourage and limit further growth in Tier I designated areas, the annual maximum number of residential permit allocations that may be awarded in Tier I shall be no more than three (3) each in the Upper and Lower ROGO subareas. Other criteria and corresponding points are allocated to encourage development to the most appropriate locations and discourage development from inappropriate locations.

Rationale- Any further residential development that will be allowed by the Mixed Use designation and the Overlay policy will occur on the northernmost parcel which is designated as Tier III

### **Policy 101.6.3**

In order to encourage a compact form of nonresidential growth, the Point System shall be primarily based on the Tier system of land classification as set forth under Goal 105. To discourage and limit further growth in Tier I designated areas, the Permit Allocation System shall limit and direct new nonresidential development primarily to areas designated as Tier III under Goal 105, not areas designated as a Special Protection Area (Tier III-A) and provide incentives for redevelopment of existing developed and vacant infill sites. Other criteria and corresponding points are available to encourage development to the most appropriate locations and discourage development from inappropriate locations. (See Policy 101.4.1.)

Rationale- See explanation above.

### **Policy 101.19.2**

The Community Master Plans shall be incorporated into the 2030 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:

5. The Key Largo Livable CommuniKeys Master Plan is incorporated by reference into the 2010 Comprehensive Plan. Only the Strategies denoted with a green checkmark in this Master Plan have been adopted and approved as equivalent to the term Objectives in the Comprehensive Plan. Only the Action Items denoted with a green checkmark in this Master Plan have been adopted equivalent to the term Policy in the Comprehensive Plan. Strategies and Action Items without a green checkmark next to them are not considered to be consistent with the definitions of "Objective" and "Policy" and therefore do not serve as equivalents. Adopted by Ordinance 012-2007.

Rationale- First, the Key Largo CommuniKeys Plan clearly states the following: Strategies and Action Items without green check mark next to them are not considered to be consistent with the definitions of "Objective" and "Policy" as in Rule 9J-5.003 (82) and

(90) FAC, respectively, and therefore do not serve as equivalents. Therefore only those action items or objectives with the check mark apply. Those relevant action items are the following.

Action Item 1.3.7: Evaluate future FLUM change and Land Use District Map change requests for nonconforming uses, proposed changes in use, vacant parcels and other requests, based mainly on comprehensive planning principles and the following community-goal related criteria:

- a. Promote infill, design flexibility and transfer of density to Community Centers.
- b. Preserve commercial conformance status within sections along US-1 predominated by existing commercial businesses and disturbed lands.
- c. Encourage sun-setting of intensive commercial uses within sections along US-1 predominated by natural habitat or native-dominated landscape, relatively sparse development and relatively few businesses.
- d. Preserve commercial use status for existing waterfront uses that support the tourist-based and working waterfront-based economy.
- e. Give consideration to whether the property provides a unique or outstanding opportunity for enhancement of design, connectivity and other community goals, especially along the US-1 corridor.

Rationale – As demonstrated in the discussion of consistency with Comprehensive Plan policies the parcels are surrounded by commercial activities and a lawful current weddings and family events venue which is commercial in nature and requires a Land Use District and FLUM category that is supportive of that activity. The proposed Mixed Use Land Use District is therefore consistent with Action Item 1.3.7 b.

Action Item 6.1.2: Review the existing land development regulations pertaining to density, intensity and site design layout and nonconforming uses/structures and coordinate and update these to encourage the retention of businesses that support the tourist-based economy and the design standards of the community including increased infill and mobility in Community Centers.

Rationale- The current lawful use of the site is a tourist driven activity with many tourists coming to the events and staying in local hotels and transient accommodations. Thus this activity is consistent with Action Item 6.1.2.

### **Policy 102.2.2**

Monroe County shall maintain environmental standards and environmental design criteria as indicated in policies adopted pursuant to Conservation and Coastal Management Objective 205.2 that protects native upland vegetation and promotes restoration of habitat values of native upland communities, including hardwood hammocks and pinelands.

Rationale - the proposed Overlay Policy – will require a conservation easement over the remaining Hammock forest areas of the site preventing any further clearing of that vegetation.

**Policy 105.1.3**

Monroe County shall, through its development standards and Land Development Code, continue to foster the retention and redevelopment of small businesses on the U.S.1.

Rationale- The proposed Mixed Use designation and accompany Overlay Policy Promotes the retention of a small family owned business that has operated on the site since 2015 . The Parcels have direct access to US 1 highway and the various businesses on either side of the highway and relies on some of those businesses for supplies and services.

**Objective 107.1**

Monroe County shall coordinate land use with the elements of the Comprehensive Plan through Future Land Use Element subarea policies solely applicable to a specific geographic area. These subarea policies identify parcels of land that require narrowly-tailored regulation in order to confine development potential to an area or extent less than the maximum development potential allowed by its underlying Future Land Use Map category. The development parameters established for each subarea shall be based either on an inventory of uses and facilities established on the parcel or by data and analysis supporting the specific subarea limitations. Environmentally sensitive areas shall be preserved through the application of such methods as conservation easements that require mandatory eradication of exotic invasive vegetation. (Ord. No. 023-2011)

Rationale- The proposed Overlay policy provides the protections required for the hammock forest areas on site and further restricts the density, intensity and type of development that will be allowed on the parcels.

Summary – All other policies of the Comprehensive Plan not cited either do not apply as they are action items for the County and other agencies to carry out , do not apply to the requested changes or are applied that any new development id requested.

Thurmond Street Partners LLC

Copy of Fireworks Use Permits from the United States  
Fish and Wildlife Service



# MONROE COUNTY, FLORIDA

## FIREWORKS PERMIT

The Monroe County Fire Marshal's Office authorizes the following named organization to conduct a fireworks display on the following date and location, for a duration not to exceed 10 (ten) minutes unless otherwise stated.

|                               |                                    |
|-------------------------------|------------------------------------|
| <b>PERMIT NUMBER:</b>         | 18-FW0428-03-KLL                   |
| <b>DATE OF ISSUE:</b>         | 4/25/18                            |
| <b>ISSUED TO:</b>             | Firepower Displays Unlimited, Inc. |
| <b>SPONSORING PARTY:</b>      | Ivory Moore                        |
| <b>LOCATION:</b>              | Offshore from Key Largo Lighthouse |
| <b>DATE/TIME OF DISPLAY:</b>  | 04/28/18 @ 9-10 PM for 5-6 minutes |
| <b>EVIDENCE OF INSURANCE:</b> | On file                            |

### AUTHORIZATION AND CONDITIONS:

*It is understood that the display shall comply with the provisions of NFPA 1123 "Code for Fireworks Display" and NFPA 1126 "Standard for the Use of Pyrotechnics before a Proximate Audience". The display shall be handled by a competent, certified operator, as per Chapter 20.1.4.3 and Chapter 65 of the 2010 Florida Fire Prevention Code, and Florida Statute 791.012.*

It is recommended that the local fire department be contacted to provide fire suppression apparatus on the site and standby during the fireworks display.

A copy of this permit and required supporting documentation, including the original Certificate of Insurance, and the Indemnity and Hold Harmless Affidavit are on file with the Office of the Monroe County Fire Marshal, Monroe County, Florida.

