

File #: 2022-163

Property Owner: Doherty Robert M Rev Trust 02/03/2021
Doherty Yvette Rev Trust 02/03/2021

Applicant: TY HARRIS

Agent / Contact: BARBARA MITCHELL(5/6/25)

Type of Application: FLUM AMENDMENT

Key: Key Largo

Property ID No. 00537590-000000; 00537600-000000;
00537610-000000; 00537620-000000;
00537630-000000; 00537640-000000;
00537980-000000; 00537970-000000;
00537960-000000; 00537950-000000;
00537940-000000; 00537930-000000;
00537920-000000.

Additional Information added to File 2022-163

Mitchell Planning and Design Inc.

4900 SW 2nd Terrace
Ocala, FL 34471

December 12, 2025

Ms. Liz Lustberg
Senior Planner, Monroe County
Department of Planning and Environmental Resources
2798 Overseas Highway
Marathon, FL 33050

RECEIVED
2022-163
DEC 16 2025

MONROE COUNTY
PLANNING DEPT.

RE: FLUM Amendment File #2022-163

Dear Liz,

We appreciate the work of the Planning Department and the Development Review Committee at the DRC meeting held on November 18, 2025. Thank you for your succinct presentation.

As noted in the Staff Report, it is clear the proposed FLUM amendment is consistent with the Principles for Guiding Development, the Key Largo Livable Communities Plan, and the Monroe County Land Development Code. Additionally, the amendment is consistent with Goals, Policies and Objectives of the Monroe County Year 2030 Comprehensive Plan.

However, during the DRC meeting, planning staff raised a concern that the FLUM Amendment was inconsistent with Comprehensive Plan Policy 101.5.26 specifically the potential increase in allocated density as adopted in the density table in Policy 101.5.25.

Comp. Plan Policy 101.5.26 states:

“Private applications requesting future land use map designations amendments received after the effective date of this ordinance (Nov. 20, 2012), which propose increases in allocated density shall be required, upon amendment approval, to comply with either option (1) or (2) below....”

The policy continues to describe options for the acquisition and transfer of land to the County to mitigate the potential increase in allocated density. The Policy provides it is not invoked until after the adoption of an amendment and only if the conditions of the amendment increase density on the Property so inconsistency with the Policy cannot occur prior to adoption.

This Comp. Plan Policy has similar language to land development regulations that reduce density, specifically, ROGO applications where the applicant proposes to provide either aggregation or land dedication to reduce density. Code Sec. 138-28(4) and (5) provides that a

"legally binding, restrictive covenant running in favor of the county and enforceable by the County, subject to the approval of the Planning Director and County Attorney and recorded in the office of the clerk of the county prior to the issuance of any building permit pursuant to an allocation award." In the instance of aggregation or land dedication, the applicant provides a legally binding, restrictive covenant that is then recorded when the building permit is set to issue.

Here, the Applicant is proposing to provide a legally binding, restrictive covenant running in favor of the county and enforceable by the County, subject to the approval of the Planning Director and County Attorney and recorded in the office of the clerk of the county prior to the effectiveness of the FLUM Amendment. Because of this proffer, it is the Applicant's position that this Policy does not apply to the FLUM amendment, because there will be no increase in allocated density to the Property upon approval of the FLUM amendment because the Applicant has proposed a restrictive covenant restricting the allocated density to the existing vested density.

The purpose of Comp. Plan Policy 101.5.26 is to discourage increases in allocated density with amendments to FLUM or LUDs. The Applicant is already zoned Suburban Commercial and has two dwelling units on site that are legally non-conforming density due to the Institutional FLUM. The Applicant is proposing to amend the FLUM to Mixed Use/Commercial (MU/C) to provide consistency with the LUD Map.

The Applicant recognizes it cannot increase its allocated density and is willing to provide a restrictive covenant that shall be recorded as a condition of approval of the FLUM amendment. This provides consistency with Policy 101.5.6. The Applicant would note that if it did not provide the restrictive covenant, the Applicant would have a condition requiring it to purchase land and restrict the allocated density to offset any increase in allocated density, a condition that would be placed on the approval providing the same effect and intent to discourage increases in allocated density.

Attached is a proposed draft Restrictive Covenant for review by the planning and legal department.

Please include this response in our file for consideration at the Planning Commission and Board of County Commissioners at their respective meetings.

Very truly yours,



Barbara Mitchell

Cc: Yvette and Roberty Doherty
Barton W. Smith, Esq

This instrument was prepared by:
Jess Miles Goodall, Esq.
Smith Hawks, PL
138 Simonton Street
Key West, Florida 33040

After Recording Return To:
Monroe County
Planning and Environmental
Resource Department
2798 Overseas Highway
Marathon, Florida 33050

Parcel Identification Nos.: 0537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537630-000000,
00537640-000000, 00537980-000000, 00537960-000000, 00537940-000000, 00537930-000000,
00537920-000000.

[Space Above This Line For Recording Data]

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made this ____ day of **December, 2025**, by **DOHERTY ROBERT M REV TRUST 02/03/2021 AND DOHERTY YVETTE REV TRUST 02/03/2021** (collectively, the "Owner"), to and in favor of **MONROE COUNTY, FLORIDA**, a Political subdivision of the State of Florida, whose address is 2798 Overseas Highway, Marathon, Florida 33050.

RECITALS

1. The Owner holds fee simple title to eleven (11) parcels of real property located in Key Largo, Monroe County, Florida (the "County"), as more particularly legally described as follows:

See Exhibit "A" (collectively, the "Property");

2. The Property consists of approximately 65,144.2 square feet or 1.5 gross acres of developed land; and

3. The parcels with Monroe County Real Estate numbers: 00537980-000000, 00537960-000000, 00537940-000000, 00537620-000000, 00537610-000000, 00537600-000000, and 00537590-000000 are currently developed with existing institutional uses; and

4. The parcels with Monroe County Real Estate numbers: 00537630-000000 (829 Largo Road) and 00537640-000000 (827 Largo Road) are currently developed with existing permitted single family dwelling units; and

5. The parcels with Monroe County Real Estate numbers: 00537930-000000 and 00537920-000000 are currently vacant land; and

6. The Property currently has a Land Use District (Zoning) designation of Suburban Commercial (SC) and is recognized as having protected density for two (2) lawfully established Market Rate Dwelling Units; and

7. The Future Land Use Map (FLUM) Designation of the Property has been amended from Institutional (INS) to Mixed Use/Commercial (MC) (the "FLUM Amendment") in order to maintain consistency with the SC zoning designation and maintain and utilize the existing structures/entitlements and to obtain approvals for uses on the Property consistent with the SC zoning designation; and

8. As a condition of approval of the FLUM Amendment, and in order to document and restrict the allocated density on the Property, the County requires that the Owner execute this Declaration.

NOW, THEREFORE, in order to assure the County that the representations made by the Owner during the FLUM Amendment process will be abided by, the Owner freely, voluntarily and without duress, hereby declares, covenants, and agrees that the Property shall be held and conveyed subject to the following restrictions, covenants and conditions, which shall run with the Property and be binding upon all persons having any right, title or interest in the Property or any part thereof.

1. **Recitals Adopted.** Each of the above recitals is hereby confirmed and adopted.
2. **Allocated Density.** The Owner hereby covenants that the Market Rate allocated residential density associated with the Property shall be limited to the two (2) recognized lawfully established market rate dwelling units. The Owner further covenants that, notwithstanding the two (2) lawfully recognized market rate dwelling units, no allocated market rate density is associated with the Property.
3. **Covenant Running with the Land.** This Declaration shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the Public Records of Monroe County, Florida. This Declaration shall remain in full force and effect and be binding upon the Owner, and all parties having any right, title or interest in the Property or any part thereof, and their heirs, successors and assigns, until such time as the same is modified, amended or released pursuant to paragraph 4 below.
3. **Term.** This Declaration shall be binding on the Owner and all subsequent owners of the Property in perpetuity from the date this Declaration is recorded.
4. **Modification, Amendment Release.** This Declaration may only be modified, amended or released by a written instrument executed by the Monroe County Board of County Commissioners, or his/her designee.

5. **Enforcement.** This Declaration may be enforced by the County against any party or person violating, or attempting to violate, any of the covenants and restrictions contained herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, reasonable attorneys' fees and costs as well as attorneys' fees and cost incurred in enforcing this prevailing parties attorneys' fees provision. This enforcement provision shall be in addition to any other remedies available at law or in equity.

6. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges. The Owner or the County shall be entitled to pursue all actions at law or in equity including, but not limited to, injunctive relief.

7. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK;
SIGNATURE OF OWNER FOLLOWS ON NEXT PAGE]

Signed, witnessed, executed and acknowledged on this ____ day of December, 2025.

WITNESSES:

OWNER:

**DOHERTY ROBERT M REV TRUST
02/03/2021**

By: _____

Print Name: _____

By: _____

Name: _____

Title: _____

By: _____

Print Name: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization, this ____ day of December, 2025
by _____, as _____ of **DOHERTY ROBERT M
REV TRUST 02/03/2021**, who is personally known or has produced a driver's license
as identification.

[Notary Seal]

Notary Public

Printed
Name: _____

My Commission
Expires:

WITNESSES:

OWNER:

DOHERTY YVETTE REV TRUST

02/03/2021

By: _____

Print Name: _____

By: _____

Name: _____

Title: _____

By: _____

Print Name: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization, this _____ day of December, 2025
by _____, as _____ of **DOHERTY YVETTE
REV TRUST 02/03/2021**, who is personally known or has produced a driver's license
as identification.

[Notary Seal]

Notary Public

Printed
Name:

My Commission
Expires:

Exhibit "A"

DESCRIPTION:

Lots 7-12, 40-46, Block 14, LAKE SURPRISE ESTATES, according to the Plat thereof, as recorded in Plat Book 4, at Page 162, of the Public Records of Monroe County, Florida.

SUBJECT TO SEWER EASEMENT:

EASEMENT DESCRIPTION:

An easement for construction and maintenance of a sanitary sewer line. Being over and across portions of Lots 6 and 46, Block 14, LAKE SURPRISE ESTATES, according to the Plat thereof, as recorded in Plat Book 4, Page 162 of the Public Records of Monroe County, Florida, being more or particularly described by metes and bounds as follows:

Begin at the Northeast corner of said lot 46; thence run southerly along the East line of said Lot 46, said line being a curve having a radius of 1312.40' and also being the westerly right of way line of the Overseas Highway, according to the said Plat of LAKE SURPRISE ESTATES, to the point of intersection with a line which lies 5.00 feet southerly of and parallel with the North line of said Lot 46; thence run westerly along said parallel line to a point which lies 5.00 feet westerly of the East line of Lot 6 aforesaid, said line being a curve having a radius of 1212.40 feet; thence run northerly along a line which lies 5.00 feet westerly of and parallel with the said East line of Lot 6, to the point of intersection with a line which lies 5.00 feet southerly of and parallel with the North line of said Lot 6; thence run westerly along said parallel line to the point of intersection with the West line of said Lot 6, said line being a curve having a radius of 1112.40 feet and being also the easterly right of way line of Largo Road, according to the said Plat of LAKE SURPRISE ESTATES; thence run northerly along said West line of Lot 6 to the Northwest corner of said Lot 6; thence run easterly along the North line of said Lot 6 to the Northeast corner of said Lot 6; thence run southerly along the East line of said Lot 6 to the Northwest corner of Lot 46 aforesaid; thence run easterly along the aforesaid North line of Lot 46 to the Point of Beginning. Contains 1140 square feet more or less.

Note: Legal Description transcribed from Survey prepared by Massey-Richards Surveying & Mapping LLC.

88888 Overseas Highway Tavernier, FL 33070

Drawing #: 16935

Digitally Signed: 2025.01.02

MEMORANDUM

TO: Elizabeth Lustberg, Jessica McKinney, Cheryl Cioffari

FROM: Barbara Mitchell, Bart Smith

RE: Determination of Compliance Request for a FLUM Amendment File
#2022-163

CC: Yvette Doherty, Robert Doherty, Megan Sheriff

DATE: August 14, 2025

Per the email received on June 6, 2025, please see the following responses to the issues identified.

Item 1: Density Calculations versus land area.

The survey is correct. Based on a total area of 65,144 s.f. (1.495 acres), the Buildable Area is 50,097.8 sf (1.15 acres). The impact of the 93 s.f. increase in area increases the maximum floor area by 28 square feet. The transient Maximum Net is increased by one unit. The allocated density for Suburban Commercial Market Rate, Transient units, Residential Maximum are unchanged. A mathematical error was discovered and the Market Allocated density for Urban Commercial units is 9 units. The revised Table is attached to this memorandum.

Item 2: Data Updates

The original application of "Not Applicable" is consistent with the proposed application.

Item 3: Comprehensive Plan Policy 101.5.26

There are no proposed changes to our application for this section. We would like to proceed forward with the Development Review process.

Table 1

Existing FLUM: Institutional			Proposed FLUM: Mixed Use Commercial			Difference
Type of Density	Code Standard	Development Potential	Type of Density	Code Standard	Development Potential	Maximum Potential
Residential Allocated	0	0	Market Rate Allocated (SC)	3	4 (3 x 1.495 = 4.485)	4 (unchanged)
Residential Allocated	0	0	Market Rate Allocated (UC)	6	9 (6 x 1.495 = 8.97)	9 (math error corrected)
Transient Allocated	15 rooms/ spaces	22 rooms/ spaces	Transient Allocated	1-15 rooms/ spaces	1 - 22 rooms/spaces	0
Residential Max Net	N/A	N/A	Residential Max Net	6-18	7 - 21	7-21
Transient Max Net	24 rooms/ space	28 rooms/ spaces	Transient Max Net	10-25 rooms/ spaces	11-29 rooms/spaces	1 rooms/spaces
Non-residential	0.30 FAR	19,543 s.f	Non-residential	0.10 - 0.45	6,514 - 29,315 s.f.	9,800 s.f. (28 s.f increase)

Monroe County, FL

** PROPERTY RECORD CARD **

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 00537960-000000
 Account# 1661481
 Property ID 1661481
 Millage Group 500K
 Location 835 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LTS 43, 44 & 45 LAKE SURPRISE
 Description ESTATES KEY LARGO PB4-162 OR625-49
 OR625-51 OR625-52 OR631-369 OR816-
 2320 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class MULTISTORY (1800)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$640,777	\$622,496	\$652,617	\$602,993
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$452,400	\$452,400	\$46,800	\$46,800
= Just Market Value	\$1,093,177	\$1,074,896	\$699,417	\$649,793
= Total Assessed Value	\$880,900	\$800,819	\$699,417	\$649,793
- School Exempt Value	\$0	\$0	\$0	(\$649,793)
= School Taxable Value	\$1,093,177	\$1,074,896	\$699,417	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$452,400	\$640,777	\$0	\$1,093,177	\$880,900	\$0	\$1,093,177	\$0
2023	\$452,400	\$622,496	\$0	\$1,074,896	\$800,819	\$0	\$1,074,896	\$0
2022	\$46,800	\$652,617	\$0	\$699,417	\$699,417	\$0	\$699,417	\$0
2021	\$46,800	\$602,993	\$0	\$649,793	\$649,793	\$649,793	\$0	\$0
2020	\$46,800	\$621,547	\$0	\$668,347	\$668,347	\$668,347	\$0	\$0
2019	\$46,800	\$621,547	\$0	\$668,347	\$668,347	\$668,347	\$0	\$0
2018	\$46,800	\$584,461	\$0	\$631,261	\$631,261	\$631,261	\$0	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	15,600.00	Square Foot	0	100

Buildings

Building ID	43609	Exterior Walls	C.B.S.
Style	2 STORY ON GRADE	Year Built	1974
Building Type	OFF BLDG MUL STY-D / 18D	EffectiveYearBuilt	2004
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	7732	Roof Type	GABLE/HIP with 48% REINFORC CONC
Finished Sq Ft	3560	Roof Coverage	METAL with 48% MIN/PAINT CONC
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC
Perimeter	572	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,560	3,560	348
GBF	GAR FIN BLOCK	3,498	0	238
OOU	OP PR UNFIN UL	30	0	26
OPF	OP PRCH FIN LL	245	0	84
OUF	OP PRCH FIN UL	264	0	188
PTO	PATIO	135	0	48
TOTAL		7,732	3,560	932

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2023	2025	275 x 0	1	1650 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved		
2/1/1974	\$2,000	Conversion Code		631	369Q	Q - Qualified	Improved		

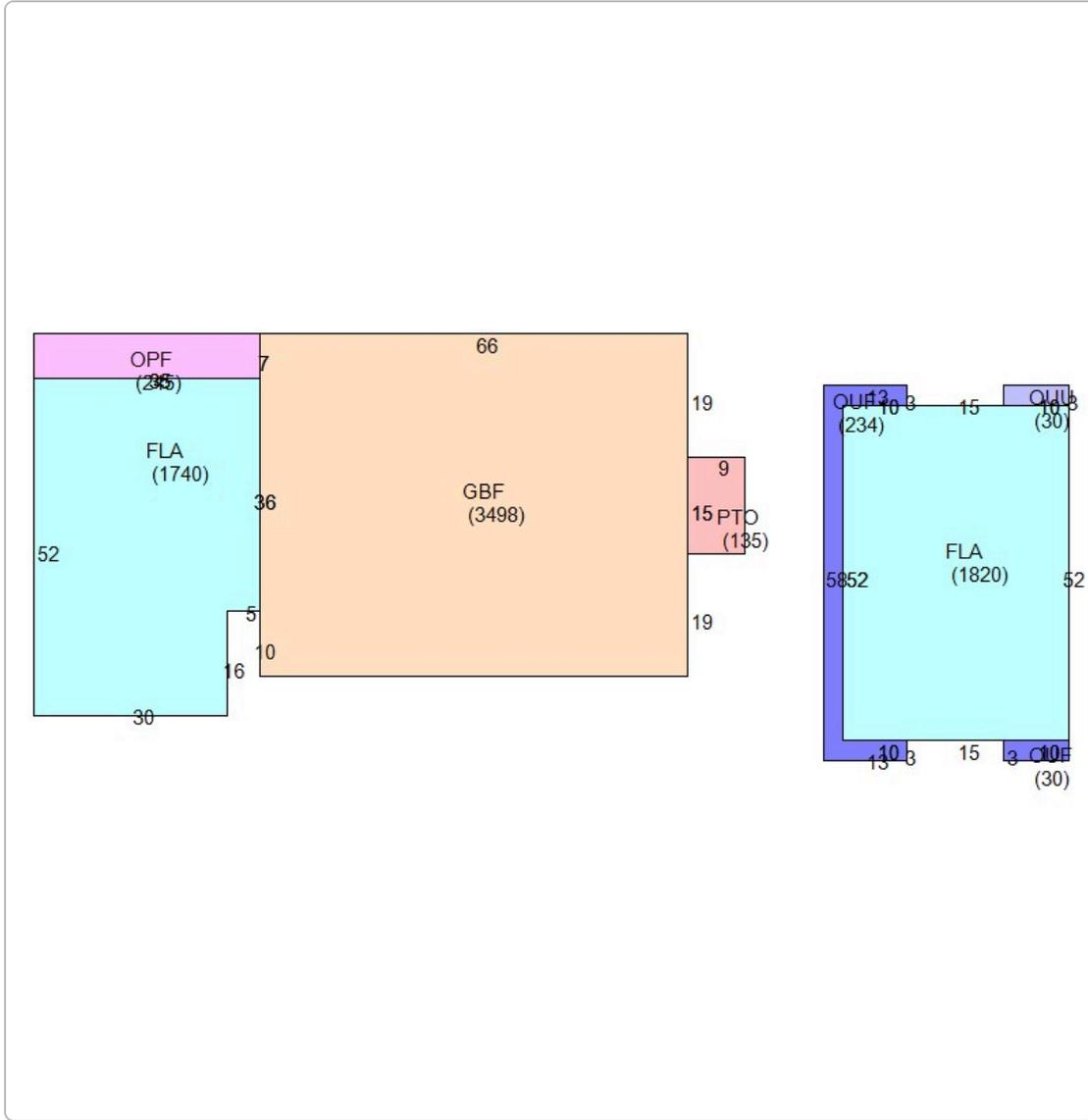
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
SITE-2024-0017	07/22/2024	Completed	\$15,000	Commercial	Site grading, drainage swales and system
C-RMDL-2023-0096	10/13/2023	Completed	\$35,000	Commercial	Replacement of Garage Door
C-FENCE-2023-0015	03/17/2023	Completed	\$10,000	Commercial	Installation of 225 L/F of 6' tall galvanized chain link fence and (2) 6' x 25' galvanized chainlink roll gates
22301525	09/13/2022	Completed	\$6,300	Commercial	20 SQ FT SPALLING REPAIRS
22300851	05/31/2022	Completed	\$38,569	Commercial	PERMIT APPROVAL TO INSTALL (25) WINDOWS AND (09) DOORS. REPLACEMENT OF EXTERIOR WINDOW AND DOOR COMPONENTS OF STRUCTURE.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 6/4/2025, 1:32:25 AM

Contact Us



AGENT AUTHORIZATION FORM

RECEIVED
2022-163
MAY 06 2025
MONROE COUNTY
PLANNING DEPT.

Date of Authorization: 4 / 16 / 2025
Month Day Year

I hereby authorize Barbara Mitchell dba Mitchell Planning & Design Inc. be listed as authorized agent
(Print Name of Agent)
representing Robert M Doherty as Trustee of the Robert M Doherty Rev Trust & Yvette Doherty as Trustee of the Yvette Doherty Rev Trust for the application submission
(Print Name of Property Owner(s) the Applicant(s))
of Future Land Use Map amendment, Amendment to File 2022-163
(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: 7-12 & 40-46, 14, Lake Surprise Estates, Key Largo. Row 2: Multiple, Please see attached., Multiple, Please see attached.
Real Estate (RE) / Parcel ID Number: 835 Largo Road Key Largo, Florida 33037
Alternate Key Number: 106.5
Street Address (Street, City, State & Zip Code): 4900 SW 2nd Terrace Ocala, Florida 34471
Approximate Mile Marker:

Authorized Agent Contact Information:

4900 SW 2nd Terrace Ocala, Florida 34471
Mailing Address (Street, City, State and Zip Code)
305.509.0966 mitchellplanningdesign@gmail.com
Work Phone Home Phone Cell Phone Email Address

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

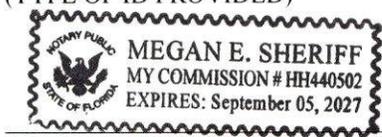
Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature] Date: 4-16-25
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,
on 16th day of April, 2025, by Robert M. Doherty
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



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

AGENT AUTHORIZATION FORM

RECEIVED
2022-163
MAY 06 2025
MONROE COUNTY
PLANNING DEPT.

Date of Authorization: 4 / 16 / 2025
Month Day Year

I hereby authorize Barbara Mitchell dba Mitchell Planning & Design Inc. be listed as authorized agent
(Print Name of Agent)

representing Robert M Doherty as Trustee of the Robert M Doherty Rev Trust & Yvette Doherty as Trustee of the Yvette Doherty Rev Trust for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map amendment, Amendment to File 2022-163
(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)

7-12 & 40-46	14	Lake Surprise Estates	Key Largo
Lot	Block	Subdivision	Key (Island)
Multiple, Please see attached.			Multiple, Please see attached.
Real Estate (RE) / Parcel ID Number			Alternate Key Number
835 Largo Road Key Largo, Florida 33037			106.5
Street Address (Street, City, State & Zip Code)			Approximate Mile Marker

Authorized Agent Contact Information:

4900 SW 2nd Terrace Ocala, Florida 34471
Mailing Address (Street, City, State and Zip Code)

Work Phone	Home Phone	Cell Phone	Email Address
		305.509.0966	mitchellplanningdesign@gmail.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.

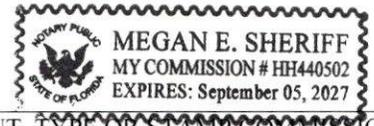
Signature of Property Owner: [Signature] Date: 4/16/2025

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 16th day of April, 2025 by Yvette Doherty
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



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

Mitchell Planning and Design Inc.

4900 SW 2nd Terrace
Ocala, FL 34471

April 23, 20205

Monroe County Planning & Environmental Resources Dept
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RECEIVED
2022-1163
APR 29 2025
MONROE COUNTY
PLANNING DEPT.

ATTN: Elizabeth Lustberg

Re: FLUM Amendment for File # 2022-183

Dear Liz,

My client and our development team have prepared the following documents to support our request to modify the subject FLUM amendment from a change of the current Institutional FLUM to a Mixed Use Commercial FLUM designation.

Enclosed you will find two copies of the following:

- Application Narrative justifying the requested FLUM
- Traffic Report Summary
- Letters Of Coordination
- Agent Authorization Forms

I look forward to your review of this request. If you have any questions or need further information or documents, please do not hesitate to contact me. I am aware we will need to schedule a public meeting and I await your guidance on the timing for that meeting.

Also, I would like to thank you for your time and assistance on this project.

Best Regards,


Barbara Mitchell

Cc: Yvette and Bob Doherty
Megan Sheriff
Bart Smith

Amendment to Future Land Use Map (FLUM) Application Amendment (File #2022-163)

Lots 7-12 and 40-46, Block 14 Lake Surprise Subdivision Key Largo

Current Request: FLUM amendment from Institutional (INS) to Commercial (COMM)

Amended Request: FLUM Amendment from Institutional (INS) to Mixed Use Commercial (MUC)

Background

This site was the location of the Key Largo Baptist Church until the church relocated in Key Largo. These properties were purchased by the current owners in September 2021. The site was listed for sale in September 2019 and was vacant for at least eight months of the listing period. The development existing on site includes two non-residential structures (approximately 6,425 s.f.) and two (2) single family homes.

On August 17, 2022 an application to amend the FLUM¹ was submitted to the Planning and Environmental Resources Department on behalf of Robert M. Doherty Rev Trust, Yvette Doherty Rev Trust and Atlantic Salmon LLC, the owners of the subject properties. On February 2, 2023, this request was revised to remove two parcels originally included and owned by Atlantic Salmon LLC.² Two community meetings were held on January 11, 2023 and May 10, 2023. The Development Review Committee (DRC) met on May 23, 2023 to review the request. Planning staff requested additional information including data and analysis as to the need for contractor yards and outdoor storage and to clarify the plan for the two existing residences.

Upon further review, the Applicant decided to simplify the request and seek a change to the FLUM from Institutional (INS) to Mixed Use Commercial (MUC). In addition, on January 30, 2025 the applicant submitted an application for a Minor Conditional Use permit to Change the Use of the buildings.

The following report responds to the information required pursuant to the FLUM Amendment Application demonstrating compliance with the Monroe County Comprehensive Plan and Code.

Response

Existing Use: Construction of the new Key Largo Baptist Church was completed in 2021³ and the church relocated to 104700 Overseas Highway, Key Largo. By granting of the Certificate of Occupancy for the church's new location, the INS FLUM was no longer applicable for the subject site.

¹ An application for a change to the Land Use District was submitted in tandem with the FLUM amendment. As part of this request, this LUD application is no longer needed and will be removed.

² These two parcels, Lots 13 & 14 Block 14, have a FLUM designation of MC and are consistent with the current SC zoning designation.

³ Minor Conditional use permit granted as noted in DO02-18.

The project site contains two buildings that were used for church functions. When the property was sold, the tax exempt classification by the Monroe Tax Property Appriser was removed and commercial classification adopted, as is consistent with the Suburban Commercial zoning classification and the property has been assessed commercially.

Currently, the non-residential structures are not generating any commercial compensation. The owners are maintaining the grounds and minor building maintenance. Occasionally, a local exercise class is allowed to use part of the second floor at no fee. One of the single-family residences is rented. The other is habitable but vacant.

Reason for Proposed FLUM Amendment:

To establish a FLUM designation that is consistent with the existing Suburban Commercial zoning classification. This will cure the existing conflict between the zoning and FLUM designations of the parcels and allow for a change of use thereby providing reasonable use of the buildings and property.

These parcels have been zoned for medium intensity commercial uses since the Board of County Commissioners adopted the Comprehensive Zoning Ordinance (Ordinance No 1-1973). The BU-2 designation was intended to provide "areas for the conduct of businesses engaged in wholesaling, warehousing, and distribution of goods and commodities, serving the public traveling on the highway, and for the sale, servicing and storage of boats and accessories." It further allowed for all uses identified in the BU-1 designation. Churches were not specifically identified but rather required a Special Exemption granted by the Zoning Board. In 1979, the Land Use Plan, as the first element of the Comprehensive Plan for Monroe County, identified BU-2 Zoning in the Commercial Land Use Category. Subsequently, the Suburban Commercial designation was applied with the adoption of the 1986 Land Use Plan. The INS FLUM designation was not assigned until the adoption of the Comprehensive Plan in 1997.

The proposed FLUM amendment is needed to maintain and use the existing structures/entitlements and to obtain the ability to use the property in a non-institutional manner consistent with the permitted uses in the SC district.

Comprehensive Plan Policy 101.5.25, Policy 101.5.26

Policy 101.5.25

The subject site has a Tier III designation and is serviced by existing utilities and infrastructure. As noted in Policy 101.5.25, Future Land Use Densities and Intensities, Table 1 compares INS and MUC categories. The potential for development for residential (permanent, transient and affordable) and commercial is provided. The upland area of the entire site is 65,051 s.f (1.49 ac) the buildable area of the site is 49,961 s.f (1.12 ac).⁴ Allocated density and Floor Area are calculated by total upland acre, Maximum Net density is calculated by buildable acre.

⁴ The Buildable Area is based on a 20% open space for the developed parcels and a 40% open space for two undeveloped lots.

Residential Max Net requires the transfer of development rights for market rate units or applies to deed restricted affordable residential units.

Table 1

Existing FLUM: Institutional			Proposed FLUM: Mixed Use Commercial			Difference
Type of Density	Code Standard	Development Potential	Type of Density	Code Standard	Development Potential	Maximum Potential
Residential Allocated	0	0	Market Rate Allocated (SC)	3	4	4
Residential Allocated	0	0	Market Rate Allocated (UC)	6	7	7
Transient Allocated	15 rooms/ spaces	22 rooms/ spaces	Transient Allocated	1-15 rooms/ spaces	1 - 22 rooms/ spaces	0
Residential Max Net	N/A	N/A	Residential Max Net	6-18	7 - 20	7-20
Transient Max Net	24 rooms/ space	27 rooms/ spaces	Transient Max Net	10-25 rooms/ spaces	11-28 rooms/ spaces	1 rooms/ spaces
Non-residential	0.30 FAR	19,515 s.f	Non-residential	0.10 - 0.45	6,505 - 29,273 s.f.	9,758 s.f.

The existing development includes two residential dwelling units. In the MUC FLUM, the maximum market rate allocated density is as follows:

SC zoning district: 4 units - 2 existing = 2 units (NET).

UC zoning district: 7 units - 2 existing = 5 units. (NET)

The current land use district, SC, shall remain as it is compliant with the MUC FLUM designation. Both the residential and non-residential development existing on site are compliant with this Policy.

Policy 101.5.26

When considering the potential impact of Policy 101.5.26, it is prudent to consider what is fair and equitable for the Property Owner requesting this change of use as well as the real world challenges of obtaining market rate allocations in the Suburban Commercial land use district .

The FAC issued Rule 28-20.140 in order to implement the Florida Key Carrying Capacity Study, required Monroe County to adopt a comprehensive plan policy to discourage private applications for future land use changes that increase the allowable density/intensity.⁵ Subsequently, the BOCC Ordinance 028-2012 amended the Comprehensive Plan to "create Policy 101.4.20, which was subsequently renumbered to Policy 101.5.26.

⁵ As noted in the FAC File 28-20.140, effective 06/17/2011.

This a broad policy that applies to all Future Land Use categories. In most applications, this make sense. However, the policy is silent on those instances where the Future Land Use category contains several different zoning districts, such as Mixed Use Commercial, Mixed Use Commercial Fishing and Residential High. In these instances, the Future land Use categories identify the allocated densities per zoning district. Given the specificity of the policy, it would seem reasonable and equitable that any mechanism used to determine a fair compensation for the increase in density be based upon the future density for the specific land use district as enumerated in the Policy.

Any development approval applications submitted to the County are reviewed for compliance with the Land Development Regulations as well as the Comprehensive Plan. It is required on the application forms and discussed in the Staff Reports. Any discrepancy between the density for Future land Use category versus the Land Use district (aka zoning) would be identified at that time and addressed accordingly.

In this particular application, the property owner seeks a FLUM change from Institutional, which is no longer applicable, to MUC which is consistent with the current zoning. INS FLUM has 0 allocated density. There is an increase in allocated density. The questions is how much? And when?

We respectfully submit that you consider the following change from an INS rate of 0 units/acre to the Suburban Commercial rate of 3 units/acre and not the Urban Commercial rate of 6 units/acre. In order for the applicant to utilize the 6 unit per acre density, they would have to change the zoning to Urban Commercial. In effect, the County is requiring payment for an increase in density that is not approved and not available without further development applications and County action. The property would still require a zoning change to realize the increase in allocated density

Allocated density is not necessarily a preferred use in the Suburban Commercial zoning district

- a. Market rate dwelling allocations are limited to commercial apartments as defined in Section 101.1 of the Land Development Code.
- b. One Allocated Unit requires 14,520 s.f./acre for density.
- c. No tourist housing use or vacation rental use.
- d. Competitive and expensive ROGO system.

Finally, the Applicant is not seeking a residential development. The submitted development application is for non-residential reuse of the existing non-residential floor area. Should some time in the future residential development is contemplated, would it not be reasonable for that to be the time for compensation to the County? Is it not reasonable to concur that with a required real estate transfer of significant sums, this in itself would dissuade residential development? Residential development may never be requested for this site. Therefore, isn't the intention of the Policy met?

In order for compliance with this policy, the applicant proposes to NOT increase residential density with a recorded Deed Restriction in favor of the Monroe County.

Part II, Chapter 163, Florida Statute Consistency

Section 163.3177: Required and Optional Elements of Comprehensive Plan, studies, surveys

Section 163.3177(6)(a)8. Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.
- a. Availability of facilities and services:
- a. An application for a Minor Conditional Use requesting A Change of Use was submitted to the Planning and Environmental Resources Department on January 30, 2025, File # 2025-023. As provided for that application, Letters of Coordination for the proposed Change of Use were received from:
 - a. Florida Keys Electric Cooperative, Jan 3, 2005,
 - b. Monroe County Fire Marshal Jan 21, 2025,
 - c. Florida Keys Aqueduct Authority Jan 13, 2025,
 - d. Department of Health Jan 6, 2025, and
 - e. Key Largo Wastewater Treatment District Jan 14, 2025.
 - b. Suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site
 - a. Undeveloped land on site: Nine of the eleven subject lots are developed and disturbed. The two undeveloped parcels are vegetated with a mixture of hammock and other non-native plant material. County habitat maps from 2009 classify the parcels as developed. Current 2023 maps have changed the classification to hammock. Any further development on these parcels will require compliance with current regulations addressing open space and habitat protection.
 - b. Soils & Topography: Key Largo soils are generally organic materials over oolitic limestone bedrock. The soils are poorly drained with a high index surface runoff. The soils are deep and the slope is 0 to 1 percent.⁶ The site has been disturbed. The stormwater management has been recently renovated with the addition of stormwater catchment

⁶ USDA KEYLARGO Series, Official Soil Series Descriptions.

basins and berms as per plans prepared by CivilTech Solution , Andres Perez, PE. Date Feb 29, 2024.

- c. Natural & Historic Resources: There are no known Historic Resources on site. Any Natural Resources would be located on the two undeveloped lots. The 10,400 s.f of undeveloped vegetated land is an isolated area surrounded by parcels developed for various uses and the US Highway 1.

- c. Minimum amount of land needed to achieve the goals and requirements of this section.

Based on the MUC, parameters provided in the Comprehensive Plan, the existing development of 6,645 s.f of non-residential floor area and two single family homes represent 66% of the potentially available density on the site. This would allow for a modest increase in development. Currently, 15% of the subject area is vacant and wooded.

Section 163.3177(6) (a)2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

The proposed non-residential uses, office and interior storage/warehouse, are scaled to provide for new employment , community based, opportunities . These opportunities are intended to appeal to local residents/businesses. By reusing the existing structures, the size and impact of the proposed development is fixed. Monroe County is ever evolving towards a larger and more extensive based tourist economy. The latest report commissioned by the Tourist Development Council, in 2019, concluded that the total jobs supported by Florida Keys tourism was 43% of all of Monroe County jobs. The economic impact of this industry is significant. Pursuant to the latest TDC Visitor Profile Study, 2023 Annual Results, with over half of visitors (55%) coming to the Keys for to relax and escape, further the majority of visitor travel groups were spouse, partner, boyfriend, girlfriend with 24% traveling as a party of two. These types of statistics suggest economic opportunities to service oriented, small business development.

The ability for local residents to start a new venture or expand an existing one will diversify and strengthen the local economy.

Section 163.3177(6) (a)3. The future land use plan element shall include criteria to be used to:

- g. Provide for the compatibility of adjacent land uses.

The land uses immediately adjacent to the site are residential and public utilities. Adding a small office park, based on the law of supply and demand, will provide services that are needed and/or compatible to the adjacent residential community.

Section 163.3178 Coastal Management

This site is located adjacent to US Highway 1. It is not adjacent to any water body. The existing elevation on the site is ranges from 11.91' to 5.16' the Flood Zone is AE (EL9). The site is higher

than the crown of Largo Road. The site is graded such that flooding as a result of normal storm events is minimal. The floor elevation of the existing mobile homes is 10.58' and 10.66' and is above the base flood elevation.

Section 163.3180 Concurrency

Public services and utilities are provided to the site. There is potable water (FKAA), electricity (FKEC), sanitary sewer (Key Largo Wastewater Treatment District) and solid waste (Keys Sanitary Services). There is adequate capacity on US Highway One where the Level of Service on Segment 24 is Level "C".

Comprehensive Plan Consistency

When an existing use is vacated from a property, as it the case in this request, the ability for the land to be used in a economic beneficial manner may required changes in the existing land use designations. The proposed FLUM change from INS to MUC will provide for the ability of the property owner to utilize this property in an economically viable fashion.

3.1 Future Land Use

Objective 101.3

Monroe County shall regulate new residential development based upon the finite carrying capacity while maintaining a maximum hurricane evacuation clearance time of 24 hours.

Response: At this time, new construction of residential housing, requiring ROGO allocations, is neither needed nor contemplated.

Objective 101.4

Monroe County shall regulate non-residential development to maintain a balance of land uses to serve the needs of the future population of Monroe County.

Response: The adoption of the subject FLUM amendment will provide the proposed Change of Use consistency with the Comprehensive Plan. The previous use, a church, has relocated from this site. The existing buildings are structurally sound and flood compliant. An MUC FLUM designation will allow the current owner the ability to reuse the structures by converting them to office space or interior warehouse/storage. This business plan provides employment opportunities for individuals in the immediate area. The proposed economic development is consistent with the mixed use character of the area and serves the needs of the community. No new non-residential floor area allocations will be required.

Objective 101.5

Monroe County shall regulate future development to maintain and enhance the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Response: The INS land use designation is no longer relevant for this parcel. It is customary in Monroe County for parcels with a zoning designation of Suburban Commercial to have a Future Land Use Map designation of MUC. The MUC Comprehensive Plan designation is consistent with the proposed uses: warehouse/storage and office.

Policy 101.5.6

...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...

Response: The re-use of the existing building will establish office and warehouse/storage opportunities. The proposed Change of Use is consistent with this policy.

Objective 101.10

Monroe County shall provide for drainage and stormwater management so as to protect real and personal property and to protect and improve water quality.

Response: The site drainage and stormwater management structures have been recently renovated/constructed. Building Permit # SITE-2004-0017 was issued on 07.22.2024. At the submission of this application, the project is under construction.

Objective 101.14

Monroe County shall ensure that sufficient acreage is available for utilities and public facilities, required to support proposed development and redevelopment.

Response: The proposed redevelopment is consistent with the Comprehensive Plan because it will utilize a site that is developed (as are the surrounding properties,) is served by existing public facilities, and is in an area developed with commercial and residential uses.

Goal 102

Monroe County shall direct future growth to lands which are most suitable for development and shall encourage conservation and protection of environmentally sensitive lands (wetlands, beach berm and tropical hardwood hammock).