### APPROVED BY:

Craig Marston

04/20/2018

DEPUTY FIRE MARSHAL, MONROE COUNTY, FL

DATE

Office of the Fire Marshal  
490 63<sup>rd</sup> Street, Marathon, FL 33050  
305-289-6368 (Office) | 305-289-6369 (Fax)



**UNITED STATES DEPARTMENT OF COMMERCE**  
**National Oceanic and Atmospheric Administration**  
**NATIONAL OCEAN SERVICE**

**Florida Keys National Marine Sanctuary**  
33 East Quay Road  
Key West, Florida 33040

May 9, 2018

Mrs. Allyson Acosta  
Firepower Displays Unlimited  
14240 SW 256 Street  
Princeton, FL 33032

Dear Mrs. Acosta:

The National Oceanic and Atmospheric Administration, Office of National Marine Sanctuaries (ONMS) has approved the issuance of special use permit number FKNMS-2018-049 to conduct activities within Florida Keys National Marine Sanctuary (sanctuary). Activities are to be conducted in accordance with the permit application and all supporting materials submitted to the sanctuary, and the terms and conditions of permit number FKNMS-2018-049 (enclosed).

This permit is not valid until signed and returned to the ONMS. Retain one signed copy and carry it with you while conducting the permitted activities. Additional copies must be signed and returned, by either mail or email, to the following individuals within 30 days of issuance and before commencing any activity authorized by this permit:

Joanne Delaney  
Permit Coordinator  
Florida Keys National Marine Sanctuary  
33 East Quay Road  
Key West, Florida 33040  
[Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)

National Permit Coordinator  
NOAA Office of National Marine Sanctuaries  
1305 East-West Highway (N/ORM6)  
SSMC4, 11<sup>th</sup> Floor  
Silver Spring, MD 20910  
[nmspermits@noaa.gov](mailto:nmspermits@noaa.gov)

Your permit contains specific terms, conditions and reporting requirements. Review them closely and fully comply with them while undertaking permitted activities.

If you have any questions, please contact Joanne Delaney at [Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov). Thank you for your continued cooperation with the ONMS.

Sincerely,

Sarah Fangman  
Superintendent

Enclosure





UNITED STATES DEPARTMENT OF COMMERCE  
National Oceanic and Atmospheric Administration  
NATIONAL OCEAN SERVICE

Florida Keys National Marine Sanctuary  
33 East Quay Road  
Key West, Florida 33040

## FLORIDA KEYS NATIONAL MARINE SANCTUARY SPECIAL USE PERMIT

**Permittee:**

Mrs. Allyson Acosta  
Firepower Displays Unlimited  
14240 SW 256 Street  
Princeton, FL 33032

**Permit Number:** FKNMS-2018-049

**Effective Date:** May 9, 2018

**Expiration Date:** May 8, 2023

**Project Title:** Firepower Displays Unlimited Firework Events in the Florida Keys

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This permit is issued for activities in accordance with the National Marine Sanctuaries Act (NMSA), 16 USC §§ 1431 *et seq.*, and regulations thereunder (15 CFR Part 922). All activities must be conducted in accordance with those regulations and law. No activity prohibited in 15 CFR Part 922 is allowed except as specified in the activity description below.

Subject to the terms and conditions of this permit, the National Oceanic and Atmospheric Administration (NOAA), Office of National Marine Sanctuaries (ONMS) hereby authorizes the permittee listed above to conduct activities within Florida Keys National Marine Sanctuary (FKNMS or sanctuary). All activities are to be conducted in accordance with this permit and the permit application received April 27, 2018. The permit application is incorporated into this permit and made a part hereof; provided, however, that if there are any conflicts between the permit application and the terms and conditions of this permit, the terms and conditions of this permit shall be controlling.

**Permitted Activity Description:**

The following activities are authorized by this permit:

1. Discharge of debris into waters of the sanctuary that results from pyrotechnic displays.

No further activities prohibited by sanctuary regulations are allowed.



**Permitted Activity Location:**

The permitted activity is allowed in nearshore waters of Key Largo, Islamorada, and Key West within a 500-foot radius of the following central coordinates:

| Site name           | City       | Latitude (°N) | Longitude (°W) |
|---------------------|------------|---------------|----------------|
| Lighthouse Beach    | Key Largo  | 25.0909       | 80.44972222    |
| Snappers            | Key Largo  | 25.03999444   | 80.49222222    |
| Playa Largo         | Key Largo  | 25.075634     | 80.467702      |
| Cheeca Lodge        | Islamorada | 24.914599     | 80.630505      |
| Hog Heaven          | Islamorada | 24.948608     | 80.591396      |
| Pierre's/Morada Bay | Islamorada | 24.93197222   | 80.64111111    |
| Sundowner's         | Islamorada | 25.145659     | 80.400604      |
| Drop Anchor         | Islamorada | 24.94722222   | 80.59583333    |
| Islander Resort     | Islamorada | 24.91736667   | 80.62777778    |
| Upper Keys Rotary   | Islamorada | 24.9667       | 80.571794      |
| Casa Marina         | Key West   | 24.543917     | 81.790307      |

**Special Terms and Conditions:**

1. A maximum of twenty five (25) discrete fireworks displays per year are authorized while this permit is in effect. FKNMS approval is required for additional displays. Special Use Permit fees associated with this activity may also change if additional displays are authorized. Contact Joanne Delaney, FKNMS Permit Coordinator, at [Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov) or (305) 809-4714 for assistance.
2. The permittee must provide a copy of current comprehensive liability insurance to FKNMS by May 1 annually. The insurance certificate shall be forwarded to Joanne Delaney ([Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)).
3. If fireworks displays are proposed for sites other than those listed in the Permitted Activity Location section, above, the permittee must contact FKNMS ([Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)) a minimum of 30 days prior to the event with the launch coordinates to review the activity and its proximity to sensitive resources.
4. No additional materials are authorized for discharge under this permit.
5. All non-biodegradable labels and wrappings shall be removed from pyrotechnic shells before they are fired. Wrappers and any other waste shall be contained on-board the launch vessel and then disposed of on-shore.
6. The permittee must clean up all debris resulting from pyrotechnics immediately following each fireworks display. Any debris that is apparent in marine waters of the sanctuary, terrestrial/upland areas adjacent to the sanctuary, and on any vessels must be removed and contained for disposal on-shore. The permittee may be liable for costs of clean-up activities should debris remain after events conclude.



7. The launch vessel must not anchor or spud on or above coral or coral reefs. Anchoring and spudding on hardbottom and seagrass habitat shall also be avoided. Preferred anchoring/spudding is over sand bottom. Please consult Florida Keys benthic habitat maps to locate appropriate sandy areas for anchoring: <http://flkeysbenthicmaps.noaa.gov/>.
8. The launch vessel operator shall be informed of FKNMS regulations related to vessel operation and anchoring, prior to each event, as follows:
  - a. "Operating a vessel in such a manner as to strike or otherwise injure coral, seagrass, or any other immobile organisms attached to the sea bed" is prohibited throughout the sanctuary (15 CFR922.163(a)(5)(i));
  - b. "Having a vessel anchored on living coral other than hardbottom in water depths less than 40 feet when visibility is such that the seabed can be seen" is prohibited throughout the sanctuary (15 CFR922.163(a)(5)(ii));
  - c. Any party found responsible for injury to sanctuary resources may be subject to penalties under the National Marine Sanctuaries Act (NMSA), 16 USC § 1431 et seq.
9. All vessel operations must adhere to the SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS (items a, b, d, e, and f) and STANDARD MANATEE CONDITIONS FOR IN-WATER WORK (items a, b, d, and e), attached.
10. Should temporary buoys or markers be required for deployment, or other alteration of the sea bed beyond traditional vessel anchoring be necessary, the permittee shall contact FKNMS for additional approval ([Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)).
11. Permit or approval from other agencies with jurisdiction in the Florida Keys may be necessary prior to conducting fireworks displays. Specifically, permits from the Monroe County Fire Marshal's Office and the U.S. Coast Guard are required for fireworks displays. Permits may be required from U.S. Fish and Wildlife Service for any displays that occur within a National Wildlife Refuge. Copies of all other agency permits (or submitted applications, if permits have not yet been issued) shall be forwarded to FKNMS ([Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)).
12. The permittee must submit an annual report of activities on May 1 each year this permit is in effect and upon permit expiration (May 8, 2023). Each report shall consist of a summary of the activities conducted under this permit during the previous year including, at a minimum:
  - Location of launch vessel for each fireworks display (DGPS coordinates);
  - Anchoring methods employed by launch vessel during each event;
  - Number and type of pyrotechnic devices launched/fired for each event (include common names as applicable);
  - Number of spectator vessels (approximate; if applicable) for each event;
  - A summary of clean-up activities required under Special Conditions #5 & 6 for each event;
  - Any relevant observations or incidents (as applicable).

Each report shall be submitted to Joanne Delaney ([Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)), FKNMS Permit Coordinator.



13. NOAA Florida Keys National Marine Sanctuary restricts certain activities under Federal regulations. Any exceptions to these regulations must be permitted by the FKNMS. As a result, the permittee and the sponsoring organization(s) are required to include the following during any media coverage (press releases, video/photo, social media, or other means): *Activities occurred under permit within the Florida Keys National Marine Sanctuary.*

Any publications and/or reports resulting from activities conducted under the authority of this permit must include the notation that the activity was conducted under permit number FKNMS-2018-049. For questions or alterations in the above language, contact Joanne Delaney ([Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)).

### **General Terms and Conditions:**

1. Within 30 (thirty) days of the date of issuance, the permittee must sign and date this permit for it to be considered valid. Once signed, the permittee must send copies, via mail or email, to the following individuals:

Joanne Delaney  
Permit Coordinator  
Florida Keys National Marine Sanctuary  
33 East Quay Road  
Key West, Florida 33040  
[Joanne.Delaney@noaa.gov](mailto:Joanne.Delaney@noaa.gov)

National Permit Coordinator  
NOAA Office of National Marine Sanctuaries  
1305 East-West Highway (N/ORM6)  
SSMC4, 11<sup>th</sup> Floor  
Silver Spring, MD 20910  
[nmspermits@noaa.gov](mailto:nmspermits@noaa.gov)

2. It is a violation of this permit to conduct any activity authorized by this permit prior to the ONMS having received a copy signed by the permittee.
3. This permit may only be amended by the ONMS. The permittee may not change or amend any part of this permit at any time. The terms of the permit must be accepted in full, without revision; otherwise, the permittee must return the permit to the sanctuary office unsigned with a written explanation for its rejection. Amendments to this permit must be requested in the same manner the original request was made.
4. All persons participating in the permitted activity must be under the supervision of the permittee, and the permittee is responsible for any violation of this permit, the NMSA, and sanctuary regulations for activities conducted under, or in conjunction with, this permit. The permittee must assure that all persons performing activities under this permit are fully aware of the conditions herein.
5. This permit is non-transferable and must be carried by the permittee at all times while engaging in any activity authorized by this permit.



6. This permit may be suspended, revoked, or modified for violation of the terms and conditions of this permit, the regulations at 15 CFR Part 922, the NMSA, or for other good cause. Such action will be communicated in writing to the applicant or permittee, and will set forth the reason(s) for the action taken.
7. This permit may be suspended, revoked or modified if requirements from previous ONMS permits or authorizations issued to the permittee are not fulfilled by their due date.
8. Permit applications for any future activities in the sanctuary or any other sanctuary in the system by the permittee might not be considered until all requirements from this permit are fulfilled.
9. This permit does not authorize the conduct of any activity prohibited by 15 CFR Part 922, other than those specifically described in the "Permitted Activity Description" section of this permit. If the permittee or any person acting under the permittee's supervision conducts, or causes to be conducted, any activity in the sanctuary not in accordance with the terms and conditions set forth in this permit, or who otherwise violates such terms and conditions, the permittee may be subject to civil penalties, forfeiture, costs, and all other remedies under the NMSA and its implementing regulations at 15 CFR Part 922.
10. Any publications and/or reports resulting from activities conducted under the authority of this permit must include the notation that the activity was conducted under National Marine Sanctuary Permit FKNMS-2018-049 and be sent to the ONMS officials listed in general condition number 1.
11. This permit does not relieve the permittee of responsibility to comply with all other federal, state and local laws and regulations, and this permit is not valid until all other necessary permits, authorizations, and approvals are obtained. Particularly, this permit does not allow disturbance of marine mammals or seabirds protected under provisions of the Endangered Species Act, Marine Mammal Protection Act, or Migratory Bird Treaty Act. Authorization for incidental or direct harassment of species protected by these acts must be secured from the U.S. Fish and Wildlife Service and/or NOAA Fisheries, depending upon the species affected.
12. The permittee shall indemnify and hold harmless the Office of National Marine Sanctuaries, NOAA, the Department of Commerce and the United States for and against any claims arising from the conduct of any permitted activities.
13. Any question of interpretation of any term or condition of this permit will be resolved by NOAA.



Your signature below, as permittee, indicates that you accept and agree to comply with all terms and conditions of this permit. This permit becomes valid when you, the permittee, countersign and date below. Please note that the expiration date on this permit is already set and will not be extended by a delay in your signing.

*Allyson Acosta*

May 9, 2018

Mrs. Allyson Acosta  
Firepower Displays Unlimited

Date

*M. Sarah Fangman*

May 9, 2018

Sarah Fangman  
Superintendent  
Florida Keys National Marine Sanctuary

Date

2 documents attached.





**UNITED STATES DEPARTMENT OF COMMERCE**  
**National Oceanic and Atmospheric Administration**  
**NATIONAL MARINE FISHERIES SERVICE**  
Southeast Regional Office  
263 13th Avenue South  
St. Petersburg, FL 33701

## SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006

O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc



## STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or in Vero Beach (1-772-562-3909) for south Florida, and emailed to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com).
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at [http://www.myfwc.com/WILDLIFEHABITATS/manatee\\_sign\\_vendors.htm](http://www.myfwc.com/WILDLIFEHABITATS/manatee_sign_vendors.htm). Questions concerning these signs can be forwarded to the email address listed above.

Habitat Delineation Report by Cheon Environmental  
Consulting dated July 4, 2022

Figure 1 - Property Boundaries



Background

This document was created to provide a sketch for the surveyors showing the delineation flagging that was completed on July 2, 2022. The developed bayfront property has several habitat types, Developed, Hammock, Disturbed with Natives, and Mangrove.

Three habitat types were flagged, Hammock, Disturbed with Natives, and Mangrove. An area was delineated as hammock if the canopy, understory, and groundcovers were dominated by native tropical hardwood hammock species. Areas that contained tropical hardwood hammock canopy but were deficient in groundcovers and understory, and were generally small, fragmented units that no longer functioned as a hammock were considered disturbed with native vegetation. A sketch of the delineation flag locations is provided in Attachment A.

Two mangrove shoreline fringe areas were observed onsite. The landward edge of these areas was flagged as shown on Attachment A. The waterward extent shown on Attachment A was sketched based on the aerial and not part of the formal delineation.

It is recommended that the delineation be verified by Monroe County prior to having the flags surveyed.