Response: The proposed redevelopment is consistent with the Comprehensive Plan as the site is disturbed and developed. The two undeveloped lots contain native plant material. The quality of the hammock has not been determined. However, any future development on these parcels is required to comply with the environmental standards found in the Land Development regulations.

3.3 Traffic Circulation

Goal 301

To provide a safe, convenient, efficient, and environmentally-compatible motorized and non-motorized transportation system for the movement of people and goods in Monroe County.

Response: Access to the site is from two existing, curb cuts one to US Highway #1 and the other driveway to Largo Road. As the Traffic Report submitted with the application demonstrates the proposed Change of Use will not adversely impact the traffic circulation patterns of the subject planning area.

3.8 Solid Waste

Goal 801

Monroe County shall provide for the adequate collection, disposal and resource recovery of solid waste in an environmentally sound and economically feasible manner to meet the needs of present and future County residents.

Response: Pursuant to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report, "Monroe County's has a contract with Waste Management Inc (WMI). The contract authorizes the use of in state facilities through September 2024. It is expected this contract will be extended.

3.9 Sanitary Sewer

Goal 901

Monroe County shall provide for the adequate, economically sound collection, treatment, and disposal of sewage which meets the needs of the present and future residents while ensuring the protection of public health, and the maintenance and protection of ground, nearshore, and offshore water quality.

Response: All wastewater generated by this site is treated by the Key Largo Wastewater Treatment District. A Letter of Coordination have been received from the wastewater district for this project and is included in this application.

3.10 Drainage

Goal 1001

Monroe County shall provide a stormwater management system which protects real and personal properties, and which promotes and protects ground and nearshore water quality.

Response: A new and compliant stormwater management system is under construction per Building Permit #SITE-2024-0017.

Level of Service Standards Consistency

The proposed amendment meets the adopted level of service standards. The subject site is served by all required utilities. Access to the site is from Largo Road or an access driveway from US Highway 1. Please see Appendix __ for current Letters of Coordination and Traffic impact Statement.

Florida Statute 380.0552(7) Principles for Guiding Development

As part of the Livable CommuniKeys Community Master Planning process, the Key Largo Master Plan was adopted as an addendum to the Monroe County 2010 Comprehensive Plan and was incorporated into the 2030 Comprehensive Plan. The 2030 Plan, on a County-wide basis, and the Master Plan, on a local basis, provide principles, policies and objectives for guiding development. The Comprehensive Plan is meant to be a guiding policy document, to be used as part of the strategy for the establishment of more detailed land development regulations. One of the Comprehensive Plan Work Programs is the Carrying Capacity Study Implementation.

Of the four major guidelines of the Florida Keys Carrying Capacity Study # 3 states: “

“If further development is to occur, focus on redevelopment and infill. Opportunities for additional growth with small, potentially acceptable, environmental impacts may occur in areas ripe for redevelopment or already disturbed.”

This site is disturbed and already developed. The structures are adaptable to reuse and are serviced by all available utilities. Please see attached Letters of Coordination. The request, for which a change of use is required is expected to provide a reduced traffic impact. Please see attached Traffic Impact Statement. A change of use for the structures is requested.

BOCC Factors for Consideration LDC Section 102.158(d)(7)b.,

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

Public service needs are defined as “the services that the public requires but are not available through the private market.” Examples of public service needs include emergency services, transportation (ie buses), mail delivery, library services, access to quality healthcare and access to clean drinking water, etc.

The property was assigned the INS FLUM designation with the adoption of the Comprehensive Plan in 1997. At that time, the designation was appropriate as the site was the location of the Key Largo Baptist Church. The Church had been located at this site since the 1970's. In 2019, the Church relocated to another site in Key Largo and the property was listed for sale. The

structures remain on the property, are well maintained and viable for reuse. The applicant is seeking the ability to use the existing buildings. Regardless of whether there are additional parcels that would allow the same type of uses as this request would permit; the issue is that the criteria for institutional uses (aka the Church) no longer exists on the property.

Therefore, the basis for the Institutional FLUM no longer exists since the historic institutional use has relocated.

2. Changed Assumptions (e.g regarding demographic trends) from those on which the existing boundary was based.

In 1997, the site was assigned an INS FLUM as the Key Largo Baptist Church had been located at this address since the 1970's. The Key Largo Baptist Church moved to a new facility on Key Largo and sold the property in 2021. The sale removed the institutional use from the property and it is unlikely to be reestablished for a number of reasons - from the land cost to the decrease in church memberships and the subsequent lack of churches in the real estate market seeking new locations.

Churches depend on their members for financial support and service to keep operating, they cannot be supported without church memberships. Review of age based traits show a decline in church memberships⁷. The trend in the decline of church memberships limits the prospective purchasers of churches.

According the Gallup Polls, church membership has experienced a steady decline since 2000. In 1937, church membership was 73% nationwide. This remained steady for the next six decades. A steady decline began around the turn of the 21st century. Current data indicated that membership dropped below 50% for the first time in 2020. Data related specifically to the Key Largo population was unavailable, however, characteristics of a nationwide trend provide the best information for discussion.

Two major trends appear to drive the drop in Church membership, more adults with no religious preference and falling rates of church membership among people who do have a religion, are apparent in each of the generations over time. Data suggest that church membership is strongly correlated with age as 66% of the traditionalists, adults born before 1946, belong to church, compared with 58% of the "Baby Boomers", 50% of those in Generation X, and 36% of millennials. As the age gap expands, the older people who likely go to church being replaced by those not likely to be in church.

Although there are other types of institutional uses; the INS FLUM was allocated to this site, because of the specific location of a religious use, the Key Largo Baptist Church. This dynamic has changed and the current property owners are not proposing a religious use. They seek to reuse existing structures and improvements on the property. In order to do so, the current FLUM

⁷ The demographic trend, based on review of age generations is based on research provided Gallup in an article written by Jeffrey M. Jones and entitled "US Church Membership falls below Majority for the First Time" published March 29, 2021.

must be amended to the requested MUC to provide consistency with the zoning designation that has been in place since 1973, Suburban Commercial/BU-2.

3. Data Errors, including errors in mapping, vegetative types and natural features which contributed to the application of the existing boundary.

At the time the INS FLUM was assigned to this parcel, the action was appropriate as there was an established institutional use, aka the Church, on the property. This situation has since changed with the relocation of the Church. The site specific characteristics of the property, such as vegetation and other natural features, have not changed.

4. New Issues which arose after the application of the existing boundary.

The new issue that arose after the application of the boundary is that the Church relocated to a new site and sold the property; hence negating the need for an institutional designation.

5. Recognition of the need for additional detail or comprehensiveness.

Institutional uses refer to the use of land, buildings or structures for the public or nonprofit purposes. Samples of institutional uses include Government, Education, Healthcare, Religion, Community centers/cultural facilities, recreation and philanthropic or charitable uses.

In addition to the INS FLUM, there are seven additional FLUM designations, that provide for Institutional Uses. Within these seven FLUM designations, there are ten zoning districts that include institutional uses.

Table 2: Institutional Use by FLUM Designation and Land Use Districts

FLUM Designation	Zoning District
Commercial COMM	Commercial 1, Commercial 2
Mixed Use/Commercial	Mixed Use, Suburban Commercial, Urban Commercial
Mixed Use/Commercial Fishing	Commercial Fishing Area
Industrial/Mixed Use/Commercial	Maritime Industries
Industrial	Industrial
Institutional	No Specific Zoning District
Military	Military Facilities
Residential Low	Suburban Residential
Residential Medium and Residential High	Improved Subdivision, Urban Residential
See Note below.	
Note: Institutional Uses existing prior to January 4, 1996 can be replaced with restrictions.	

The proposed change to MUC will not remove any future opportunity for an institutional use(s) on this site, should the desire or demand develop. The change will provide the flexibility and opportunity needed for the effective economic reuse of the site.

The current property owners are not a public or non-profit entity, they are local business people. The site is developed. The existing structures are in good repair. The property needs to be put to use. In order to do so the requested FLUM change is required.

Key Largo CommuniKeys Master Plan

The Key Largo Master Plan is intended to work in tandem with the County Comprehensive Plan. It does not replace the Comprehensive Plan but rather seeks to address specific needs of the local community and identify methods to address those needs.

The FLUM serves as a guide for future land utilization and compliance of land uses with the policies set forth in the Comprehensive Plan. There are instances throughout all areas of unincorporated Monroe County where the land use zoning districts and/or the FLUM do not correspond with current or proposed land use. This results in nonconforming uses and structures. On a site-by-site basis, nonconformities create difficulties in reconciling appropriate redevelopment proposals in the context of current land use zoning district and the FLUM.

Objective 101.19

Monroe County shall address local community needs while balancing the needs of all Monroe County communities. These efforts shall focus on the human-crafted environment and shall be undertaken through the Livable CommuniKeys Planning Program.

Response: The proposed reuse of the existing building is consistent with several of the consensus goals identified by the community as part of the Key Largo CommuniKeys Plan. For instance:

a. Land Use and Redevelopment Goal recommends directing further growth to suitable land. The reuse of an existing structure on a developed parcel will not impact any environmentally sensitive lands.

b. Community Character Goal suggests preservation and enhancement of community qualities that help to define the casual village lifestyle of Key Largo. The existing building with its Key's vernacular architecture (coral rock and concrete) will be preserved as the exterior of the structures will remain the same. Although it appears to be a non-conforming ground level structure, it is actually a flood compliant structure built on grade. It is built to a human scale, very approachable, very casual, very "Keysie".

c. Economic Development suggests that redevelopment is to be encouraged. The proposed Change of Use is just that, sustainable redevelopment by reuse.

The request for this FLUM change is consistent with the following Policies (aka Action Items) identified in the Master Plan. Specifically,

1. Action Item 1.3.2: Revise the FLUM and Land Use District Maps to resolve non-conformities in the planning area where appropriate.

The relocation of the Baptist Church in 2019 negated the need for an Institutional FLUM designation. Quite simply, the use no longer exists on the site.

2. Action Item 1.3.3: Revise the FLUM and Land Use District Maps to resolve conflicts and inconsistencies between the FLUM and Land Use District Maps.

After the church was relocated, the tax-exempt, non-profit status was no longer valid. The taxing status of the development on site was changed to commercial. This creates an inconsistency between the FLUM and Land Use designation.

Several consensus goals were identified by the community input provided to the Master Plan as a result of a series of public workshops and other outreach processes.

Goal 6: Key Largo Community Master Plan

Planning and regulatory programs have not provided businesses with flexibility to enable them to maximize their economic viability when opportunity arises.

Regulations governing the redevelopment and improvement of nonconforming uses are inflexible and provide few options.

As noted above, several of the goals concerned land use and redevelopment. It was recognized that given the limited availability of new residential and /or non-residential entitlements, redevelopment of existing uses and buildings was paramount to retaining a strong economic future. Redevelopment of uses that support the tourist economy should be encouraged. The opportunity for redevelopment on this site is significantly limited with the existing INS FLUM and SC Zoning.

KBP CONSULTING, INC.

January 13, 2025

RECEIVED
2022-1163
APR 29 2025

MONROE COUNTY
PLANNING DEPT.

Ms. Barbara Mitchell
Mitchell Planning and Design, Inc.
4900 SW 2nd Terrace
Ocala, Florida 34471

**Re: Doherty Site – Minor Conditional Use Application
Former Key Largo Baptist Church Property – Key Largo, Florida
Traffic Statement**

Dear Barbara:

Per your request, KBP Consulting, Inc. has prepared this traffic statement associated with the proposed Minor Conditional Use application for the former Key Largo Baptist Church property in Key Largo, Monroe County, Florida. The subject site is generally located between Overseas Highway / US 1 and Largo Road near Bahia Honda Road. More specifically the site is located at 835 Largo Road and the Monroe County Parcel ID Numbers are 00537590-000000 through 00537620-000000 and 00537940-000000 through 00537980-000000.

The current land use designation of this site is *Suburban Commercial*, and the total site area is 1.035 acres. The existing buildings which previously served the Key Largo Baptist Church have a total floor area of approximately 6,645 square feet and was designated an *Institutional* use. The proposed Change of Use will allow for *Office* and *Storage*. The intent of this action is to re-purpose the existing buildings for general office space (2,459 square feet), warehouse / storage area (3,289 square feet) and accessory maintenance (897 square feet). No additional floor area is proposed. A Minor Conditional Use Site Plan is presented in Attachment A to this memorandum.

Trip Generation Analysis

Consistent with the foregoing description of the current and proposed development characteristics on the subject site, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*.

According to the subject ITE manual, the most appropriate land use categories for this analysis are Land Use #150 – Warehousing, Land Use #560 – Church, and Land Use #712 – Small Office Building. The trip generation rates used to determine the vehicle trips associated with this analysis are presented on the following page. Relevant excerpts from the referenced manual are presented in Attachment B to this memorandum.

KBP CONSULTING, INC.

WAREHOUSING – ITE LAND USE #150

- Weekday: T = 1.71 (X)
- Saturday: T = 0.15 (X)
- Sunday: T = 0.06 (X)
- Daily (wt. avg.): T = 1.25 (X)
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 0.17 (X) (77% in / 23% out)
- PM Peak Hour: T = 0.18 (X) (28% in / 72% out)

CHURCH – ITE LAND USE #560

- Weekday: T = 7.60 (X)
- Saturday: T = 4.90 (X)
- Sunday: T = 31.46 (X)
- Daily (wt. avg.): T = 10.62 (X)
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 0.32 (X) (62% in / 38% out)
- PM Peak Hour: T = 0.49 (X) (44% in / 56% out)

SMALL OFFICE BUILDING – ITE LAND USE #712

- Weekday: T = 14.39 (X)
where T = number of trips and X = 1,000 square feet of gross floor area¹
- AM Peak Hour: T = 1.67 (X) (82% in / 18% out)
- PM Peak Hour: T = 2.16 (X) (34% in / 66% out)

Table 1 below summarizes the trip generation characteristics associated with the current and proposed development scenarios for the subject site in Key Largo.

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i>								
Church	6,645 SF	71	1	1	2	1	2	3
Sub-Total	6,645 SF	71	1	1	2	1	2	3
<i>Proposed</i>								
Small Office Building	2,459 SF	35	3	1	4	2	3	5
Warehousing	3,289 SF	4	1	0	1	0	1	1
Maintenance Area (Accessory)	897 SF	0	0	0	0	0	0	0
Sub-Total	6,645 SF	39	4	1	5	2	4	6
Difference (Proposed - Existing)		(32)	3	0	3	1	2	3

Compiled by: KBP Consulting, Inc. (January 2025).
Source: ITE Trip Generation Manual (11th Edition).

¹ This land use lacks trip generation data for Saturdays and Sundays. Although the trip rates for this land use are likely to be lower on weekends, this analysis has been conducted by utilizing only the weekday trip generation rate.

KBP CONSULTING, INC.

As indicated in Table 1 on the previous page, the proposed uses (i.e. office and warehousing / storage) on the subject site are projected to generate 39 daily vehicle trips, 5 AM peak hour vehicle trips and 6 PM peak hour vehicle trips. When considering the current development on this site (i.e. church), this represents a decrease of 32 daily vehicle trips, an increase of 3 AM peak hour vehicle trips and an increase of 3 PM peak hour vehicle trips.

Roadway Impacts

As mentioned previously, the subject site is located in Key Largo near mile marker 106.5 on Overseas Highway / US 1. Segment 24 of Overseas Highway / US 1 encompasses mile markers 106.0 to 112.5 and is currently operating at Level of Service (LOS) "C" (see Attachment B). Segment 23 of Overseas Highway / US 1 encompasses mile markers 99.5 to 106.0 and is currently operating at Level of Service (LOS) "A". Additionally, the latest remaining capacity table provided by Monroe County (1/10/25) indicates that Segments 23 and 24 of Overseas Highway currently have 10,880 and 2,213 daily trips remaining, respectively. Even though a decrease in daily trips is projected, sufficient roadway capacity exists to accommodate the proposed Minor Conditional Use change from *Suburban Commercial* (i.e. Institutional / Church) to *Office and Storage*.

Conclusions

The traffic analysis for the proposed Minor Conditional Use application associated with the former Key Largo Baptist Church site in Key Largo indicates that the proposed action will result in a decrease in daily traffic and that sufficient roadway capacity exists within the study area to accommodate the proposed action.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91630 OVERSEAS HIGHWAY, P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX (305) 852-4794

RECEIVED
2022-163
APR 29 2025

MONROE COUNTY
PLANNING DEPT.

January 3, 2025

Barbara Mitchell
Mitchell Planning & Design, Inc.
4900 SW 2nd Terrace
Ocala, Florida 34471

Via email: mitchellplanningdesign@gmail.com

**Re: Letter of Coordination – 835 LARGO Rd, KEY LARGO
Parcel ID: 00537590-000000**

Dear member,

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the property referenced above.

Easements may be required.

This Letter of Coordination does not serve as an FKEC electrical plan review, approval for permitting or permission to begin construction. FKEC must review and approve plans for any construction project that involves electricity before the appropriate city or county building department will accept the plans for permitting. When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Juan Moreno", is written over a faint, circular stamp or watermark.

Juan Moreno
Staking Technician

JM/jr



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECEIVED
2022-163
APR 29 2025

MONROE COUNTY
PLANNING DEPT.

January 14, 2025

Jodell Roberts
Mitchell Planning & Design, Inc.
Jodell_mitchellplanningdesign@gmail.com

RE: Real Estate Numbers: 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537940-000000, 00537960-000000, 00537980-000000 Formerly Key Largo Baptist Church 835 Largo Road, Key Largo, FL 33037

Dear Jodell Roberts,

Key Largo Wastewater Treatment District has reviewed the plans and memo that were submitted to us on January 7, 2025, for improvements to the existing single-story building and existing two-story building, parking lot, and stormwater management catchment systems.

Key Largo Wastewater Treatment District will be able to accept any wastewater discharge from the existing buildings. Should the plans diverge substantially from the description and plans as referenced above, KLWTD reserves the right to rescind the letter and provide notification of said action to any and all agencies involved, directly or indirectly, as it relates to the property/project. This letter is valid for 1 year from the date of issuance.

Please note that all sanitary sewer facilities that will connect to any portion of KLWTD's collection, transmission, treatment, or disposal systems must be constructed in accordance with KLWTD's Design and Construction Standards and the Florida Building Code. Please further note that this letter does not legitimize prior work or improvements requiring permits per the Florida Building code and/or KLWTD Rules and Regulations; or any prior work constructed, altered, or put in place with benefit of obtaining required permits and inspection approvals.

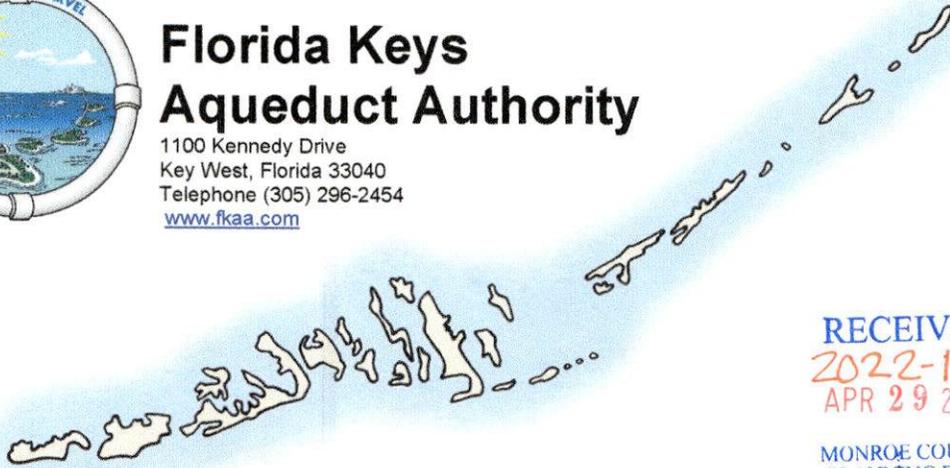
Sincerely,

Peter Rosasco
General Manager



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



RECEIVED
2022-163
APR 29 2025

MONROE COUNTY
PLANNING DEPT.

Richard J. Toppino
Chairman
District 2

J. Robert Dean
Vice-Chairman
District 3

Cara Higgins
Secretary/Treasurer
District 1

Antoinette M. Appell
District 4

Nicholas W. Mulick
District 5

Gregory W. Veliz
Executive Director

January 13, 2025

Barbara Mitchell
Mitchell Planning & Design, Inc.
4900 SW 2nd Terrace
Ocala, Florida 34471

RE: Doherty Site
835 Largo Road
Key Largo, Florida 33037
Lots 7-10 and Lots 42-46, Block 14
RE# 00537590-000000, 00537600-000000, 00537610-000000, 0537620-000000,
00537940-000000, 00537960-000000, 00537980-000000
Account: 020243 – 5/8" meter

Dear Ms. Mitchell,

This letter will serve as coordination of the above referenced project with the Florida Keys Aqueduct Authority. There is an existing 8-inch water main on Largo Road adjacent to the property. There is an existing 5/8-inch water meter currently serving the property.

Civil and architectural plans will need to be submitted to determine water meter sizing and water system requirements, along with system development charges. Should you have any questions or require any further information please feel free to call me.

Sincerely,

Kimberly Judge
Utility Design Supervisor

CC: Anna Fernandez, Customer Service Manager - Tavernier
Yusi Bonachea, Customer Service Manager - Marathon
Danielle Mendez, Customer Service Manager - Key West

Mission:

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the **Healthiest State** in the Nation

Barbara Mitchell
Mitchell Planning and Design, Inc.
4900 SW 2nd Terrace Ocala, Florida 34471
305-509-0966
mitchellplanningdesign@gmail.com

Re: Conditional Use Application - Letter of Coordination

Real Estate Numbers: 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537940-000000, 00537960-000000, 00537980-000000

Location Address: 835 Largo Road Key Largo, FL

Ms. Mitchell:

The Florida Department of Health in Monroe County has reviewed the proposed improvements and use of the parcels listed above. Our records indicate that the two undocumented septic tanks located on the property were properly abandoned on July 28th, 2015. Please see enclosed final abandonment permits 44-SI-1597449 and 44-SI-1597446. Our records do not indicate any obstruction to the project, and we have no objection so long as the facility is provided with central sewer and water.

Should you have any questions or concerns, please feel free to contact me at Hali.Discoli@FLHealth.gov or 305-849-6885.

Sincerely,

Hali Discoli
Environmental Specialist III, CEHP
Florida Dept of Health, Monroe County

Encl.: Permits 44-SI-1597449 and 44-SI-1597446

Florida Department of Health

Monroe County

50 High Point Rd • Tavernier, FL 33070

PHONE: 305-676-3941 •

FloridaHealth.gov



Accredited Health Department

Public Health Accreditation Board



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: AP1183027
PERMIT #: 44-SI-1597449
DOCUMENT #: FI1010536
DATE PAID: 04/01/2015
FEE PAID: 95.00
RECEIPT #: 44-PID-2626573

APPLICANT: Key Largo Baptist Church
AGENT: Brooke Z (Bayside Plumbing)
PROPERTY ADDRESS: 835 Largo Rd Key Largo, FL 33037
LOT: 11 BLOCK: 14
SUBDIVISION: Lake Surprise Estates ID#: 00537630-000000

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION		SETRACKS	
[]	[01] TANK SIZE [1] _____ [2] _____	[]	[27] SURFACE WATER _____ FT
[]	[02] TANK MATERIAL _____	[]	[28] DITCHES _____ FT
[]	[03] OUTLET DEVICE _____	[]	[29] PRIVATE WELLS _____ FT
[]	[04] MULTI-CHAMBERED [Y / N] _____	[]	[30] PUBLIC WELLS _____ FT
[]	[05] OUTLET FILTER _____	[]	[31] IRRIGATION WELLS _____ FT
[]	[06] LEGEND 1. _____ 2. _____	[]	[32] POTABLE WATER _____ FT
[]	[07] WATERTIGHT _____	[]	[33] BUILDING FOUNDATIONS _____ FT
[]	[08] LEVEL _____	[]	[34] PROPERTY LINES _____ FT
[]	[09] DEPTH TO LID _____	[]	[35] OTHER _____ FT
DRAINFIELD INSTALLATION		FILLED / MOUND SYSTEM	
[]	[10] AREA [1] _____ [2] _____ SQFT	[]	[36] DRAINFIELD COVER _____
[]	[11] DISTRIBUTION BOX _____ HEADER _____	[]	[37] SHOULDERS _____
[]	[12] NUMBER OF DRAINLINES 1. _____ 2. _____	[]	[38] SLOPES _____
[]	[13] DRAINLINE SEPARATION _____	[]	[39] STABILIZATION _____
[]	[14] DRAINLINE SLOPE _____	ADDITIONAL INFORMATION	
[]	[15] DEPTH OF COVER _____	[]	[40] UNOBSTRUCTED AREA _____
[]	[16] ELEVATION [ABOVE / BELOW] BM _____	[]	[41] STORMWATER RUNOFF _____
[]	[17] SYSTEM LOCATION _____	[]	[42] ALARMS _____
[]	[18] DOSING PUMPS _____	[]	[43] MAINTENANCE AGREEMENT _____
[]	[19] AGGREGATE SIZE _____	[]	[44] BUILDING AREA _____
[]	[20] AGGREGATE EXCESSIVE FINES _____	[]	[45] LOCATION CONFORMS WITH SITE PLAN _____
[]	[21] AGGREGATE DEPTH _____	[]	[46] FINAL SITE GRADING _____
FILL / EXCAVATION MATERIAL		[]	[47] CONTRACTOR _____
[]	[22] FILL AMOUNT _____	[]	[48] OTHER _____
[]	[23] FILL TEXTURE _____	ABANDONMENT	
[]	[24] EXCAVATION DEPTH _____	[IN]	[49] TANK PUMPED <u>07/10/2015</u>
[]	[25] AREA REPLACED _____	[IN]	[50] TANK CRUSHED & FILLED <u>07/10/2015</u>
[]	[26] REPLACEMENT MATERIAL _____		

Comments:

CONSTRUCTION [APPROVED / DISAPPROVED]: Hali Doshi signing for Monroe CHD DATE: 07/28/2015
Env. Manager Floyd E Williams (Florida Department of Health in Palm B)

FINAL SYSTEM [APPROVED / DISAPPROVED]: Hali Doshi signing for Monroe CHD DATE: 07/28/2015
Env. Manager Floyd E Williams (Florida Department of Health in Palm B)

(Explanation of Violations on following page)

County of Monroe
The Florida Keys



**OFFICE OF THE
FIRE MARSHAL**
7280 Overseas Hwy
Marathon, FL 33050
Phone: (305) 289-6020

January 21, 2025

Jodell Roberts
Mitchell Planning and Design, Inc.
4900 S.W. 2nd Terr
Ocala, FL 34471

Sent Via Email

**RE: Letter of Coordination, Minor Conditional Use Application
835 Largo Road, Key Largo**

Dear Ms. Roberts,

This letter of coordination is being provided to confirm that the Fire Marshal's Office has reviewed the submittal for the proposed development of parcel nos. 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537940-000000, 00537960-000000, 00537980-000000, at 835 Largo Road, Key Largo (mile marker 106).

The following will summarize preliminary fire department requirements:

- Submittal shall provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Submittal shall include plan sufficient for and/or identification of fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows. Note that permits for this system shall be submitted separately by an appropriately licensed contractor. Design criteria shall meet the requirements of NFPA 13, 14, 24, and 25, as well as any applicable requirements identified by the Fire Marshal's Office.
- Plans for the structure shall identify fire alarm system(s). Systems must meet the applicable criteria per NFPA 72, for the occupancy type, as well as any applicable requirements identified by the Fire Marshal's Office, following submittal of full plans. This includes a Knox Box. Note that permits for this system shall be submitted separately by an appropriately licensed contractor.
- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements. Please show all dimensions and line of sight information from Overseas Highway.
- Plans shall identify the marked fire lanes (site plan). Please distinguish fire lane(s) from loading zones.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc.

- Plans shall list references for all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code, 8th edition, 2023, effective December 31, 2023, consisting of NFPA 1, NFPA 101, F.S. 633 and F.A.C. Chapter 69A.

The attachment provides the fire department construction related requirements for your review. Please note, this review and comments are preliminary in nature and additional conditions may be required upon submittal of the project for permitting.

The Fire Marshal's Office is committed to a fire prevention program that places a high priority on the welfare and safety of the public while minimizing potential fire and life safety hazards. This office welcomes questions or meetings to assist your team in completing plans for the project. We look forward to working with you.

If you have any questions or require further information, please do not hesitate to call me at the Fire Marshal's Office (305) 289-6020.

Sincerely,



Division Chief Craig Marston, M.A.
Fire Marshal

Attachment

c: Thomas Rossano, Deputy Fire Marshal
Ilze Aguila, Planning Commission Supervisor

MEMORANDUM

TO: Cheryl Cioffari, Elizabeth Lustberg
FROM: Barbara Mitchell
CC: Yvette and Bob Doherty
RE: Comprehensive Plan Policy 101.5.26 - Compliance
DATE: March 5, 2024

Dear Cheryl and Liz,

Pursuant to our meeting last week, I have discussed the options with the Doherty's. They are interesting in retaining the SC zoning and pursuing the FLUM only change (from Institutional to Mixed Use Commercial) to their properties and recognizing that compliance with the Comp Plan Policy 101.5.26 is required. Please see the following discussion on the proposed solution to the Discouragement Policy.

The approach utilizes both Options 1 and 2 as described in the Comp Plan Policy.

Compliance with Option 1: This addresses Lots 11, 12, 40 and 41, Block 14, Lake Surprise Estates.

Lot	Real Estate Number	Area	Option 1 Solution
11	00537630-000000	5,224 sf	Total Area of Parcels: 20,848 sf or 0.4786 acres. Option 1; "requires donation of 0.9572 acres (0.4786 x 2) of non-scarified native upland habitat and/or disturbed wetland, designated as Tier I, Tier II or Tier III-A". One SR parcel, Tier I located in Key Largo is proposed for donation: Parcel Number 00454530-000000, Further described as Lot 21, Block 36, Ocean Acres, Key Largo. This parcel is 43,290 s.f or 0.9938 acres.
12	00537640-000000	5,224 sf	
40	00537920-000000	5,200 sf	
41	00537930-000000	5,200 sf	

Compliance with Option 2: This addresses Lots 7-10 and 42-46, Block 14 Lake Surprise Estates.

Lot	Real Estate Number	Area	Option 2 Solution
7	00537590-000000	5,224 sf	Total Area of Parcels: 44,528 sf or 1.02 acres. Total Increase in allocated density 3.06 or 3 units. Option 2; "requires donation of 3 IS, non-scarified native upland habitat and/or disturbed wetland, designated as Tier I, Tier II or Tier III-A". Three IS lots, Tier III-A located in Key Largo are proposed for donation: 00510650-000000, 00510550-000000, and 00510560-000000. Further described as Lots 1,2,3 Block 3, Amended Plat of Riviera Village, Key Largo.
8	00537600-000000	5,224 sf	
9	00537610-000000	5,224 sf	
10	00537620-000000	5,224 sf	
42	00537940-000000	5,200 sf	
43, 44, 45	00537960-000000	15,600 sf	
46	00537980-000000	5,300 sf	

Utilizing the above strategy will allow the Property Owners to retain the existing single-family residences located on Lots 11 and 12.

We believe this proposal addresses the requirements of the Comprehensive Plan Policy. Upon your review of this memo, I look forward to discussing with you the next steps in this process.

Thank you for your time and consideration.

RECEIVED

FEB 22 2023

MONROE CO PLANNING DEPT.

Ty Harris P.A.
110 Plantation Shores Drive
Islamorada, FL 33070
tyharrispa.com
tyharrispa@gmail.com (386) 956-8776

February 15, 2023

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning & Environmental Resources
102050 Overseas Highway, Ste 116
Key Largo, Florida, 33037
Email: Schemper-Emily@MonroeCounty-FL.Gov

RE: REVISED Request for Future Land Use Map Amendment for former Key Largo Baptist Church Property

Dear Emily,

This law firm represents Doherty Robert M Rev 02/03/2021 Trust, Doherty Yvette Rev Trust 02/03/2021 and Atlantic Salmon LLC (collectively "Applicant") in connection with the afore referenced application for a Future Land Use Map ("FLUM") amendment for the site formally known as Key Largo Baptist Church with an address of 835 Largo Road, Key Largo (the "Property"). This letter also serves as data and analysis in support of the proposed FLUM amendment. The purpose of this revised letter and application package is to remove two (2) properties that were included in the original request – 823 and 825 Largo Road (PRC Attached). This decision is in response to comments received at the neighborhood community meeting; additionally, removal of the afore-reference parcels streamlines the application in that only one FLUM category is affected.

The Applicant purchased the Property in September 2021 with the intent of re-purposing the existing building, and attendant property, to fulfill a demand in the Upper Keys for contractor office space and storage. The Application is consistent with the intent of §101-3 and §101-4 of the Monroe County Land Development Code ("LDC"):

It is the purpose of this chapter, the land development regulations, to establish the standards, regulations, and procedures for review and approval of all proposed development of property in the unincorporated areas of the county, and to provide a development review process that is comprehensive, consistent, and efficient in the implementation of the goals, objectives and policies of the comprehensive plan. §101-3(a).

The provisions of this Land Development Code shall apply to the unincorporated areas of the county. All development of whatever type and character, whether permitted as of right or as a conditional use, shall comply with the development standards and the environmental design criteria set forth the *Comprehensive Plan* and the Land

Development Code. No development shall be undertaken without prior approval and issuance of a development permit under the provisions of this Land Development Code and other applicable laws and regulations. §101-4(a).

The Applicant is also submitting a Land Use District map (“LUD”) amendment concurrently with this Application. Enclosed is a check for \$6,940.00, and a copy of this letter and the application package, to be date-stamped and returned using the self-address envelope.

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE, ANALYSIS.

I. BACKGRPUND INFORMATION:

- a. Location: Key Largo, Monroe County, Florida
- b. Address: 835 Largo Road, Monroe County, Florida
- c. Legal description: BK 14 LT 7,8,9,10,11,12 AND 40-46 Lake Surprise Estates
Key Largo

PB4-162
- d. Real Estate Numbers: See Parcel List
- e. Property Owner/Applicant: Doherty Robert M Rev Trust 02/03/2021

Doherty Yvette Rev Trust 02/03/2021
- f. Agent: Ty Harris PA
- g. Total Property Area: 1.60 acres +/-
- h. Total Upland Area: 1.60 acres +/-
- i. Land Use District: SC (suburban commercial)
- j. FLUM Designation: INS (institutional)
- k. Tier Designation: Tier III
- l. Flood Zone: AE9
- m. Existing Uses: Existing building (formally a church), trailers, vacant land
- n. Community Character: Surrounded primarily by other commercial and residential

II. RELEVANT PRIOR COUNTY ACTIONS:

- A. None.

III. AMENDMENT BACKGROUND:

- A. Property depiction:

See attached Parcel List.

Amendments to the portions of the FLUM are set forth below:

I. The Proposed Amendment

The Applicant is seeking an amendment to the FLUM amending thirteen (13) parcels to permit the re-use of an existing building that was the former site of Key Largo Baptist Church. The proposed amendment changes the existing Institution FLUM to Commercial. The accompanying re-zoning application is for COMM 1. The combination of Commercial FLUM and COMM 1 will permit the existing building to be re-purposed into need contractor office and storage. Moreover, the proposed amendments eliminate potential residential uses on the subject Property.

II. Density

The proposed FLUM amendment and re-zoning request will not affect the existing density of the Property. As stated previously, the proposed FLUM amendment will eliminate the potential for new residential density.

III. Consistency with Part II of Chapter 163, Florida Statutes

Section 163.2511(d) states ... State urban policies should guide the state, regional agencies, local governments, and the private sector in preserving and redeveloping existing urban cores and promoting the adequate provision of infrastructure, human services, safe neighborhoods, educational facilities, and economic development to sustain these cores into the future... this request will likely promote human services and perhaps allow for storage in a controlled environment. This area is in an appropriate flood zone and as such all storage that is located out of a floodway will not have to be hauled away in the event of a storm. (e) Successfully revitalizing and sustaining the urban cores is dependent on addressing, through an integrated and coordinated community effort, a range of varied components essential to a healthy urban environment, including cultural, educational, recreational, economic, transportation, and social service components. This property is in a US-1 commercial corridor and the proposed use as contractor office and storage is consistent with existing uses in the area and with §163.2511 which states: “(f) [i]nfill development and redevelopment are recognized to be important components and useful mechanisms for promoting and sustaining urban cores. State and regional entities and local governments should provide incentives to promote urban infill and redevelopment. Existing programs and incentives should be integrated to the extent possible to promote urban infill and redevelopment and to achieve the goals of the state urban policy”. §163.3177, F.S. also encourages a mix of residential and non-residential uses within walking and biking distances. This change will meet this requirement. §163.3178- Nonresidential uses create less of an impact on communities during an emergency event as there are no full-time residents onsite. Accordingly, this change is consistent with 163.3178 and 163.3180. The proposed change should not adversely impact LOS standards set forth in MC Comp plan. The proposed map amendment is consistent with Part II of Chapter 163, Fla. Stat.

IV. Consistency with MC Comprehensive Plan 2030

The application is consistent with the following MC GOP:

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. [F.S. § 163.3177(1)]

The proposed amendment is consistent with this MCCP Goal in that re-use of existing developed sites protects existing natural resources since the proposed use is contained the existing developed area of the property. MC needs storage facilities and offices of all types. Having storage areas close to where local contractors live, and work promotes quality of life and reduces the length of trips between home. Work, and job sites.

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]

As stated, the proposed amendment is consistent with the re-development standards articulated in Objective 101.1 by reducing trips on the US-1 commercial corridor.

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.

The proposed amendment will maintain the LOS for sanitary sewer, solid waste, drainage, and potable water.

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.

The proposed FLUM amendment is consistent with this Objective in that no new residential uses are associated with the application. In fact, the proposes COMM/C1 does not allow residential uses. Thus, the application is consistent with Objective 101.2

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.

The application is consistent with Objective 101.3 in that no new residential uses are proposed or permitted under COMM/C1.

Policy 101.4.5

The NROGO allocation system shall not apply to the following nonresidential developments:

3. De minimis expansion of or de minimis addition of new nonresidential floor area of an individual property, not exceed 1,000 square feet of new nonresidential floor area.

No additional floor area is planned.

Objective 101.5

Monroe County shall regulate future development and redevelopment to maintain and enhance the character of the community and protect natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map. [F.S. § 163.3177(6)(a)]

The proposed FLUM amendment is consistent with Objective 101.5 because it does not propose to develop any part of the Property that is not already developed.

Policy 101.5.8

The principal purpose of the Commercial (COMM) future land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail; highway-oriented sales and services; commercial recreation; light industrial; public, institutional and office uses may be permitted at intensities which are consistent with the community character and the natural environment. The commercial zoning districts established within this category are intended to serve the immediate vicinity or serve the Upper or Lower subarea. This category is not intended to accommodate transient or permanent residential development.

Re-use of an existing building in the US-1 commercial corridor promotes and is consistent with Policy 101.5.8 of the MCCP because the proposed use is in accordance with the established intensity, natural environment, and community character of the surrounding area. In summary, the proposed FLUM amendment will restore the correct FLUM category and re-establish non-residential use consistent with MCCP Goal, Objectives, and Policies (“GOP”) as identified in this proposed amendment.

V. LOS Standards and Consistency with M CCP

The Property has water, sewer, and electric service. The proposed re-use of the site for contractor office space and storage will have minimal impact on north and southbound traffic. The anticipated future uses should generate less traffic than the previous use.

VI. Consistency with Section 380.0552(7), Florida Statutes

The proposed FLUM amendment will eliminate potential residential density as discussed. The proposed re-purposing of the Property is consistent with adjacent commercial and residential uses. Accordingly, the proposed FLUM amendment is consistent with §380.0552(7), F.S.

VII. BOCC may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors:

1. Changed Projections

The proposed amendment does not contemplate residential uses and in conjunction with the companion LUD application will eliminate possible future residential uses.

2. Changed Assumptions

The proposed amendment is consistent with the US-1 commercial corridor and compatible with the residential uses I the area.

3. Data errors, mapping errors, vegetation

The current zoning of Suburban Commercial (SC) is inconsistent with the existing FLUM of Institutional (INS). The incongruity created by this combination of INS/SC created limited opportunities to re-use an existing building in the US-1 commercial corridor. Additionally, the site is already developed and should have no impact on existing vegetation.

4. New issues

Not applicable.

5. Recognition of a need for additional detail or comprehensiveness

The proposed FLUM and re-zoning will allow for the appropriate re-use of the Property.