Attachment A – Habitat Flagging Sketch



Attachment A – Habitat Flagging Sketch

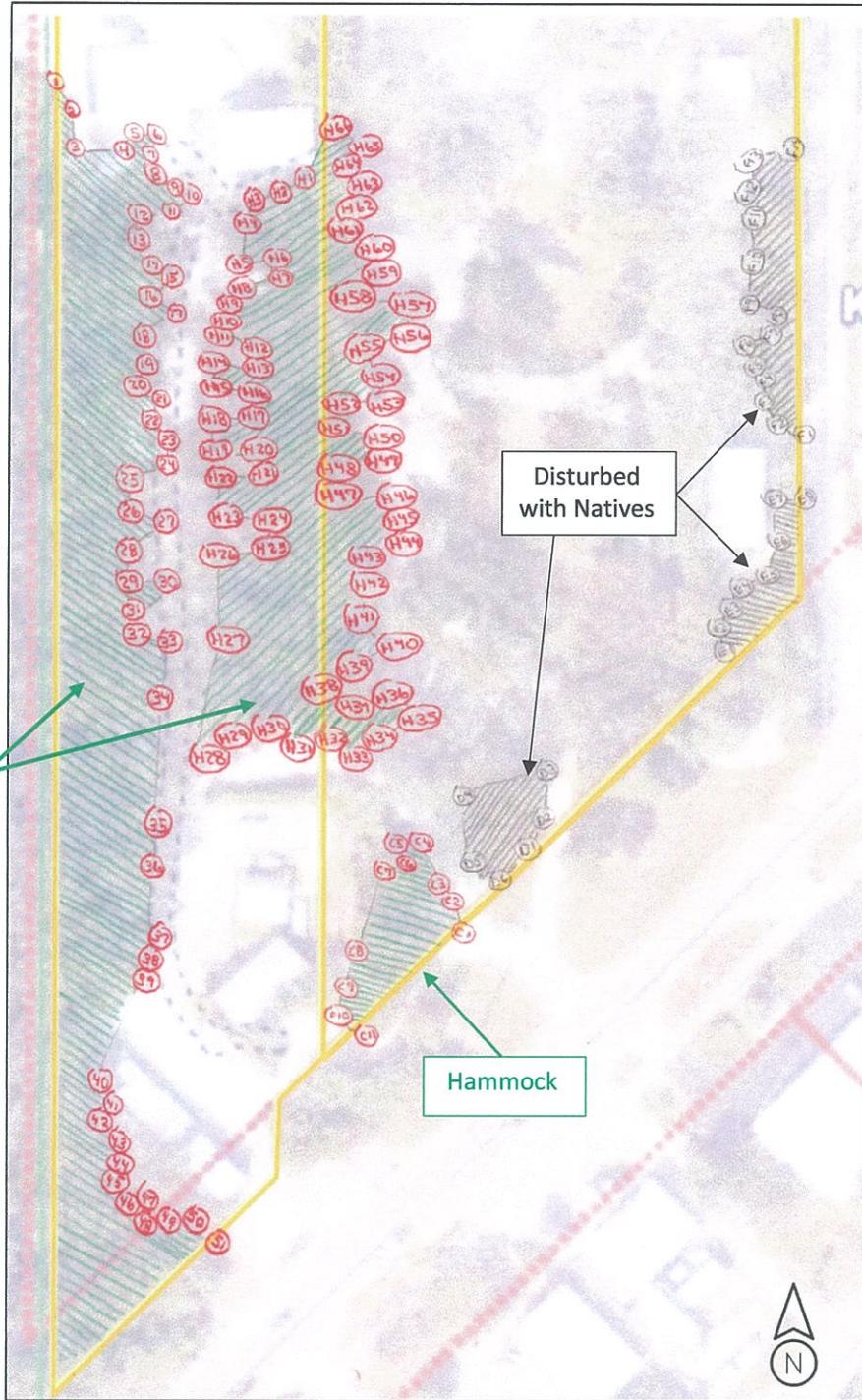
Inset A

Hammock

Disturbed with Natives

Hammock

Not to scale



Thurmond Street Partners  
98990 Overseas Hwy., RE#: 0088170-000000  
2 Thurmond Street, RE#: 0088160-000100

**Attachment A – Habitat Flagging Sketch**



Two mangrove shoreline fringe areas were observed onsite. The landward edge of these areas was flagged as shown. The waterward extent shown was sketched based on the aerial and not part of the formal delineation.

Not to scale



# BOUNDARY SURVEY FOR 98990 OVERSEAS HWY AND 2 THURMOND ST KEY LARGO, FL 33037 A PARCEL OF LAND IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST

**PARCEL ACREAGE ABOVE M.H.W.**  
**PARCEL "A" 44.2 ACRES**  
**PARCEL "B" 42.6 ACRES**

TOTAL AREA ZONED SUBURBAN RESIDENTIAL: 6.8 ACRE  
 TOTAL AREA OF HARDWOOD HAMMOCK: 64817.44 SQFT - 1.48 ACRE  
 TOTAL AREA OF DISTURBED AND DEVELOPED PROPERTY: 225242.5 SQFT - 5.2 ACRE

- LEGEND**
- CLEAN OUT DRAIN
  - SIGN
  - ⊕ CATCH BASIN GRATES
  - ⊕ LIGHT LIGHT
  - ⊕ TRAFFIC SIGNAL POLE
  - ⊕ MANHOLE STORM
  - ⊕ MANHOLE TELEPHONE
  - ♿ HANDICAP ACCESS RAMPS
  - ⊕ FIRE HYDRANT
  - ⊕ VALVE SANITARY
  - ⊕ MANHOLE SANITARY
  - ⊕ VALVE WATER
  - ⊕ UTILITY PEDESTAL TELEVISION
  - ⊕ WATER METER
  - ⊕ MARKER GAS
  - ⊕ ELECTRICAL BOX CONDUIT
  - ⊕ TELEPHONE BOX
  - ⊕ TRAFFIC SIGNAL CONDUIT
  - ⊕ MONITORING WELL
  - ⊕ POLE POWER
  - ⊕ IRRIGATION CONTROL BOX
  - ⊕ VALVE GAS
  - ⊕ MANHOLE ELECTRICITY
  - ⊕ SPOT LIGHT
  - ⊕ MANHOLE WATER
  - ⊕ UTILITY POLE (GUY WIRE FOR TRAFFIC SIGNAL)
  - ⊕ GUY WIRE ANCHOR
  - TREE
  - PINE
  - PALM
  - SPRINKLER HEAD

- ABBREVIATIONS**
- CH.L.F. = CHAIN LINK FENCE
  - CONC. = CONCRETE
  - F.F.E. = FINISHED FLOOR ELEVATION
  - FND = FOUND
  - L = LENGTH (WHEN USED IN CURVE DATA)
  - L.F. = LINEAR FEET
  - (C) = CALCULATED DATA
  - (R) = RECORD
  - B.O.B. = BASIS OF BEARING
  - R.B. = REBAR
  - R.B.C. = REBAR AND CAP
  - LP = REBAR AND CAP
  - O/E = OVERHEAD ELECTRIC LINE
  - M.H. = MANHOLE
  - BLDG = BUILDING
  - C.B. = CATCH BASIN
  - NO. = NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT DATA
  - PG. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT-OF-WAY
  - P.O.C. = POINT OF COMMENCEMENT
  - TYP. = TYPICAL
  - T.B. = TANGENT BEARING
  - C.O. = CLEAN OUT
  - INV. ELEV. = INVERT ELEVATION
  - TOP = TOP OF PIPE

- TV — COMCAST AERIAL LINE
- S S — SANITARY SEWER LINE
- S O — STORM SEWER LINE
- GAS — GAS LINE
- W — WATER LINE
- TEL — TELEPHONE/FIBER OPTIC CABLE
- AERIAL LINE VARIOUS TYPE (ELECTRIC/COMMUNICATION)



ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG.



**BOUNDARY SURVEY**  
**98990 OVERSEAS HWY AND**  
**2 THURMOND ST**  
**KEY LARGO, FL 33037**

| Mark | Description | Date | Appr. |
|------|-------------|------|-------|
|      |             |      |       |
|      |             |      |       |
|      |             |      |       |
|      |             |      |       |

|                                |                              |      |
|--------------------------------|------------------------------|------|
| Designed by:                   | Date: 2/23/23                | Rev. |
| Drawn by: CM                   | Design file no.              |      |
| Reviewed by: AMY               |                              |      |
| Submitted by: Juan C. Melendez | File name: FINAL SURVEY 2022 |      |
|                                | Plot date: 3/1/23            |      |
|                                | Plot scale: 1"=40'           |      |

CLIENT:  
**SCOTT W. TUTTLE**  
**CONSTRUCTION, INC**

**SHEET**  
**2 OF 2**

# BOUNDARY SURVEY FOR 98990 OVERSEAS HWY AND 2 THURMOND ST KEY LARGO, FL 33037 PARCELS 88160.0001 & 88170

A PARCEL OF LAND  
IN  
SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST

**SURVEY NOTES:**  
**CLIENT:** THURMOND STREET PARTNERS LLC  
**SURVEYOR:** JUAN C. MELENDEZ D.B.A. ORTHOTEK  
**ACCURACY:**  
THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

**BASIS OF BEARING:**  
BEARING OF BASIS SHOWN, IS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA EAST NAD(83)-(2011)-(EPOCH 2010.0000).

**SURVEYORS NOTES:**  
OWNERSHIP IS SUBJECT TO OPINION OF TITLE.  
THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.  
THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY

**LEGAL DESCRIPTION**  
LEGAL DESCRIPTION

LOTS 1 THROUGH 14, INCLUSIVE, SQUARE I, EL DORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK I, AT PAGE 203, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, WHICH PROPERTY WAS RETURNED TO ACREAGE BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 409, AT PAGE 427427, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND  
A PARCEL OF LAND IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING SOUTHEASTERLY OF BLOCK 1 OF THE PLAT OF EL DORADO HEIGHTS ON KEY LARGO, AS RECORDED IN PLAT BOOK I, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE WITH THE SOUTHEASTERLY LINE OF SAID BLOCK 1 OF THE PLAT OF EL DORADO HEIGHTS OF KEY LARGO; THENCE RUN NORTH 45° 18' 04" EAST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 1 FOR A DISTANCE OF 176.78 FEET TO THE EAST LINE OF SAID BLOCK 1; THENCE RUN SOUTH 00° 18' 04" WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 42.43 FEET TO A LINE THAT IS PARALLEL WITH AND 30.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID BLOCK 1; THENCE RUN SOUTH 45° 18' 04" WEST ALONG SAID LINE FOR A DISTANCE OF 176.78 FEET TO THE WEST LINE OF SAID BLOCK 1 EXTENDED; THENCE RUN NORTH 00° 18' 04" EAST ALONG THE EXTENDED WEST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING.

AND  
A PARCEL OF SUBMERGED LAND IN THE BAY OF FLORIDA IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST, KEY LARGO, FRONTING LOTS 1 AND 2, BLOCK 1, EL DORADO HEIGHTS, PLAT BOOK I, PAGE 203, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF EL DORADO HEIGHTS, RUN NORTH ALONG THE WEST SIDE OF SAID LOT 1, A DISTANCE OF 175 FEET TO THE MEAN HIGH TIDE LINE ON THE SHORE OF THE BAY OF FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THEN NORTH 29° 00' WEST, A DISTANCE OF 200 FEET; THENCE NORTH 51° 26' EAST, A DISTANCE OF 148.7 FEET; THENCE SOUTH 31° 10' EAST, A DISTANCE OF 215 FEET, MORE OR LESS, TO THE SAID MEAN HIGH TIDE LINE AT THE EAST LINE OF LOT 2, SAID BLOCK 1, EL DORADO HEIGHTS; THENCE SOUTHWESTERLY MEANDERING SAID MEAN HIGH TIDE LINE, A DISTANCE OF 157 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND  
THAT PART OF THE CLOSED STREET, BAY VIEW BOULEVARD, LYING WEST OF THE CENTERLINE OF BAY VIEW BOULEVARD, AND CONTIGUOUS TO THE EASTERN BOUNDARY LINES OF LOTS 2 THROUGH 12, INCLUSIVE, SQUARE I, EL

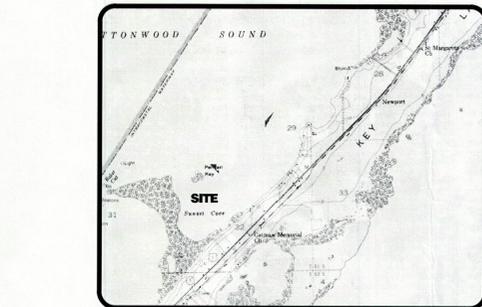
OTHER USE.  
NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.  
WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.  
DATE OF FIELD SURVEY 06/10/2016.  
DATE OF FIELD SURVEY FOR NORTH LOT 12/03/2017  
DATE OF FIELD SURVEY FOR SOUTH HOUSE ON SOUTH LOT 05/15/2018

**CERTIFIED TO:**  
• THURMOND STREET PARTNERS LLC

DORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGE 203; THE SAME BEING CLOSED, VACATED AND ABANDONED BY MONROE COUNTY RESOLUTION #87-1973, DATED JULY 17, 1973 AND RECORDED ON AUGUST 9, 1973 IN OFFICIAL RECORDS BOOK 548 PAGE 777 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

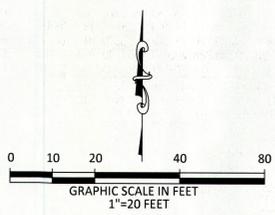
PARCEL A:  
LOTS 17 THROUGH 25, INCLUSIVE, BLOCK 2, EL DORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK I, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, VACATED BY THE BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. 17-1968, DATED FEBRUARY 27, 1968, TOGETHER WITH THE EAST ONE-HALF OF BAY VIEW BOULEVARD ADJACENT TO AND PARALLEL WITH LOTS 20 THROUGH 29, BLOCK 2, AS SHOWN ON SAID PLAT OF EL DORADO HEIGHTS, SAID BAY VIEW BOULEVARD VACATED BY THE BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. 87-1973, DATED JULY 17, 1973, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY MEAS AND BOUNDS AS FOLLOWS: A PARCEL OF LAND IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST ON KEY LARGO, MONROE COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS PORTIONS OF LOTS 9, 11 AND 15 OF MOELL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK I, AT PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AS SHOWN ON THE PLAT OF EL DORADO HEIGHTS, AS RECORDED IN PLAT BOOK I, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BAY VIEW BOULEVARD WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE, AS SHOWN ON THE PLAT OF EL DORADO HEIGHTS, RECORDED IN PLAT BOOK I, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN NORTH ALONG SAID CENTERLINE FOR A DISTANCE OF 588.35 FEET TO A POINT 25.00 FEET WEST OF THE NORTHWEST CORNER OF LOT 29, BLOCK 2 OF SAID PLAT OF EL DORADO HEIGHTS; THENCE EAST, ALONG A WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 29, AND THE NORTH LINE OF SAID LOT 29 FOR A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 29, BLOCK 2; THENCE SOUTH, ALONG THE EASTERLY LINE OF LOTS 21 THROUGH 29, BLOCK 2 OF SAID PLAT OF EL DORADO HEIGHTS FOR A DISTANCE OF 440.32 FEET TO A POINT ON THE AFROREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE, DEFLECTING 45° 20' 11" TO THE RIGHT FROM THE PREVIOUS COURSE, FOR A DISTANCE OF 210.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