6. Data updates

Not applicable.

VIII. Adverse impacts on MC Livable Community Keys Master Plan

The proposed FLUM amendment will have no adverse change to the surrounding and existing commercial and residential uses. The site is already developed, and the proposed re-purposing is consistent with the existing mix of commercial uses and residential uses in the area.

Based on the foregoing responses, the Applicant respectfully request the MC Planning Department recommend approval of the proposed amendment. If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,



Ty Harris

PARCEL DETAILS

Block	Lot	Parcel	Alt Key	Owner	Tier	Zone	FLUM
14	7	00537590-000000	1661112	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	8	00537600-000000	1661121	"	III	SC	INS
14	9	00537610-000000	1661139	"	III	SC	INS
14	10	00537620-000000	1661147	"	III	SC	INS
14	11	00537630-000000	1661155	"	III	SC	INS
14	12	00537640-000000	1661163	"	III	SC	INS
				REMOVED			
				REMOVED			
14	46	00537980-000000	1661503	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	45	00537970-000000	1661490	"	III	SC	INS
14	44	00537960-000000	1661481	"	III	SC	INS
14	43	00537950-000000	1661473	"	III	SC	INS
14	42	00537940-000000	1661465	"	III	SC	INS
14	41	00537930-000000	1661457	"	III	SC	INS
14	40	00537920-000000	1661449	"	III	SC	INS

Disclaimer

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

Summary

Parcel ID 00537660-000000
 Account# 1661180
 Property ID 1661180
 Millage Group 500K
 Location 823 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 14 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR569-735 OR537-1066
 Description OR805-1085 OR1131-1332 OR1131-1393 OR1263-1891 OR1332-494 OR1332-495 OR1333-1870 OR2144-463 OR2144-465 OR2186-1793 OR2892-2103 OR2930-1046ORD OR2958-659 OR2958-661 OR2958-663 OR2958-665 OR3143-0776
 (Note: Not to be used on legal documents.)
 Neighborhood 1918
 Property Class MOBILE HOME SUB (0200)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[ATLANTIC SALMON LLC](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$2,416	\$3,119	\$3,472	\$4,533
+ Market Misc Value	\$1,433	\$1,474	\$1,516	\$1,557
+ Market Land Value	\$190,023	\$92,478	\$92,478	\$93,745
= Just Market Value	\$193,872	\$97,071	\$97,466	\$99,835
= Total Assessed Value	\$193,872	\$97,071	\$97,466	\$95,653
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$193,872	\$97,071	\$97,466	\$99,835

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$92,478	\$3,119	\$1,474	\$97,071	\$97,071	\$0	\$97,071	\$0
2020	\$92,478	\$3,472	\$1,516	\$97,466	\$97,466	\$0	\$97,466	\$0
2019	\$93,745	\$4,533	\$1,557	\$99,835	\$95,653	\$0	\$99,835	\$0
2018	\$93,745	\$19,461	\$991	\$114,197	\$86,957	\$0	\$114,197	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	5,224.00	Square Foot	50	100

Buildings

Building ID	30200	Exterior Walls	METAL/ALUM
Style	MANUFACTURED HOME	Year Built	1970
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1970
Gross Sq Ft	834	Foundation	CONC BLOCK
Finished Sq Ft	672	Roof Type	FLAT OR SHED
Stories	1 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	PLYWD/PR BD
Perimeter	136	Heating Type	NONE with 0% NONE
Functional Obs	50	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	86.7	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	136
OPF	OP PRCH FIN LL	162	0	60
TOTAL		834	672	196

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	2004	2005	1	2 UT	1
WOOD DECK	2004	2005	1	30 SF	1
WOOD DECK	2004	2005	1	75 SF	1
UTILITY BLDG	2000	2019	1	100 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/13/2021	\$100	Quit Claim Deed	2352943	3143	0776	11 - Unqualified	Improved		
4/1/2019	\$88,000	Warranty Deed	2214839	2958	665	19 - Unqualified	Improved		
3/27/2019	\$44,000	Warranty Deed	2214836	2958	659	19 - Unqualified	Improved		
3/26/2019	\$44,000	Warranty Deed	2214838	2958	663	19 - Unqualified	Improved		
3/26/2019	\$44,000	Warranty Deed	2214837	2958	661	19 - Unqualified	Improved		
12/12/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2189444	2930	1046	11 - Unqualified	Improved		
11/1/1994	\$1	Warranty Deed		1332	0494	M - Unqualified	Improved		
5/1/1990	\$1	Agreement for Deed		1131	1393	M - Unqualified	Vacant		
2/1/1974	\$2,200	Conversion Code		805	1085	Q - Qualified	Vacant		

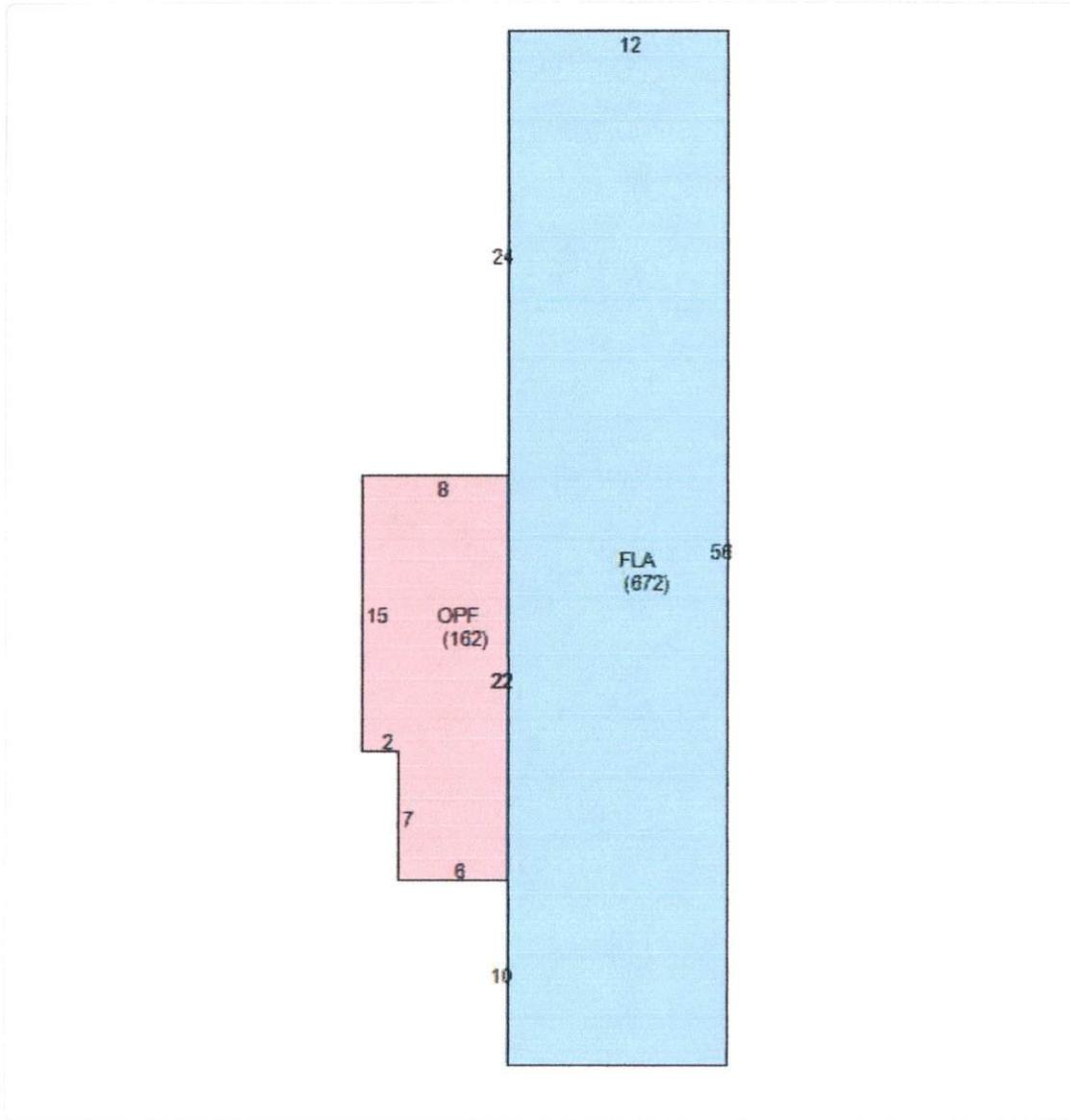
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
3300076	1/21/2003	11/28/2005	\$1		REROOF OVER MOBILE HOME

View Tax Info

[View Taxes for this Parcel](#)

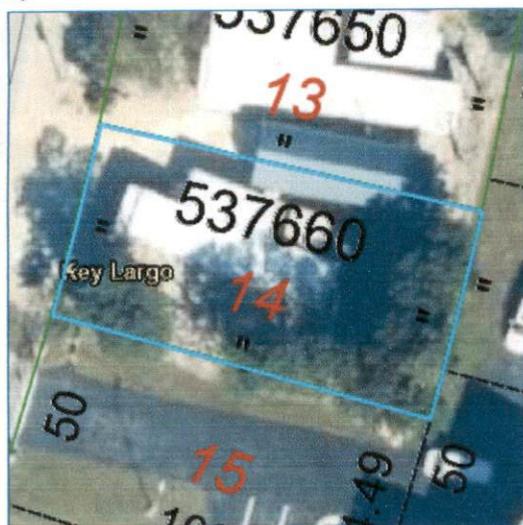
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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

Summary

Parcel ID 00537650-000000
 Account# 1661171
 Property ID 1661171
 Millage Group 500K
 Location 825 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 13 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR569-736
 Description OR537-1058-1059 OR805-1085 OR1131-1332 OR1131-1393 OR1263-1891
 OR1332-494 OR1332-495 OR1333-1870 OR2144-463 OR2144-465 OR2186-1793
 OR2892-2103 OR2930-1046ORD OR2958-659 OR2958-661 OR2958-663
 OR2958-665 OR3143-0776
 (Note: Not to be used on legal documents.)
 Neighborhood 1918
 Property Class MOBILE HOME SUB (0200)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[ATLANTIC SALMON LLC](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$2,839	\$3,697	\$4,116	\$5,372
+ Market Misc Value	\$1,571	\$1,592	\$1,613	\$1,634
+ Market Land Value	\$190,023	\$92,478	\$92,478	\$93,745
= Just Market Value	\$194,433	\$97,767	\$98,207	\$100,751
= Total Assessed Value	\$194,433	\$97,767	\$98,207	\$100,096
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$194,433	\$97,767	\$98,207	\$100,751

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$92,478	\$3,697	\$1,592	\$97,767	\$97,767	\$0	\$97,767	\$0
2020	\$92,478	\$4,116	\$1,613	\$98,207	\$98,207	\$0	\$98,207	\$0
2019	\$93,745	\$5,372	\$1,634	\$100,751	\$100,096	\$0	\$100,751	\$0
2018	\$93,745	\$21,276	\$1,409	\$116,430	\$90,996	\$0	\$116,430	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	5,224.00	Square Foot	50	100

Buildings

Building ID	30199	Exterior Walls	METAL/ALUM
Style	MANUFACTURED HOME	Year Built	1970
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1970
Gross Sq Ft	1156	Foundation	CONC BLOCK
Finished Sq Ft	780	Roof Type	FLAT OR SHED
Stories	1 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	PLYWD/PR BD
Perimeter	154	Heating Type	NONE with 0% NONE
Functional Obs	50	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	86.7	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	780	780	0
OPF	OP PRCH FIN LL	376	0	0
TOTAL		1,156	780	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1979	1980	1	240 SF	1
WALL AIR COND	2004	2005	1	2 UT	1
WOOD DECK	2004	2005	1	82 SF	1
CONC PATIO	2014	2019	1	16 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/13/2021	\$100	Quit Claim Deed	2352943	3143	0776	11 - Unqualified	Improved		
4/1/2019	\$88,000	Warranty Deed	2214839	2958	665	19 - Unqualified	Improved		
3/27/2019	\$44,000	Warranty Deed	2214836	2958	659	19 - Unqualified	Improved		
3/26/2019	\$44,000	Warranty Deed	2214838	2958	663	19 - Unqualified	Improved		
3/26/2019	\$44,000	Warranty Deed	2214837	2958	661	19 - Unqualified	Improved		
12/12/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2189444	2930	1046	11 - Unqualified	Improved		
11/1/1994	\$40,000	Warranty Deed		1332	0495	M - Unqualified	Improved		
5/1/1990	\$37,000	Warranty Deed		1131	1393	M - Unqualified	Improved		
2/1/1974	\$2,200	Conversion Code		805	1085	Q - Qualified	Vacant		

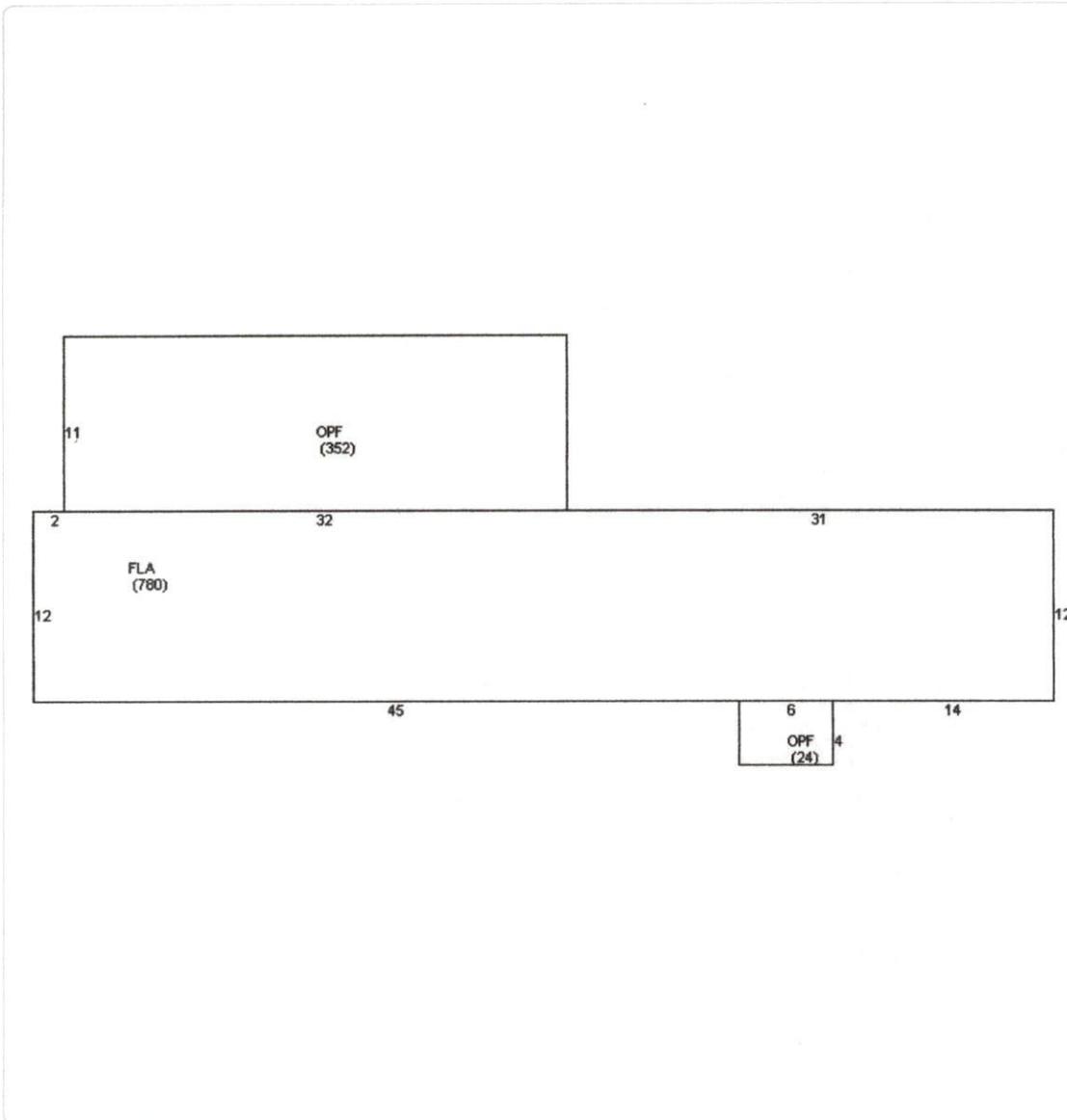
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
3300022	1/21/2003	11/28/2005	\$1		REROOF MOBILE HOME/PORCH

View Tax Info

[View Taxes for this Parcel](#)

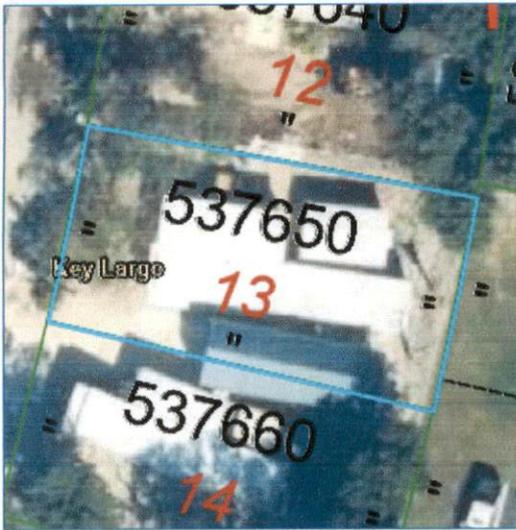
Sketches (click to enlarge)



Photos



Map



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MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Future Land Use Map (FLUM) 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: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

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 a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 2 / 3 / 2023
Month Day Year

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

Ty Harris P.A.

Ty Harris

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

110 Plantation Shores Drive Tavernier FL 33070

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

386 956 8776

Work Phone

Home Phone

Cell Phone

Email Address

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

Doherty Robert M Rev Trust 02/03/2021 Doherty Y' Yvette Doherty

(Name/Entity)

Contact Person

13 Bay Road Key Largo FL 33037

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

786-236-8158

yvette@ysfloridakeys.com

Work Phone

Home Phone

Cell Phone

Email Address

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

14 Block	See List Lot	Lake Surprise Estates Subdivision	Key Largo Key Name
823-835 (except 827 & 839) Largo Road			
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
		106	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): INS

Proposed Future Land Use Map Designation(s): C

Current Land Use District Designation(s): SC

Total Land Area Affected by Proposed FLUM (in acres): 1.6 +/- acres

Tier Designation(s): III

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

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

Abandoned church with existing office and congregation space.

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

See letter. To provide additional storage and small office space for up to four tradesman.

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

See letter.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)* Specifically the amendment furthers:

See letter.

- 2) **The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:**

See letter.

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

See letter.

- 4) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

See letter.

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency 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**
See letter.

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

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

- 4) **New issues:**
See letter.

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

6) **Data updates:**

See letter.

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):

See letter.

* * * * *

Applicants requesting a FLUM Amendment shall provide for public 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 least three (3) months 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 property owners within a 600 foot radius of the 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 Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

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

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

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

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

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

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

Signature of Applicant: [Handwritten Signature] Date: 2/17/23

STATE OF: FL

COUNTY OF: Monroe

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

notarization, on _____ (date)

by Ty Harris (name of affiant). He/She is personally known to me

or has produced _____ (type of identification) as identification.