TOGETHER WITH:  
A PARCEL OF LAND COMPRISED OF LOT L AND PART OF LOT 2, BLOCK 2, EL DORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK L, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND VACATED BY MONROE COUNTY COMMISSIONER'S RESOLUTION NO. 17-1968 DATED 2-27-68, AND PART OF A 20 FOOT WIDE ALLEY, ACCORDING TO SAID PLAT AND VACATED BY MONROE COUNTY COMMISSIONER'S RESOLUTION NO. 28-1967, DATED 5-23-67 AND PART OF THE EASTERLY ONE HALF OF BAY VIEW BOULEVARD, ACCORDING TO SAID PLAT AND VACATED BY MONROE COUNTY COMMISSIONER'S RESOLUTION NO. 87-1973, DATED 7-17-73, SAID PARCEL BEING MORE PARTICULARLY



DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF A WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 29, BLOCK 2, EL DORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK L, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND VACATED BY MONROE COUNTY COMMISSIONER'S RESOLUTION NO. 17-1968, DATED 2-27-68 WITH THE CENTERLINE OF BAY VIEW BOULEVARD ACCORDING TO SAID PLAT, AND VACATED BY MONROE COUNTY COMMISSIONER'S RESOLUTION NO. 87-1973, DATED 7-17-73, FROM SAID POINT OF BEGINNING, THENCE EASTERLY, ALONG SAID PROLONGATION OF AND ALONG THE NORTHERLY LINE OF SAID LOT 29 FOR A DISTANCE OF 150 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE NORTHWESTERLY ON AN ANGLE OF 79°45'50" TO THE RIGHT OF THE PRECEDING COURSE, A DISTANCE OF 234.4 FEET, MORE OR LESS, TO THE SHORELINE OF FLORIDA BAY; THENCE MEANDER SAID SHORELINE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 228 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SAID CENTERLINE OF THE SAID VACATED BAY VIEW BOULEVARD; THENCE SOUTHERLY ALONG SAID CENTERLINE FOR A DISTANCE OF 62 FEET, MORE OR LESS) TO THE POINT OF BEGINNING.

PARCEL B:  
PART OF A 20 FOOT WIDE, VACATED ALLEY, PART OF LOT 2 AND ALL OF LOTS 3 THROUGH 16, INCLUSIVE, BLOCK 2, EL DORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK L AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND VACATED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS NO. 17 1968, DATED 2-27-68 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAY VIEW BOULEVARD WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE AS SHOWN ON THE PLAT OF EL DORADO HEIGHTS, RECORDED IN PLAT BOOK I, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 212.16 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF LOT 17, BLOCK 2 OF SAID PLAT AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING, THENCE DEFLECT 45 FEET TO THE LEFT AND RUN NORTHERLY ALONG THE WESTERLY LINE OF LOT 8 THROUGH 14 AND OF LOT 16, ALL IN BLOCK 2 OF SAID PLAT, FOR A DISTANCE OF 440 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 8, BLOCK 2 OF SAID PLAT; THENCE DEFLECT 10° 14' 10" TO THE LEFT AND PROCEED NORTHWESTERLY FOR A DISTANCE OF 234.4 FEET, MORE OR LESS, TO THE SHORELINE OF FLORIDA BAY; THENCE MEANDER NORTHEASTERLY ALONG SAID SHORELINE FOR 565 FEET, MORE OR LESS, TO A POINT AND A NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF THURMOND STREET, ACCORDING TO SAID PLAT; THENCE RUN SOUTH ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 673 FEET, MORE OR LESS, TO AN INTERSECTION WITH SAID NORTHWESTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE, ACCORDING TO SAID PLAT, FOR A DISTANCE OF 169.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.



M.H.W. LINE TABLE  
ELEV. 0.00' NAVD88

| Line # | Bearing       | Length |
|--------|---------------|--------|
| L1     | S84° 30' 32"W | 7.5    |
| L2     | S64° 59' 09"W | 3.1    |
| L3     | S33° 51' 58"W | 3.9    |
| L4     | S32° 30' 49"W | 9.6    |
| L5     | S42° 11' 24"W | 4.8    |
| L6     | S44° 32' 42"W | 9.7    |
| L7     | S58° 23' 05"W | 3.9    |
| L8     | S72° 53' 03"W | 4.7    |
| L9     | S75° 01' 23"W | 8.4    |
| L10    | S61° 43' 52"W | 17.8   |
| L11    | S72° 41' 30"W | 27.1   |
| L12    | S62° 07' 27"W | 22.9   |
| L13    | S45° 32' 58"W | 10.2   |
| L14    | S11° 17' 45"W | 10.0   |
| L15    | S18° 30' 24"W | 20.7   |
| L16    | S43° 36' 49"W | 6.9    |

M.H.W. LINE TABLE  
ELEV. 0.00' NAVD88

| Line # | Bearing       | Length |
|--------|---------------|--------|
| L17    | N45° 32' 37"W | 4.6    |
| L18    | N0° 14' 49"W  | 6.7    |
| L19    | S48° 31' 19"W | 5.6    |
| L20    | S52° 23' 21"W | 19.8   |
| L21    | S54° 10' 11"W | 23.8   |
| L22    | S19° 07' 24"E | 49.2   |
| L23    | S89° 35' 13"E | 2.2    |
| L24    | N85° 15' 47"E | 11.4   |
| L25    | N76° 24' 53"E | 6.2    |
| L26    | N47° 06' 48"E | 5.7    |
| L27    | N12° 13' 57"E | 3.5    |
| L28    | N50° 57' 38"E | 12.9   |
| L29    | N72° 25' 58"E | 4.4    |
| L30    | N59° 58' 25"E | 5.9    |

PROPOSED UTILITY EASEMENT

| Line # | Bearing       | Length |
|--------|---------------|--------|
| L31    | N81° 25' 35"W | 24.57  |
| L32    | S69° 16' 49"W | 17.12  |
| L33    | N36° 53' 33"W | 35.89  |
| L34    | N25° 48' 13"W | 17.58  |
| L35    | N9° 09' 11"W  | 34.14  |
| L36    | N5° 15' 40"E  | 117.17 |
| L37    | N3° 21' 01"W  | 151.97 |
| L38    | N3° 25' 22"E  | 90.43  |
| L39    | N13° 50' 34"E | 67.70  |
| L40    | N50° 39' 10"W | 11.20  |
| L41    | S67° 23' 22"W | 1.68   |
| L42    | N22° 36' 38"W | 12.00  |
| L43    | N67° 23' 22"E | 8.89   |
| L44    | S50° 39' 10"E | 23.09  |
| L45    | S33° 30' 47"E | 17.13  |
| L46    | N64° 29' 41"E | 59.95  |
| L47    | S0° 07' 51"W  | 13.31  |
| L48    | S64° 29' 41"W | 64.62  |
| L49    | N33° 30' 47"W | 12.97  |
| L50    | S13° 50' 34"W | 56.71  |

PROPOSED UTILITY EASEMENT

| Line # | Bearing       | Length |
|--------|---------------|--------|
| L51    | S3° 25' 22"W  | 88.62  |
| L52    | S3° 21' 01"E  | 152.16 |
| L53    | S5° 15' 40"W  | 116.56 |
| L54    | S9° 09' 11"E  | 30.86  |
| L55    | S25° 48' 13"E | 14.66  |
| L56    | S36° 53' 33"E | 25.72  |
| L57    | N69° 16' 49"E | 11.24  |
| L58    | S81° 25' 35"E | 27.70  |
| L59    | S8° 34' 25"W  | 12.00  |