[Handwritten Signature]
NOTARY PUBLIC
August 27, 2025
My Commission Expires:

Send complete application package to:
Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050



PARCEL DETAILS							
Block	Lot	Parcel	Alt Key	Owner	Tier	Zone	FLUM
14	7	00537590-000000	1661112	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	8	00537600-000000	1661121	" "	III	SC	INS
14	9	00537610-000000	1661139	" "	III	SC	INS
14	10	00537620-000000	1661147	" "	III	SC	INS
14	11	00537630-000000	1661155	" "	III	SC	INS
14	12	00537640-000000	1661163	" "	III	SC	INS
14	46	00537980-000000	1661503	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	45	00537970-000000	1661490	" "	III	SC	INS
14	44	00537960-000000	1661481	" "	III	SC	INS
14	43	00537950-000000	1661473	" "	III	SC	INS
14	42	00537940-000000	1661465	" "	III	SC	INS
14	41	00537930-000000	1661457	" "	III	SC	INS
14	40	00537920-000000	1661449	" "	III	SC	INS

Ty Harris P.A.
110 Plantation Shores Drive
Islamorada, FL 33070
tyharrispa.com
tyharrispa@gmail.com (386) 956-8776



February 3, 2023

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning & Environmental Resources
102050 Overseas Highway, Ste 116
Key Largo, Florida, 33037
Email: Schemper-Emily@MonroeCounty-FL.Gov

RE: REVISED Request for Future Land Use Map Amendment for former Key Largo Baptist Church Property

Dear Emily,

This law firm represents Doherty Robert M Rev 02/03/2021 Trust, Doherty Yvette Rev Trust 02/03/2021 and Atlantic Salmon LLC (collectively "Applicant") in connection with the afore referenced application for a Future Land Use Map ("FLUM") amendment for the site formally known as Key Largo Baptist Church with an address of 835 Largo Road, Key Largo (the "Property"). This letter also serves as data and analysis in support of the proposed FLUM amendment. The purpose of this revised letter and application package is to remove two (2) properties that were included in the original request – 827 and 829 Largo Road. This decision is in response to comments received at the neighborhood community meeting; additionally, removal of the afore-reference parcels streamlines the application in that only one FLUM category is affected.

The Applicant purchased the Property in September 2021 with the intent of re-purposing the existing building, and attendant property, to fulfill a demand in the Upper Keys for contractor office space and storage. The Application is consistent with the intent of §101-3 and §101-4 of the Monroe County Land Development Code ("LDC"):

It is the purpose of this chapter, the land development regulations, to establish the standards, regulations, and procedures for review and approval of all proposed development of property in the unincorporated areas of the county, and to provide a development review process that is comprehensive, consistent, and efficient in the implementation of the goals, objectives and policies of the comprehensive plan. §101-3(a).

The provisions of this Land Development Code shall apply to the unincorporated areas of the county. All development of whatever type and character, whether permitted as of right or as a conditional use, shall comply with the development standards and the environmental design criteria set forth the *Comprehensive Plan* and the Land

Development Code. No development shall be undertaken without prior approval and issuance of a development permit under the provisions of this Land Development Code and other applicable laws and regulations. §101-4(a).

The Applicant is also submitting a Land Use District map (“LUD”) amendment concurrently with this Application. Enclosed is a check for \$6,940.00, and a copy of this letter and the application package, to be date-stamped and returned using the self-address envelope.

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE, ANALYSIS.

I. BACKGRPUND INFORMATION:

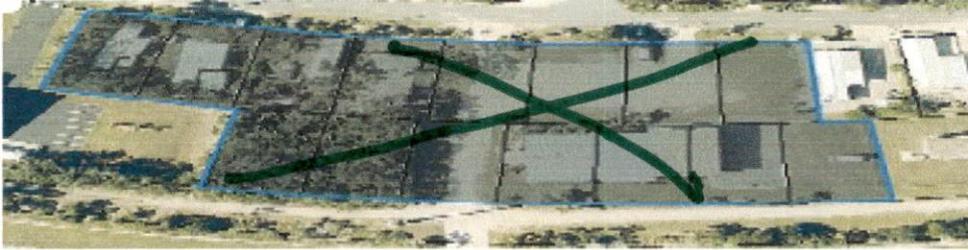
- a. Location: Key Largo, Monroe County, Florida
- b. Address: 835 Largo Road, Monroe County, Florida
- c. Legal description: BK 14 LT 7-14 AND 40-46Lake Surprise Estates Key Largo
PB4-162
- d. Real Estate Numbers: See Exhibit “A”
- e. Property Owner/Applicant: Doherty Robert M Rev Trust 02/03/2021
Doherty Yvette Rev Trust 02/03/2021
Atlantic Salmon LLC
- f. Agent: Ty Harris PA
- g. Total Property Area: 1.80 acres
- h. Total Upland Area: 1.80 acres
- i. Land Use District: SC (suburban commercial)
- j. FLUM Designation: INS (institutional)
- k. Tier Designation: Tier III
- l. Flood Zone: AE9
- m. Existing Uses: Existing building (formally a church), trailers, vacant land
- n. Community Character: Surrounded primarily by other commercial and residential

II. RELEVANT PRIOR COUNTY ACTIONS:

A. None.

III. AMENDMENT BACKGROUND:

A. Property depiction:



Amendments to the portions of the FLUM are set forth below:

I. The Proposed Amendment

The Applicant is seeking an amendment to the FLUM amending thirteen (13) parcels to permit the re-use of an existing building that was the former site of Key Largo Baptist Church. The proposed amendment changes the existing Institution FLUM to Commercial. The accompanying re-zoning application is for COMM 1. The combination of Commercial FLUM and COMM 1 will permit the existing building to be re-purposed into need contractor office and storage. Moreover, the proposed amendments eliminate potential residential uses on the subject Property.

II. Density

The proposed FLUM amendment and re-zoning request will not affect the existing density of the Property. As stated previously, the proposed FLUM amendment will eliminate the potential for new residential density.

III. Consistency with Part II of Chapter 163, Florida Statutes

Section 163.2511(d) states ... State urban policies should guide the state, regional agencies, local governments, and the private sector in preserving and redeveloping existing urban cores and promoting the adequate provision of infrastructure, human services, safe neighborhoods, educational facilities, and economic development to sustain these cores into the future... this request will likely promote human services and perhaps allow for storage in a controlled environment. This area is in an appropriate flood zone and as such all storage that is located out of a floodway will not have to be hauled away in the event of a storm. (e) Successfully revitalizing and sustaining the urban cores is dependent on addressing, through an integrated and coordinated community effort, a range of varied components essential to a healthy urban environment, including cultural, educational, recreational, economic, transportation, and social service components. This property is in a US-1 commercial corridor and the proposed use as contractor office and storage is consistent with existing uses in the area and with §163.2511 which states: “(f) [i]nfill development and redevelopment are recognized to be important components and useful mechanisms for promoting and sustaining urban cores. State and regional entities and local governments should provide incentives to promote urban infill and redevelopment. Existing programs and incentives should be integrated to the extent possible to promote urban infill and redevelopment and to achieve the goals of the state urban policy”. §163.3177, F.S. also encourages a mix of residential and non-residential uses within

walking and biking distances. This change will meet this requirement. §163.3178-Nonresidential uses create less of an impact on communities during an emergency event as there are no full-time residents onsite. Accordingly, this change is consistent with 163.3178 and 163.3180. The proposed change should not adversely impact LOS standards set forth in MC Comp plan. The proposed map amendment is consistent with Part II of Chapter 163, Fla. Stat.

IV. Consistency with MC Comprehensive Plan 2030

The application is consistent with the following MC GOP:

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. [F.S. § 163.3177(1)]

The proposed amendment is consistent with this MCCC Goal in that re-use of existing developed sites protects existing natural resources since the proposed use is contained the existing developed area of the property. MC needs storage facilities and offices of all types. Having storage areas close to where local contractors live, and work promotes quality of life and reduces the length of trips between home. Work, and job sites.

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]

As stated, the proposed amendment is consistent with the re-development standards articulated in Objective 101.1 by reducing trips on the US-1 commercial corridor.

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.

The proposed amendment will maintain the LOS for sanitary sewer, solid waste, drainage, and potable water.

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.

The proposed FLUM amendment is consistent with this Objective in that no new residential uses are associated with the application. In fact, the proposes COMM/C1 does not allow residential uses. Thus, the application is consistent with Objective 101.2

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.

The application is consistent with Objective 101.3 in that no new residential uses are proposed or permitted under COMM/C1.

Policy 101.4.5

The NROGO allocation system shall not apply to the following nonresidential developments:

3. De minimis expansion of or de minimis addition of new nonresidential floor area of an individual property, not exceed 1,000 square feet of new nonresidential floor area.

No additional floor area is planned.

Objective 101.5

Monroe County shall regulate future development and redevelopment to maintain and enhance the character of the community and protect natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map. [F.S. § 163.3177(6)(a)]

The proposed FLUM amendment is consistent with Objective 101.5 because it does not propose to develop any part of the Property that is not already developed.

Policy 101.5.8

The principal purpose of the Commercial (COMM) future land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail; highway-oriented sales and services; commercial recreation; light industrial; public, institutional and office uses may be permitted at intensities which are consistent with the community character and the natural environment. The commercial zoning districts established within this category are intended to serve the immediate vicinity or serve the Upper or Lower subarea. This category is not intended to accommodate transient or permanent residential development.

Re-use of an existing building in the US-1 commercial corridor promotes and is consistent with Policy 101.5.8 of the MCCP because the proposed use is in accordance with the established intensity, natural environment, and community character of the surrounding area. In summary, the proposed FLUM amendment will restore the correct FLUM category and re-establish non-residential use consistent with MCCP Goal, Objectives, and Policies (“GOP”) as identified in this proposed amendment.

V. LOS Standards and Consistency with MCCP

The Property has water, sewer, and electric service. The proposed re-use of the site for contractor office space and storage will have minimal impact on north and southbound traffic. The anticipated future uses should generate less traffic than the previous use.

VI. Consistency with Section 380.0552(7), Florida Statutes

The proposed FLUM amendment will eliminate potential residential density as discussed. The proposed re-purposing of the Property is consistent with adjacent commercial and residential uses. Accordingly, the proposed FLUM amendment is consistent with §380.0552(7), F.S.

VII. BOCC may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors:

1. Changed Projections

The proposed amendment does not contemplate residential uses and in conjunction with the companion LUD application will eliminate possible future residential uses.

2. Changed Assumptions

The proposed amendment is consistent with the US-1 commercial corridor and compatible with the residential uses in the area.

3. Data errors, mapping errors, vegetation

The current zoning of Suburban Commercial (SC) is inconsistent with the existing FLUM of Institutional (INS). The incongruity created by this combination of INS/SC created limited opportunities to re-use an existing building in the US-1 commercial corridor. Additionally, the site is already developed and should have no impact on existing vegetation.

4. New issues

Not applicable.

5. Recognition of a need for additional detail or comprehensiveness

The proposed FLUM and re-zoning will allow for the appropriate re-use of the Property.

6. Data updates

Not applicable.

VIII. Adverse impacts on MC Livable Community Keys Master Plan

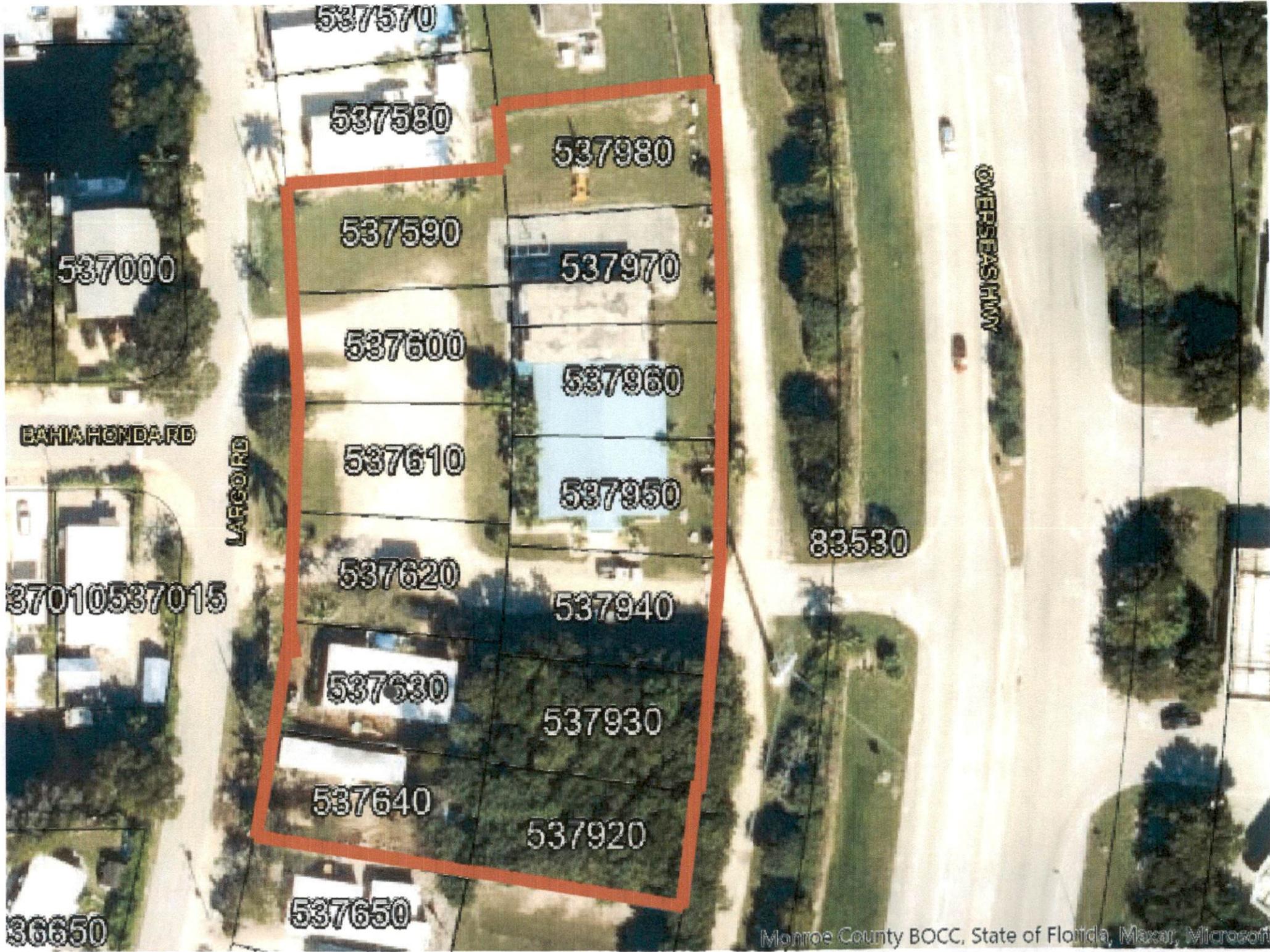
The proposed FLUM amendment will have no adverse change to the surrounding and existing commercial and residential uses. The site is already developed, and the proposed re-purposing is consistent with the existing mix of commercial uses and residential uses in the area.

Based on the foregoing responses, the Applicant respectfully request the MC Planning Department recommend approval of the proposed amendment. If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,



Ty Harris



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537000

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BAHIA HONDA RD

537600

537960

LARGO RD

537610

537950

537010 537015

537620

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83530

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537640

537920

36650

537650

OVERSEAS HWY

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Future Land Use Map (FLUM) 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: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

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 a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 2 / 3 / 2023
Month Day Year

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

Ty Harris P.A.

Ty Harris

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

110 Plantation Shores Drive Tavernier FL 33070

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

386 956 8776

Work Phone

Home Phone

Cell Phone

Email Address

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

Doherty Robert M Rev Trust 02/03/2021 Doherty Y' Yvette Doherty

(Name/Entity)

Contact Person

13 Bay Road Key Largo FL 33037

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

786-236-8158

yvette@ysfloridakeys.com

Work Phone

Home Phone

Cell Phone

Email Address

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

14	See List	Lake Surprise Estates	Key Largo
Block	Lot	Subdivision	Key Name
823-835 (except 827 & 839) Largo Road			
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
		106	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): INS

Proposed Future Land Use Map Designation(s): MC

Current Land Use District Designation(s): SC

Total Land Area Affected by Proposed FLUM (in acres): 1.6 +/- acres

Tier Designation(s): III

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

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

Abandoned church with existing office and congregation space.

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

See letter. To provide additional storage and small office space for up to four tradesman.

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

See letter.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:

See letter.

- 2) **The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:**

See letter.

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

See letter.

- 4) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

See letter.

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency 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**

See letter.

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

See letter.

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

See letter.

- 4) **New issues:**

See letter.

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

See letter.

6) Data updates:

See letter.

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):

See letter.

* * * * *

Applicants requesting a FLUM Amendment shall provide for public 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 least three (3) months 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 property owners within a 600 foot radius of the 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 Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

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

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

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

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

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

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

Signature of Applicant: [Signature] Date: 2/7/23

STATE OF: Florida

COUNTY OF: Monroe

Subscribed and sworn to (or affirmed) before me, by means of physical presence or online notarization, on 02/07/23 (date)

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



Kevin Monesar
Comm. # HH041779
Expires: Sept. 13, 2024
Bonded Thru Aaron Notary

[Signature]

NOTARY PUBLIC

Sept 13, 2024
My Commission Expires:

Send complete application package to:

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

PARCEL DETAILS							
Block	Lot	Parcel	Alt Key	Owner	Tier	Zone	FLUM
14	7	00537590-000000	1661112	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	8	00537600-000000	1661121	" "	III	SC	INS
14	9	00537610-000000	1661139	" "	III	SC	INS
14	10	00537620-000000	1661147	" "	III	SC	INS
14	11	00537630-000000	1661155	" <i>Removed</i> "	III	SC	INS
14	12	00537640-000000	1661163	" <i>Removed</i> "	III	SC	INS
14	13	00537650-000000	1661171	ATLANTIC SALMON LLC	III	SC	MC
14	14	00537660-000000	1661180	ATLANTIC SALMON LLC	III	SC	MC
14	46	00537980-000000	1661503	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	45	00537970-000000	1661490	" "	III	SC	INS
14	44	00537960-000000	1661481	" "	III	SC	INS
14	43	00537950-000000	1661473	" "	III	SC	INS
14	42	00537940-000000	1661465	" "	III	SC	INS
14	41	00537930-000000	1661457	" "	III	SC	INS
14	40	00537920-000000	1661449	" "	III	SC	INS



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 00537630-000000
 Account# 1661155
 Property ID 1661155
 Millage Group 500K
 Location 829 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 11 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR531-443 OR679-723
 Description OR827-461 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property CHURCHES (7100)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$113,911	\$116,909	\$122,904	\$123,004
+ Market Misc Value	\$3,863	\$3,968	\$4,075	\$1,316
+ Market Land Value	\$47,016	\$47,016	\$47,016	\$47,016
= Just Market Value	\$164,790	\$167,893	\$173,995	\$171,336
= Total Assessed Value	\$164,790	\$167,893	\$169,581	\$154,165
- School Exempt Value	(\$164,790)	(\$167,893)	(\$173,995)	(\$171,336)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
CHURCH PROPERTY DRY (710D)	5,224.00	Square Foot	50	100

Commercial Buildings

Style S.F.R. - R1 / R1
 Gross Sq Ft 1,752
 Finished Sq Ft 1,512
 Perimeter 230
 Stories 1
 Interior Walls DRYWALL
 Exterior Walls METAL/ALUM
 Quality 400 IJ
 Roof Type GABLE/HIP
 Roof Material ASPHALT SHINGL
 Exterior Wall1 METAL/ALUM
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish DRYWALL
 Ground Floor Area
 Floor Cover PLYWD/PR BD
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type F.C.D/AIR DUCTED with 0% NONE
 Year Built 1990
 Year Remodeled
 Effective Year Built 2003

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	240	0	64
FLA	FLOOR LIV AREA	1,512	1,512	166
TOTAL		1,752	1,512	230

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1970	1971	1	48 SF	1
WOOD DECK	1989	1990	1	160 SF	3
FENCES	2015	2019	1	240 SF	2
FENCES	2015	2019	1	480 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved
2/1/1981	\$10,000	Warranty Deed		827	461	Q - Qualified	Vacant
2/1/1973	\$1,000	Conversion Code		679	723D	Q - Qualified	Vacant

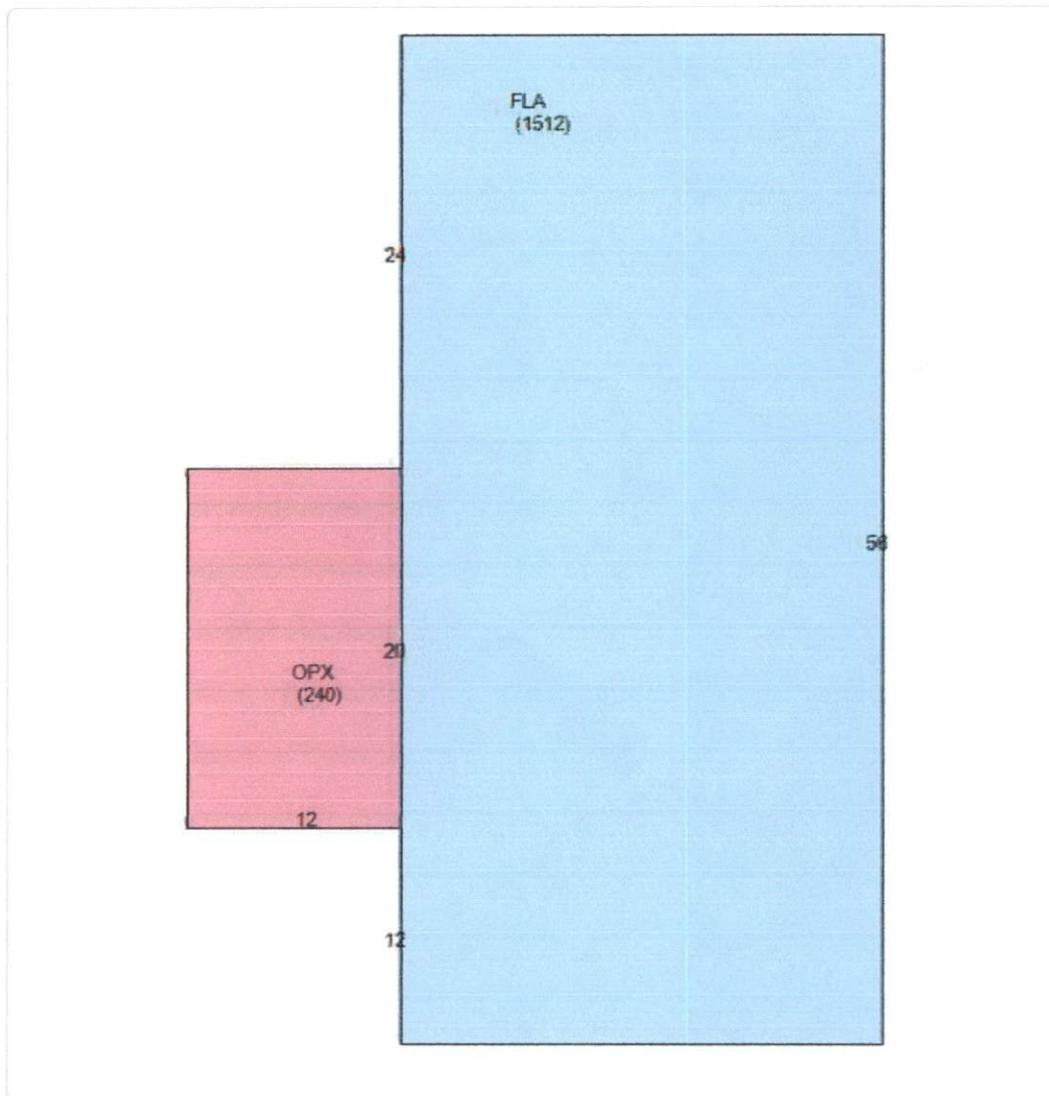
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
05300730	2/22/2005	1/1/2006	\$1		RE-ROOF TO SAME
3301461	4/9/2003		\$1		INSTALL A/C UNIT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 Notices Only

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



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

Last Data Upload: 2/8/2022 2:32:40 AM

qPublic.net™ Monroe County, FL

Disclaimer

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

Summary

Parcel ID 00537640-000000
 Account# 1661163
 Property ID 1661163
 Millage Group 500K
 Location 827 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 12 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR424-832 OR650-728
 Description OR657-170 OR779-1448 OR788-93 OR786-252 OR1089-1439 OR1184-1408 OR1728-2209 OR1902-1042 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 1918
 Property MOBILE HOME SUB (020D)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$29,167	\$29,167	\$29,167	\$30,391
+ Market Misc Value	\$1,801	\$1,861	\$1,920	\$1,979
+ Market Land Value	\$92,478	\$92,478	\$93,745	\$93,745
= Just Market Value	\$123,446	\$123,506	\$124,832	\$126,115
- Total Assessed Value	\$123,446	\$123,506	\$124,832	\$121,595
- School Exempt Value	(\$123,446)	(\$123,506)	(\$124,832)	(\$126,115)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	5,224.00	Square Foot	50	100

Buildings

Building ID 30198
 Style MANUFACTURED HOME
 Building Type S.F.R. - M1 / M1
 Gross Sq Ft 852
 Finished Sq Ft 672
 Stories 1 Floor
 Condition FAIR
 Perimeter 136
 Functional Obs 0
 Economic Obs 0
 Depreciation % 612
 Interior Walls DRYWALL
 Exterior Walls VINYL SIDING
 Year Built 1969
 EffectiveYearBuilt 1989
 Foundation CONC BLOCK
 Roof Type FLAT OR SHED
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 350
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	0
PTO	PATIO	180	0	0
TOTAL		852	672	0

Mobile Home Buildings

Style	MANUFACTURED HOME	Roof Type	FLAT OR SHED
Building Type	S.F.R. - M1 / M1	Roof Coverage	METAL
Finished Sq Ft	672	Flooring Type	CERM/CLAY TILE
Stories	1 Floor	Heating Type	NONE with 0% NONE
Condition	FAIR	Bedrooms	2
Interior Walls	DRYWALL	Full Bathrooms	1
Exterior Walls	VINYL SIDING	Half Bathrooms	0
Year Built	1969	Grade	350
Effective Year Built	1989	Number of Fire Pl	0
Foundation	CONC BLOCK		

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	0
PTO	PATIO	180	0	0
TOTAL		852	672	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1976	2004	1	1 UT	1
WALL AIR COND	1976	2004	1	1 UT	2
CH LINK FENCE	2003	2004	1	800 SF	1
UTILITY BLDG	1979	1980	1	81 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	O5 - Qualified	Improved
6/23/2003	\$110,000	Warranty Deed		1902	1042	Q - Qualified	Improved
9/26/2001	\$45,000	Warranty Deed		1728	2209	Q - Qualified	Improved
9/1/1991	\$37,500	Warranty Deed		1184	1408	Q - Qualified	Improved
4/1/1989	\$26,000	Warranty Deed		1089	1439	U - Unqualified	Improved
4/1/1979	\$14,000	Conversion Code		792	1382	Q - Qualified	Vacant

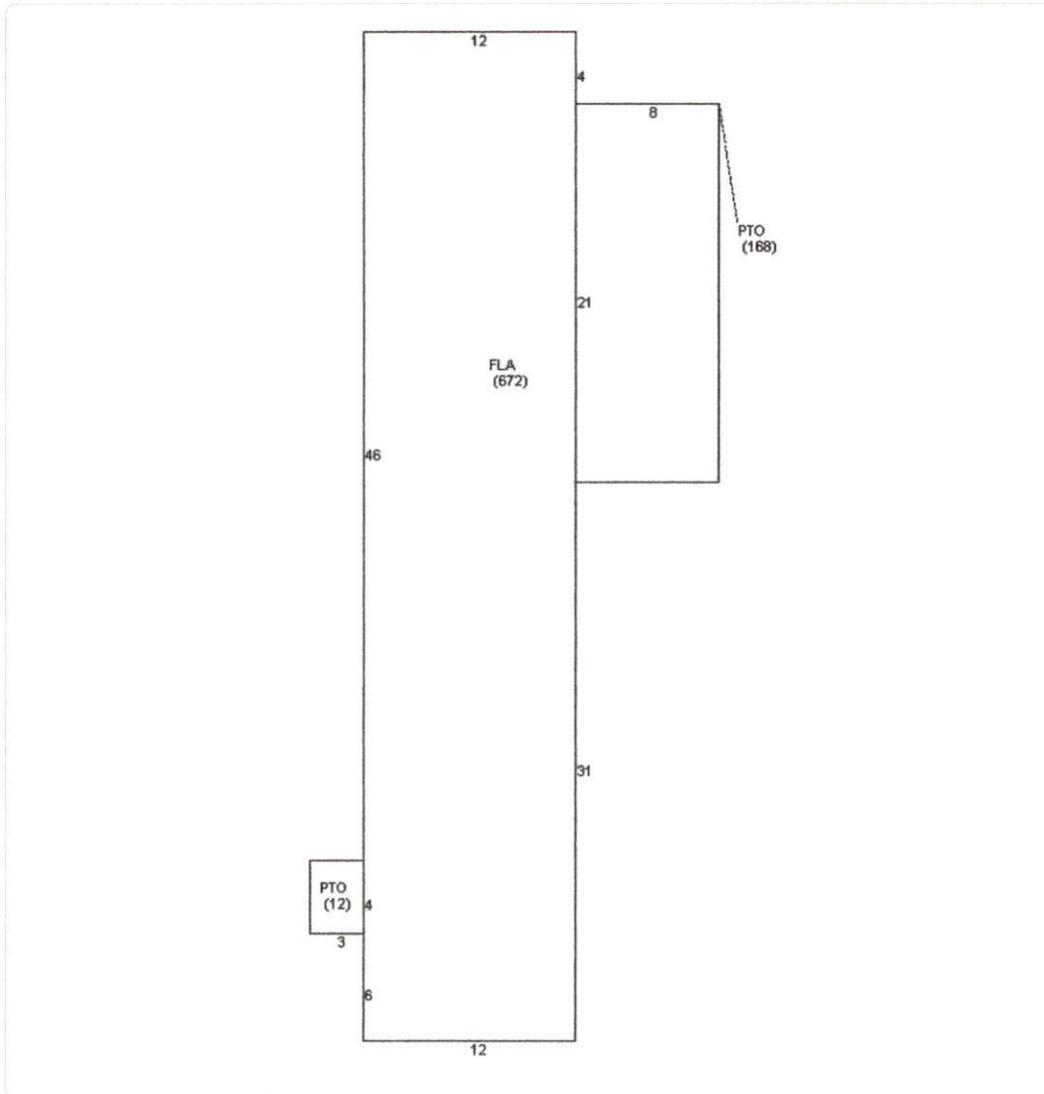
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2301409	4/11/2002	1/1/2003	\$1		VINYL SIDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 Notices Only

No data available for the following modules: Commercial Buildings, Exemptions.



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

[Last Data Upload: 2/8/2022, 2:32:40 AM](#)

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

14	Lots: 7,8,9,10,11,12,13,14,46,45,44,43,42,41&40	LAKE SURPRISE ESTATES	KEY LARGO
Block	Lot	Subdivision	Key Name

***SEE LIST OF PARCELS

Real Estate (RE) / Parcel ID Number Alternate Key Number

823-835 LARGO ROAD 106

Street Address Approximate Mile Marker

Current Future Land Use Map Designation(s): INS - INSTITUTIONAL

Proposed Future Land Use Map Designation(s): C - COMMERCIAL

Current Land Use District Designation(s): SC - SUBURBAN COMMERCIAL



Total Land Area Affected by Proposed FLUM (in acres): 1.80 acres

Tier Designation(s): III

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

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

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

AGENT AUTHORIZATION FORM

Date of Authorization: 8 / 17 / 2022
Month Day Year

I hereby authorize Ty Harris, P.A. be listed as authorized agent
(Print Name of Agent)

representing Atlantic Salmon, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Land Use District (Zoning) Map Amendment; FLUM 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)

7-14 & 40-46 14 Lake Surprise Estates Key Largo
Lot Block Subdivision Key (Island)

Real Estate (RE) / Parcel ID Number 823-835 Largo Road, Key Largo FL 33037
Alternate Key Number 106

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

110 Plantation Shores Drive, Tavernier, FL 33070

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

386-956-8776 386-956-8776 tyharrispa@gmail.com
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: Yvette Doherty

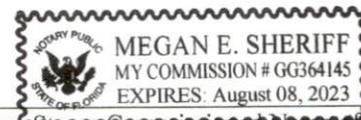
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 17th day of August, 2022, by means of [X] physical presence or [] online notarization,

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

as identification.
(Type of ID Produced)

Megan E. Sheriff
Signature of Notary Public
My commission expires: 8/08/2023



Print, Type or Stamp Commissioned Name of Notary Public

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Month Day Year

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

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: Robert M. Doherty

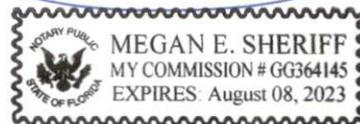
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 17th day of August, 2022, by means of [X] physical presence or [] online notarization,

by Robert M. Doherty, who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced) as identification.

Megan E. Sheriff
Signature of Notary Public
My commission expires: 8/08/2023



Print, Type or Stamp Commissioned Name of Notary Public

End of Additional File 2022-163

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



Future Land Use Map (FLUM) 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: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

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 a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 08 / 17 / 2022
Month Day Year

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

TY HARRIS, P.A.

TY HARRIS

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

110 PLANTATION SHORES DRIVE, TAVERNIER, FLORIDA 33070

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

386-956-8776

N/A

SAME

tyharrispa@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

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

DOHERTY ROBERT M REV TRUST 02/03/2021

DOHERTY YVETTE REV TRUST 02/03/2021 / ATLANTIC SALMON, LLC

YVETTE DOHERTY

(Name/Entity)

Contact Person

13 BAY RD., KEY LARGO, FL 33037

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

786-236-8258

YVETTE@YSFLORIDAKEYS.COM

Work Phone

Home Phone

Cell Phone

Email Address

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

14	Lots: 7,8,9,10,11,12,13,14,46,45,44,43,42,41&40	LAKE SURPRISE ESTATES	KEY LARGO
Block	Lot	Subdivision	Key Name

***SEE LIST OF PARCELS

Real Estate (RE) / Parcel ID Number	Alternate Key Number
823-835 LARGO ROAD	106
Street Address	Approximate Mile Marker

Current Future Land Use Map Designation(s): INS - INSTITUTIONAL

Proposed Future Land Use Map Designation(s): MC - MIXED USE/COMMERCIAL

Current Land Use District Designation(s): SC - SUBURBAN COMMERCIAL

Total Land Area Affected by Proposed FLUM (in acres): 1.80 acres

Tier Designation(s): III

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

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

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)* Specifically the amendment furthers:

- 2) **The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:**

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

- 4) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency 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**

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

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

4) **New issues:**

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

6) Data updates:

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):

* * * * *

Applicants requesting a FLUM Amendment shall provide for public 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 least three (3) months 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.

* * * * *

Flvm

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 property owners within a 600 foot radius of the 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 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*)

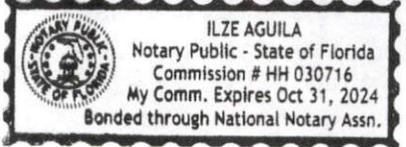
The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually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

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

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

Signature of Applicant: [Signature] Date: Aug 15/2022

STATE OF: FLORIDA
COUNTY OF: MONROE



Subscribed and sworn to (or affirmed) before me, by means of physical presence or online notarization, on AUGUST 17, 2022 (date)

by THEOPHILUS HARRIS (name of affiant). He/She is personally known to me or has produced FL DRIVERS LICENSE (type of identification) as identification.

[Signature]
NOTARY PUBLIC
10/31/2024
My Commission Expires:

Send complete application package to:
Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 8 / 16 / 2022
Month Day Year

I hereby authorize Ty Harris, P.A. be listed as authorized agent
(Print Name of Agent)

representing Robert M. Doherty and Yvette Doherty for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Land Use District (Zoning) Map Amendment; FLUM 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)

7-14 & 40-46 14 Lake Surprise Estates Key Largo
Lot Block Subdivision Key (Island)

Real Estate (RE) / Parcel ID Number 823-835 Largo Road, Key Largo FL 33037
Alternate Key Number 106

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

110 Plantation Shores Drive, Tavernier, FL 33070

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

386-956-8776 386-956-8776 tyharrispa@gmail.com
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: Robert M. Doherty

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 16th day of August, 2022, by means of [X] physical presence or [] online notarization,

by Robert M. Doherty, who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced) as identification.

Megan E. Sheriff
Signature of Notary Public
My commission expires: 8/8/2023

MEGAN E. SHERIFF
MY COMMISSION # GG364145
EXPIRES: August 08, 2023
Print, Type or Stamp Commissioned Name of Notary Public

AGENT AUTHORIZATION FORM

Date of Authorization: 8 / 16 / 2022
Month Day Year

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(Print Name of Agent)

representing Robert M. Doherty and Yvette Doherty for the application submission
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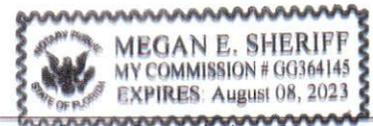
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by Yvette Doherty, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.

(Type of ID Produced)
Megan E. Sheriff
Signature of Notary Public
My commission expires: 8/8/2023



Print, Type or Stamp Commissioned Name of Notary Public

Ty Harris P.A.
110 Plantation Shores Drive
Islamorada, FL 33070
tyharrispa.com
tyharrispa@gmail.com (386) 956-8776

August 17, 2022

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning & Environmental Resources
102050 Overseas Highway, Ste 116
Key Largo, Florida, 33037
Email: Schemper-Emily@MonroeCounty-FL.Gov

RE: Request for Future Land Use Map Amendment for former Key Largo Baptist Church Property

Dear Emily,

This law firm represents Doherty Robert M Rev 02/03/2021 Trust, Doherty Yvette Rev Trust 02/03/2021 and Atlantic Salmon LLC (collectively "Applicant") in connection with the afore referenced application for a Future Land Use Map ("FLUM") amendment for the site formally known as Key Largo Baptist Church with an address of 835 Largo Road, Key Largo (the "Property"). This letter also serves as data and analysis in support of the proposed FLUM amendment.

The Applicant purchased the Property in September 2021 with the intent of re-purposing the existing building, and attendant property, to fulfill a demand in the Upper Keys for contractor office space and storage. The Application is consistent with the intent of §101-3 and §101-4 of the Monroe County Land Development Code ("LDC"):

It is the purpose of this chapter, the land development regulations, to establish the standards, regulations, and procedures for review and approval of all proposed development of property in the unincorporated areas of the county, and to provide a development review process that is comprehensive, consistent, and efficient in the implementation of the goals, objectives and policies of the comprehensive plan. §101-3(a).

The provisions of this Land Development Code shall apply to the unincorporated areas of the county. All development of whatever type and character, whether permitted as of right or as a conditional use, shall comply *with* the development standards and the environmental design criteria set forth the *Comprehensive Plan* and the Land Development Code. No development shall be undertaken without prior approval and issuance of a development permit under the provisions of this Land Development Code and other applicable laws and regulations. §101-4(a).

The Applicant is also submitting a Land Use District map (“LUD”) amendment concurrently with this Application. Enclosed is a check for \$6,940.00, and a copy of this letter and the application package, to be date-stamped and returned using the self-address envelope.

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE, ANALYSIS.

I. BACKGRPUND INFORMATION:

- a. Location: Key Largo, Monroe County, Florida
- b. Address: 835 Largo Road, Monroe County, Florida
- c. Legal description: BK 14 LT 7-14 AND 40-46Lake Surprise Estates Key Largo

PB4-162
- d. Real Estate Numbers: See Exhibit “A”
- e. Property Owner/Applicant: Doherty Robert M Rev Trust 02/03/2021

Doherty Yvette Rev Trust 02/03/2021

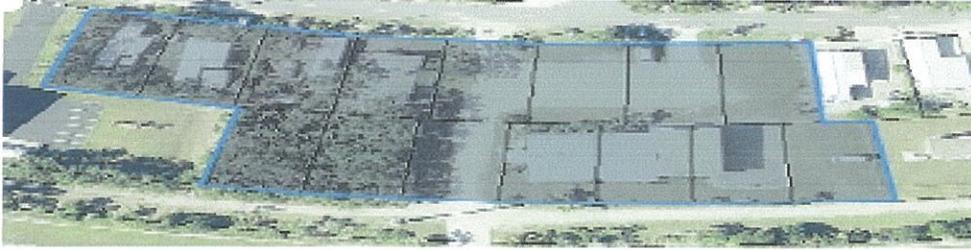
Atlantic Salmon LLC
- f. Agent: Ty Harris PA
- g. Total Property Area: 1.80 acres
- h. Total Upland Area: 1.80 acres
- i. Land Use District: SC (suburban commercial)
- j. FLUM Designation: INS (institutional)
- k. Tier Designation: Tier III
- l. Flood Zone: AE9
- m. Existing Uses: Existing building (formally a church), trailers, vacant land
- n. Community Character: Surrounded primarily by other commercial and residential

II. RELEVANT PRIOR COUNTY ACTIONS:

- A. None.