PROPOSED UTILITY EASEMENT  
A STRIP OF LAND IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING SOUTHEASTERLY OF BLOCK 1 OF THE PLAT OF EL DORADO HEIGHTS ON KEY LARGO, AS RECORDED IN PLAT BOOK I, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE WITH THE SOUTHEASTERLY LINE OF SAID BLOCK 1 OF THE PLAT OF EL DORADO HEIGHTS OF KEY LARGO; THENCE RUN NORTH 45° 18' 04" EAST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 1 FOR A DISTANCE OF 176.78 FEET; A PARCEL OF LAND IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING SOUTHEASTERLY OF BLOCK 1 OF THE PLAT OF EL DORADO HEIGHTS ON KEY LARGO, AS RECORDED IN PLAT BOOK I, AT PAGE 203 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE WITH THE SOUTHEASTERLY LINE OF SAID BLOCK 1 OF THE PLAT OF EL DORADO HEIGHTS OF KEY LARGO; THENCE RUN NORTH 45° 18' 04" EAST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 1 FOR A DISTANCE OF 176.78 FEET; THENCE RUN NORTH 06° 30' 30" DISTANCE OF 27.43' TO THE POINT OF BEGINNING FEET; THENCE RUN THE FOLLOWING TWENTY NINE COURSES:  
THENCE, N 81° 25' 35" W FOR A DISTANCE OF 24.57 FEET  
THENCE, S 69° 16' 49" W FOR A DISTANCE OF 17.12 FEET  
THENCE, N 36° 53' 33" W FOR A DISTANCE OF 35.89 FEET  
THENCE, N 25° 48' 13" W FOR A DISTANCE OF 17.58 FEET  
THENCE, N 09° 09' 11" W FOR A DISTANCE OF 34.14 FEET  
THENCE, N 05° 15' 40" E FOR A DISTANCE OF 117.17 FEET  
THENCE, N 03° 21' 01" W FOR A DISTANCE OF 151.97 FEET  
THENCE, N 03° 25' 22" E FOR A DISTANCE OF 90.43 FEET  
THENCE, N 13° 50' 34" E FOR A DISTANCE OF 67.70 FEET

THENCE, N 50° 39' 10" W FOR A DISTANCE OF 11.20 FEET  
THENCE, S 67° 23' 22" W FOR A DISTANCE OF 1.68 FEET  
THENCE, N 22° 36' 38" W FOR A DISTANCE OF 12.00 FEET  
THENCE, N 67° 23' 22" E FOR A DISTANCE OF 8.89 FEET  
THENCE, S 50° 39' 10" E FOR A DISTANCE OF 23.09 FEET  
THENCE, S 33° 30' 47" E FOR A DISTANCE OF 17.13 FEET  
THENCE, N 64° 29' 41" E FOR A DISTANCE OF 59.95 FEET  
THENCE, S 00° 07' 51" W FOR A DISTANCE OF 13.31 FEET  
THENCE, S 64° 29' 41" W FOR A DISTANCE OF 64.62 FEET  
THENCE, N 33° 30' 47" W FOR A DISTANCE OF 12.97 FEET  
THENCE, S 13° 50' 34" W FOR A DISTANCE OF 56.71 FEET  
THENCE, S 03° 25' 22" W FOR A DISTANCE OF 88.62 FEET  
THENCE, S 03° 21' 01" E FOR A DISTANCE OF 152.16 FEET  
THENCE, S 05° 15' 40" W FOR A DISTANCE OF 116.56 FEET  
THENCE, S 09° 09' 11" E FOR A DISTANCE OF 30.86 FEET  
THENCE, S 25° 48' 13" E FOR A DISTANCE OF 14.66 FEET  
THENCE, S 36° 53' 33" E FOR A DISTANCE OF 25.72 FEET  
THENCE, N 69° 16' 49" E FOR A DISTANCE OF 11.24 FEET  
THENCE, S 81° 25' 35" E FOR A DISTANCE OF 27.70 FEET  
THENCE S 08° 34' 25" W A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

- LEGEND**
- CLEAN OUT DRAIN
  - SIGN
  - ▣ CATCH BASIN GRATES
  - ⊙ LIGHT LIGHT
  - ⊙ TRAFFIC SIGNAL POLE
  - ⊙ MANHOLE STORM
  - ⊙ MANHOLE TELEPHONE
  - ⊙ HANDICAP ACCESS RAMPS
  - ⊙ FIRE HYDRANT
  - ⊙ VALVE SANITARY
  - ⊙ MANHOLE SANITARY
  - ⊙ VALVE WATER
  - ⊙ UTILITY PEDESTAL TELEVISION
  - ⊙ WATER METER
  - ⊙ MARKER GAS
  - ⊙ ELECTRICAL BOX CONDUIT
  - ⊙ TELEPHONE BOX
  - ⊙ TRAFFIC SIGNAL CONDUIT
  - ⊙ MONITORING WELL
  - ⊙ POLE POWER
  - ⊙ IRRIGATION CONTROL BOX
  - ⊙ VALVE GAS
  - ⊙ MANHOLE ELECTRICITY
  - ⊙ SPOT LIGHT
  - ⊙ MANHOLE WATER
  - ⊙ UTILITY POLE (GUY WIRE FOR TRAFFIC SIGNAL)
  - ⊙ GUY WIRE ANCHOR
  - ⊙ TREE
  - ⊙ PINE
  - ⊙ PALM
  - ⊙ SPRINKLER HEAD
- ABBREVIATIONS**
- CH.L.F. = CHAIN LINK FENCE
  - CONC. = CONCRETE
  - F.F.E. = FINISHED FLOOR ELEVATION
  - FND = FOUND
  - L = LENGTH (WHEN USED IN CURVE DATA)
  - L.F. = LINEAR FEET
  - (C) = CALCULATED DATA
  - (R) = RECORD
  - B.O.B. = BASIS OF BEARING
  - R.B. = REBAR
  - R.B.C. = REBAR AND CAP
  - I.P. = REBAR AND CAP
  - O/E = OVERHEAD ELECTRIC LINE
  - M.H. = MANHOLE
  - BLDG. = BUILDING
  - C.B. = CATCH BASIN
  - NO. = NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - (P) = PLAT DATA
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT-OF-WAY
  - P.O.C. = POINT OF COMMENCEMENT
  - TYP. = TYPICAL
  - T.B. = TANGENT BEARING
  - C.O. = CLEAN OUT
  - INV. ELEV. = INVERT ELEVATION
  - TOP = TOP OF PIPE
  - tv — COMCAST AERIAL LINE
  - ss — SANITARY SEWER LINE
  - s — STORM SEWER LINE
  - g — GAS LINE
  - w — WATER LINE
  - tel — TELEPHONE/FIBER OPTIC CABLE
  - — — AERIAL LINE VARIOUS TYPE (ELECTRIC/COMMUNICATION)

**RECEIVED**  
JUN 20 2023  
2022-065-066-174  
MONROE CO. PLANNING DEPT.

**PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE**  
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCURATE AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE MINIMAL TECHNICAL STANDARD SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

JUAN C. MELENDEZ  
PROFESSIONAL SURVEYOR AND MAPPERS  
LB7920 02-28-2017  
LS6721 02-28-2017

**ORTHOTEK**  
GEOSPATIAL SOLUTIONS

8805 N.W. 102ND CT DORAL, FL 33178

**BOUNDARY SURVEY**  
**98990 OVERSEAS HWY AND**  
**2 THURMOND ST**  
**KEY LARGO, FL 33037**

**THURMOND STREET**  
**PARTNERS LLC**

**SHEET**  
**1 OF 2**

DATE: 2/23/23  
DESIGNED BY: Dwn by: JCM Old by: JCM  
REVIEWED BY: AMV  
SUBMITTED BY: Juan C. Melendez

DATE: 2/23/23  
DESIGN FILE NO.:  
FILE NAME: FINAL SURVEY 2022  
PLOT DATE: 2/23/23  
PLOT SCALE: 1"=10'

DATE: 2/23/23  
REV.:

DATE: 2/23/23  
REV.:





# BOUNDARY SURVEY FOR 98990 OVERSEAS HWY AND 2 THURMOND ST KEY LARGO, FL 33037 A PARCEL OF LAND IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST

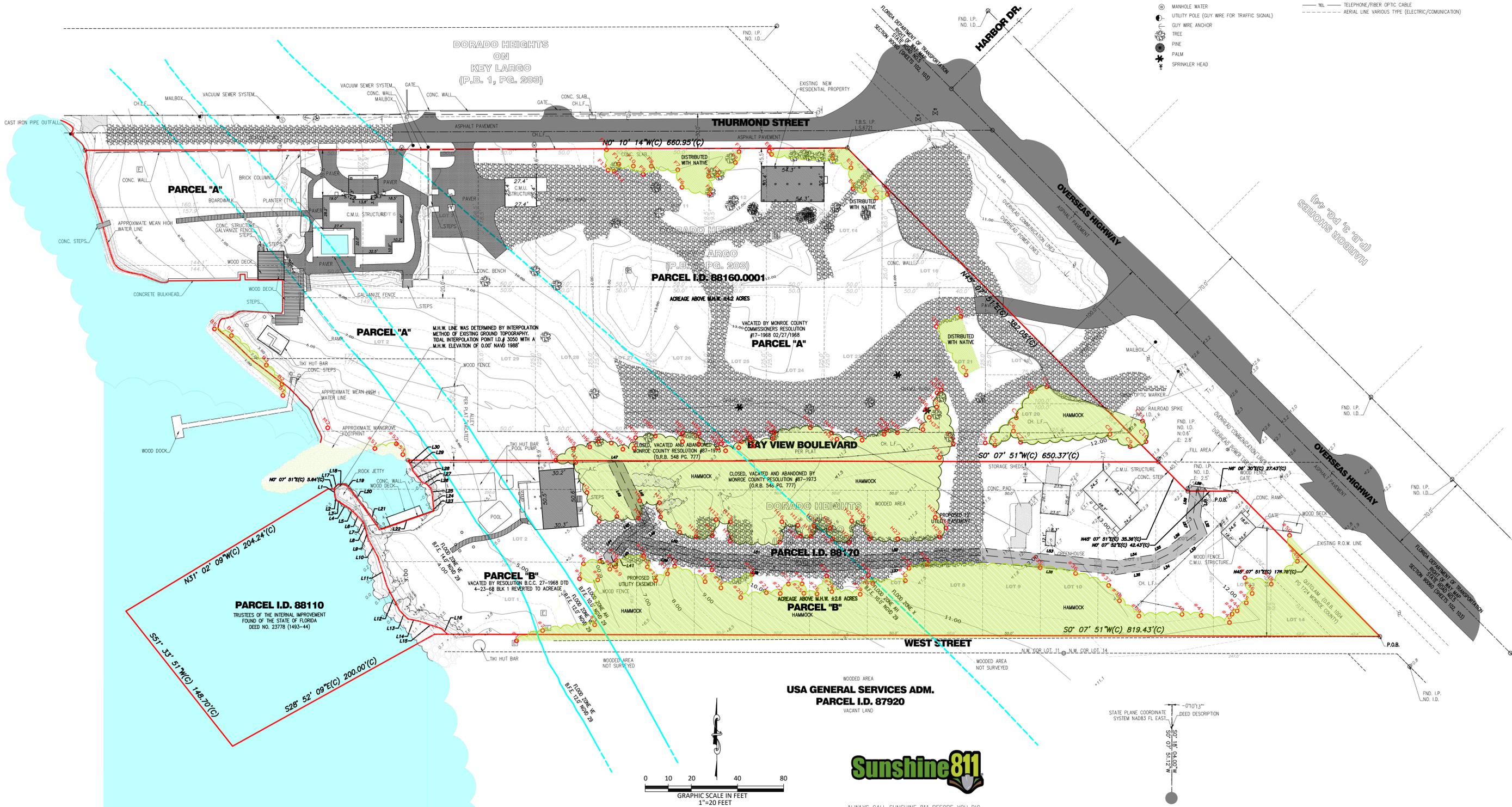
**PARCEL ACREAGE ABOVE M.H.W.**  
**PARCEL "A" 44.2 ACRES**  
**PARCEL "B" 42.8 ACRES**

TOTAL AREA ZONED SUBURBAN RESIDENTIAL: 6.8 ACRE  
 TOTAL AREA OF HARDWOOD HAMMOCK: 64817.44 SQFT - 1.48 ACRE  
 TOTAL AREA OF DISTURBED AND DEVELOPED PROPERTY: 225247.5 SQFT - 5.2 ACRE

- LEGEND**
- CLEAN OUT DRAIN
  - ⊕ SIGN
  - ⊕ CATCH BASIN GRATES
  - ⊕ LIGHT LIGHT
  - ⊕ TRAFFIC SIGNAL POLE
  - ⊕ MANHOLE STORM
  - ⊕ MANHOLE TELEPHONE
  - ⊕ HANDICAP ACCESS RAMPS
  - ⊕ FIRE HYDRANT
  - ⊕ VALVE SANITARY
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  - ⊕ IRRIGATION CONTROL BOX
  - ⊕ VALVE GAS
  - ⊕ MANHOLE ELECTRICITY
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  - R.B.C. = REBAR AND CAP
  - I.P. = REBAR AND CAP
  - O/E = OVERHEAD ELECTRIC LINE
  - M.H. = MANHOLE
  - BLDG = BUILDING
  - C.B. = CATCH BASIN
  - NO. = NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT DATA
  - P.G. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT-OF-WAY
  - P.O.C. = POINT OF COMMENCEMENT
  - TYP. = TYPICAL
  - T.B. = TANGENT BEARING
  - C.O. = CLEAN OUT
  - INV. ELEV. = INVERT ELEVATION
  - TOP = TOP OF PIPE

- TV — COMCAST AERIAL LINE
- S S<sub>s</sub> — SANITARY SEWER LINE
- S S<sub>w</sub> — STORM SEWER LINE
- GAS — GAS LINE
- W — WATER LINE
- TEL — TELEPHONE/FIBER OPTIC CABLE
- AERIAL LINE VARIOUS TYPE (ELECTRIC/COMMUNICATION)



**BOUNDARY SURVEY**  
**98990 OVERSEAS HWY AND**  
**2 THURMOND ST**  
**KEY LARGO, FL 33037**

| Mark | Description | Date | Appr. |
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| Designed by:                   | Date: 3/1/23                           | Rev. |
| Drawn by: JCM                  | Design file no.                        |      |
| Reviewed by: AMY               |  |      |
| Submitted by: Juan C. Melendez | File name: FINAL SURVEY 2023 REF 2.DWG |      |
|                                | Plot date: 9/25/23                     |      |
|                                | Plot scale: 1"=40'                     |      |

**SCOTT W. TUTTLE**  
**CONSTRUCTION, INC**