III. AMENDMENT BACKGROUND:

- A. Property depiction:



Amendments to the portions of the FLUM are set forth below:

I. The Proposed Amendment

The Applicant is seeking an amendment to the FLUM amending fifteen (15) parcels to permit the re-use of an existing building that was the former site of Key Largo Baptist Church. The proposed amendment changes the existing Institution FLUM to Commercial. The accompanying re-zoning application is for COMM 1. The combination of Commercial FLUM and COMM 1 will permit the existing building to be re-purposed into need contractor office and storage. Moreover, the proposed amendments eliminate potential residential uses on the subject Property.

II. Density

The proposed FLUM amendment and re-zoning request will not affect the existing density of the Property. As stated previously, the proposed FLUM amendment will eliminate the potential for new residential density.

III. Consistency with Part II of Chapter 163, Florida Statutes

Section 163.2511(d) states ... State urban policies should guide the state, regional agencies, local governments, and the private sector in preserving and redeveloping existing urban cores and promoting the adequate provision of infrastructure, human services, safe neighborhoods, educational facilities, and economic development to sustain these cores into the future... this request will likely promote human services and perhaps allow for storage in a controlled environment. This area is in an appropriate flood zone and as such all storage that is located out of a floodway will not have to be hauled away in the event of a storm. (e) Successfully revitalizing and sustaining the urban cores is dependent on addressing, through an integrated and coordinated community effort, a range of varied components essential to a healthy urban environment, including cultural, educational, recreational, economic, transportation, and social service components. This property is in a US-1 commercial corridor and the proposed use as contractor office and storage is consistent with existing uses in the area and with §163.2511 which states: “(f) [i]nfill development and redevelopment are recognized to be important components and useful mechanisms for promoting and sustaining urban cores. State and regional entities and local governments should provide incentives to promote urban infill and redevelopment. Existing programs and incentives should be integrated to the extent possible to promote urban infill and redevelopment and to achieve the goals of the state urban policy”. §163.3177, F.S. also encourages a mix of residential and non-residential uses within

walking and biking distances. This change will meet this requirement. §163.3178-Nonresidential uses create less of an impact on communities during an emergency event as there are no full-time residents onsite. Accordingly, this change is consistent with 163.3178 and 163.3180. The proposed change should not adversely impact LOS standards set forth in MC Comp plan. The proposed map amendment is consistent with Part II of Chapter 163, Fla. Stat.

IV. Consistency with MC Comprehensive Plan 2030

The application is consistent with the following MC GOP:

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. [F.S. § 163.3177(1)]

The proposed amendment is consistent with this MCCC Goal in that re-use of existing developed sites protects existing natural resources since the proposed use is contained the existing developed area of the property. MC needs storage facilities and offices of all types. Having storage areas close to where local contractors live, and work promotes quality of life and reduces the length of trips between home. Work, and job sites.

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]

As stated, the proposed amendment is consistent with the re-development standards articulated in Objective 101.1 by reducing trips on the US-1 commercial corridor.

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.

The proposed amendment will maintain the LOS for sanitary sewer, solid waste, drainage, and potable water.

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.

The proposed FLUM amendment is consistent with this Objective in that no new residential uses are associated with the application. In fact, the proposes COMM/C1 does not allow residential uses. Thus, the application is consistent with Objective 101.2

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.

The application is consistent with Objective 101.3 in that no new residential uses are proposed or permitted under COMM/C1.

Policy 101.4.5

The NROGO allocation system shall not apply to the following nonresidential developments:

3. De minimis expansion of or de minimis addition of new nonresidential floor area of an individual property, not exceed 1,000 square feet of new nonresidential floor area.

No additional floor area is planned.

Objective 101.5

Monroe County shall regulate future development and redevelopment to maintain and enhance the character of the community and protect natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map. [F.S. § 163.3177(6)(a)]

The proposed FLUM amendment is consistent with Objective 101.5 because it does not propose to develop any part of the Property that is not already developed.

Policy 101.5.8

The principal purpose of the Commercial (COMM) future land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail; highway-oriented sales and services; commercial recreation; light industrial; public, institutional and office uses may be permitted at intensities which are consistent with the community character and the natural environment. The commercial zoning districts established within this category are intended to serve the immediate vicinity or serve the Upper or Lower subarea. This category is not intended to accommodate transient or permanent residential development.

Re-use of an existing building in the US-1 commercial corridor promotes and is consistent with Policy 101.5.8 of the MCCP because the proposed use is in accordance with the established intensity, natural environment, and community character of the surrounding area. In summary, the proposed FLUM amendment will restore the correct FLUM category and re-establish non-residential use consistent with MCCP Goal, Objectives, and Policies (“GOP”) as identified in this proposed amendment.

V. LOS Standards and Consistency with MCCP

The Property has water, sewer, and electric service. The proposed re-use of the site for contractor office space and storage will have minimal impact on north and southbound traffic. The anticipated future uses should generate less traffic than the previous use.

VI. Consistency with Section 380.0552(7), Florida Statutes

The proposed FLUM amendment will eliminate potential residential density as discussed. The proposed re-purposing of the Property is consistent with adjacent commercial and residential uses. Accordingly, the proposed FLUM amendment is consistent with §380.0552(7), F.S.

VII. BOCC may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors:

1. Changed Projections

The proposed amendment does not contemplate residential uses and in conjunction with the companion LUD application will eliminate possible future residential uses.

2. Changed Assumptions

The proposed amendment is consistent with the US-1 commercial corridor and compatible with the residential uses in the area.

3. Data errors, mapping errors, vegetation

The current zoning of Suburban Commercial (SC) is inconsistent with the existing FLUM of Institutional (INS). The incongruity created by this combination of INS/SC created limited opportunities to re-use an existing building in the US-1 commercial corridor. Additionally, the site is already developed and should have no impact on existing vegetation.

4. New issues

Not applicable.

5. Recognition of a need for additional detail or comprehensiveness

The proposed FLUM and re-zoning will allow for the appropriate re-use of the Property.

6. Data updates

Not applicable.

VIII. Adverse impacts on MC Livable Community Keys Master Plan

The proposed FLUM amendment will have no adverse change to the surrounding and existing commercial and residential uses. The site is already developed, and the proposed re-purposing is consistent with the existing mix of commercial uses and residential uses in the area.

Based on the foregoing responses, the Applicant respectfully request the MC Planning Department recommend approval of the proposed amendment. If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,



Ty Harris

Prepared by:
Lesley Ann Rhyne
Attorney at Law
Cunningham Miller Rhyne, PA
10075 Overseas Highway PO BOX 500938
Marathon, FL 33050
305-743-9428
File Number: 21-RE-153

Return to:
Turner & Turner, P.A.
7 Barracuda Lane
Key Largo, FL 33037
305-367-0911
File Number:

Parcel Identification Numbers:
00537590-000000 / 00537600-000000 / 00537610-000000 / 00537620-000000 / 00537630-000000 / 00537640-000000/
00537920-000000 / 00537930-000000 / 00537940-000000 / 00537950-000000
00537960-000000 / 00537970-000000 / 00537980-000000

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of September, 2021 between Key Largo Baptist Church, Inc., a Florida not for profit corporation, formerly known as Key Largo Baptist Temple, Inc. whose post office address is 835 Largo Road, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantor*, and Robert M. Doherty as Trustee of the Robert M. Doherty Revocable Trust UAD 2/3/2021 AND Yvette Doherty as Trustee of the Yvette Doherty Revocable Trust UAD 2/3/2021, as joint tenants with rights of survivorship whose post office address is 13 Bay Road, Key Largo FL 33037 of the County of Monroe, State of Florida , grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.

Together with Mobile home: MERI 1990/ Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN # HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.

Subject to taxes for the current and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karen Richards
Witness Name: Karen Richards

David Campbell
Witness Name: David Campbell

Key Largo Baptist Church, Inc., a Florida not for profit corporation, formerly known as Key Largo Baptist Temple, Inc.

By: *[Signature]*
Steven Vetter, President

(Corporate Seal)

State of Florida
County of Monroe

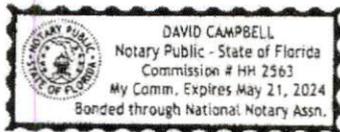
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of September, 2021 by Steven Vetter, as President and Director of Key Largo Baptist Church, Inc., a Florida not for profit corporation, formerly known as Key Largo Baptist Temple, Inc., on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

David Campbell
Notary Public

Printed Name: David Campbell

My Commission Expires: 5-21-2024



State of Florida

Department of State

I certify from the records of this office that KEY LARGO BAPTIST CHURCH, INC is a corporation organized under the laws of the State of Florida, filed on August 8, 1978.

The document number of this corporation is 743885.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on February 8, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Thirteenth day of September,
2021*



Samuel R. Bee
Secretary of State

Tracking Number: 3189629653CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

CORPORATE RESOLUTION

On this 14 day of September, 2021, in accordance with **Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.**, the ("Corporation"), Bylaws, the following resolutions were unanimously adopted by the Board of Directors of the Corporation:

RESOLVED, the Corporation is authorized to enter into contracts for Commercial Contract for Sale and Purchase owned by the Corporation located in the State of Florida more particularly described as follows:

Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.

Together with Mobile home: MERI 1990/ Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN # HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.

Parcel Identification Numbers:

00537590-000000
00537600-000000
00537610-000000
00537620-000000
00537630-000000
00537640-000000
00537920-000000
00537930-000000
00537940-000000
00537950-000000
00537960-000000
00537970-000000
00537980-000000

FURTHER RESOLVED, that the Corporation has authorized the hereinafter mentioned officer, **Steven Vetter** to sign on behalf of the Corporation for the purpose of the Commercial Contract for Sale and Purchase as well as any and all documents required to effectuate the sale or transfer of the subject property owned by the Corporation, including but not limited to Deeds, Bill of Sales, Affidavits, and Closing Statements, pursuant to Article VI Sec. 2 and Article XIII Sec. 1 of othe Corporation Bylaws.

FURTHER RESOLVED, that by execution of the Commercial Contract for Sale and Purchase by the hereinafter mentioned officer, as stated above, that said Commercial Contract for Sale and Purchase is considered approved and ratified; and

FURTHER RESOLVED that, pursuant to the requirements of Florida Statutes 607.1202, as the Commercial Contract for Sale and Purchase disposes 13 Parcels, 827 & 835 Largo Road, Key Largo FL 33037 and is not all of the Corporation's property, and is the usual and regular course of business of the Corporation, the Board of Directors of Commercial Contract for Sale and Purchase, proposed all shareholders of record approved the Commercial Contract for Sale and Purchase transaction, at a duly noticed special meeting of the Board of Directors and shareholders; and

FURTHER RESOLVED, that the Director, or any other officer of the Corporation, acting alone in any case, be and hereby is authorized to execute and deliver, and is hereby authorized to (but is not required to) affix the seal of the Corporation to and attest the same upon, the Deed or document of conveyance, but with such modifications and additional provisions as the officer of the Corporation executing the same may deem advisable, and any and all other documents and instruments reasonably required in connection with effectuating the sale of the property or to any of the same as the officer of the corporation executing the same may deem advisable, all of which documents and instruments executed and delivered as aforesaid to be an constitute the acts and obligations of the Corporation hereby ratifying and confirming the acts of it officer executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing the officers and employees of the Corporation to perform all of the Corporation's obligations and undertakings on its own behalf and on behalf of the Corporation under each and all such documents and instruments; and

FURTHER RESOLVED, that resolutions shall continue in full force and effect and may be relied upon by ANY purchaser of the Corporation's subject property until receipt of written notice of any change therein.

The undersigned hereby certifies that the officers shown below are the duly elected and acting officer of the Corporation with the office they presently hold being indicated in the column directly under his name:

Steven Vetter, President/ Director
William Mutz, Vice-President/Director
Phyllis Moffett, Secretary/Treasurer

[SIGNATURES OF OFFICERS/DIRECTORS ON FOLLOWING PAGE]

This Corporate Resolution is executed this 14th day of September, 2021.

Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.

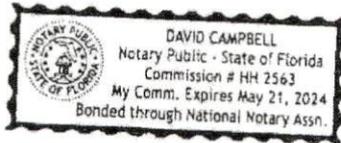
By: [Signature] Date Sept. 14, 2021
Steven Vetter, as President/Director

(SEAL)

State of Florida)

County of Monroe)

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 14 day of September, 2021 by **Steven Vetter**, as President and Director of **Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc., on behalf of the corporation.** She [] is personally known to me or [X] has produced a driver's license as identification.



[Signature]
NOTARY PUBLIC
Print Name: David Campbell

Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.

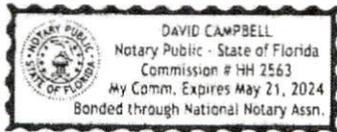
By: *William Mutz* Date 09-14-21
William Mutz, as Vice-President/Director

(SEAL)

State of Florida)

County of Monroe)

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 14 day of September, 2021 by **William Mutz, as Vice-President and Director of Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.**, on behalf of the corporation. She [] is personally known to me or [X] has produced a driver's license as identification.



David Campbell
NOTARY PUBLIC
Print Name: David Campbell

Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.

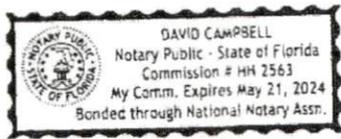
By: Phyllis Moffett Date 09-14-21
Phyllis Moffett, as Secretary/ Treasurer

(SEAL)

State of Florida)

County of Monroe)

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 14 day of September, 2021 by **Phyllis Moffett, as Secretary and Treasurer of Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc., on behalf** of the corporation. She [] is personally known to me or [X] has produced a driver's license as identification.



David Campbell
NOTARY PUBLIC
Print Name: David Campbell

CERTIFICATION OF TRUST
(Fla. Stat. Sec. 736.1017)

STATE OF FLORIDA
COUNTY OF MONROE

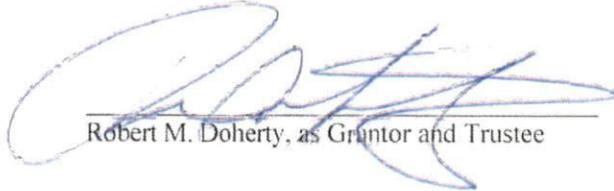
BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oaths, personally appeared ROBERT M. DOHERTY, ("Affiant") as Trustee of the Robert M. Doherty Revocable Trust UAD 2/3/2021 (the "Trust") who deposes and says under penalties of perjury that:

1. The Trust was executed by Robert M. Doherty, as Grantor on February 3, 2021.
2. The Trust is a revocable trust.
3. The current Trustee of the Trust is Robert M. Doherty, (the "Trustee") pursuant to the Robert M. Doherty Revocable Trust UAD 2/3/2021.
4. Robert M. Doherty is authorized to sign on behalf of the Trust as the Trustee.
5. Trustee's homestead and mailing address is 13 Bay Road, Key Largo, FL 33037.
6. The Trust exists under applicable Florida Laws.
7. There are no trustees of the Trust other than those listed in Section 3.
8. The Trust as recorded has been in full force and effect during the period of ownership of the Property.
9. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification to be incorrect.
10. The trust owns certain real property located in Monroe County, Florida, legally described as follows:

Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.

Together with Mobile home: MERI 1990/Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.
11. The Trustee has the power under the trust and applicable law to enter into transactions and issue any instructions as may be required to administer the trust and the control assets held therein. Such power may include, without limitation, the authority to buy, sell (including short sales), borrow, exchange, convert, tender, redeem, and withdraw assets (including delivery of securities to and from the account) and to exercise all the rights of ownership relating to any partnership interest held in the trust, including but not limited to voting rights. The pertinent pages of the trust instrument are attached hereto as Exhibit A, evidencing the power of the trustee to act.
12. Nothing in the trust prohibits or restricts the trustee from doing the required act.

FURTHER AFFIANT SAYETH NOT.


Robert M. Doherty, as Grantor and Trustee

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of October, 2021 by Robert M. Doherty, as Grantor and Trustee of the Robert M. Doherty Revocable Trust UAD 2/3/2021. He/She is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: MEGAN E. SHERIFF

CERTIFICATION OF TRUST
(Fla. Stat. Sec. 736.1017)

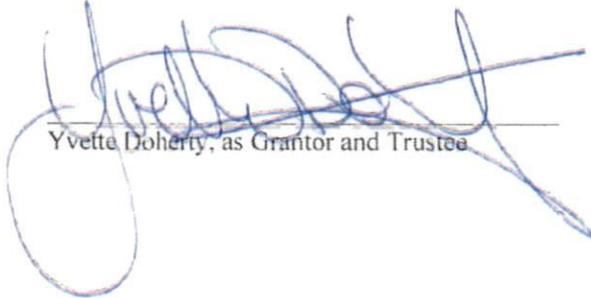
STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oaths, personally appeared YVETTE DOHERTY, ("Affiant") as Trustee of the Yvette Doherty Revocable Trust UAD 2/3/2021 (the "Trust") who deposes and says under penalties of perjury that:

1. The Trust was executed by Yvette Doherty, as Grantor on February 3, 2021.
2. The Trust is a revocable trust.
3. The current Trustee of the Trust is Yvette Doherty, (the "Trustee") pursuant to the Yvette Doherty Revocable Trust UAD 2/3/2021.
4. Yvette Doherty is authorized to sign on behalf of the Trust as the Trustee.
5. Trustee's homestead and mailing address is 13 Bay Road, Key Largo, FL 33037.
6. The Trust exists under applicable Florida Laws.
7. There are no trustees of the Trust other than those listed in Section 3.
8. The Trust as recorded has been in full force and effect during the period of ownership of the Property.
9. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification to be incorrect.
10. The trust owns certain real property located in Monroe County, Florida, legally described as follows:
Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.

Together with Mobile home: MERI 1990/Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.
11. The Trustee has the power under the trust and applicable law to enter into transactions and issue any instructions as may be required to administer the trust and the control assets held therein. Such power may include, without limitation, the authority to buy, sell (including short sales), borrow, exchange, convert, tender, redeem, and withdraw assets (including delivery of securities to and from the account) and to exercise all the rights of ownership relating to any partnership interest held in the trust, including but not limited to voting rights. The pertinent pages of the trust instrument are attached hereto as Exhibit A, evidencing the power of the trustee to act.
12. Nothing in the trust prohibits or restricts the trustee from doing the required act.

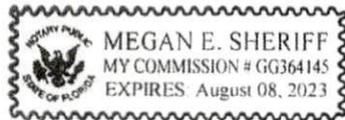
FURTHER AFFIANT SAYETH NOT.


Yvette Doherty, as Grantor and Trustee

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of October, 2021 by Yvette Doherty, as Grantor and Trustee of the Yvette Doherty Revocable Trust UAD 2/3/2021. He/She is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: MEGAN E. SHERIFF

Doc# 2214839 04/10/2019 10:21AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/10/2019 10:21AM
DEED DOC STAMP CL: Brit \$615.00

18.50
616.00

THIS INSTRUMENT PREPARED BY:

Joseph S. Paglino, Esq.
2131 Hollywood Boulevard, Suite 307
Hollywood, Florida 33020
Tax Id. No.: 1661171

Doc# 2214839
Bk# 2958 Pg# 665

WARRANTY DEED

(Statutory Form--Section 689.02, F.S.)

THIS INDENTURE, made the 1st day of April 2019, by Vicki Lynn Ribera, a single woman, whose address is 3675 N. Country Club Drive, Unit 803, Aventura, Florida 33180, individually and as attorney-in-fact for Timothy David Ribera, a married man, as Grantor, to Robert M. Doherty and Yvette Doherty, husband and wife, whose address is 13 Bay Road, Key Largo, Florida 33037, as Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described property in Monroe County, Florida, to-wit:

Lots 13 and 14, Block 14, Lake Surprise Estates, according to the map or plat thereof, as recorded in Plat Book 4, Page 162, of the Public Records of Monroe County, Florida, together with the 1970 CNCR mobile home, VIN 3314221841.

a/k/a 823 and 825 Largo Road, Key Largo, Florida 33037.

1) The property is not the homestead of the Grantor; 2) It does not adjoin the homestead of Grantor; 3) No member of Grantor's family or other dependent resides thereon; and 4) Grantor, Timothy David Ribera, resides at 9001 St. Gallen, Switzerland.

SUBJECT TO: (1) Conditions; restrictions, easements, limitations, and zoning ordinances of record without intent to reimpose the same; (2) All of the terms, conditions, restrictions as contained in the Declaration of Condominium described above; (3) Real property taxes for the year 2019 and all subsequent years.

TOGETHER with all tenements, hereditament and appurtenances thereto belonging or in any way appertaining.

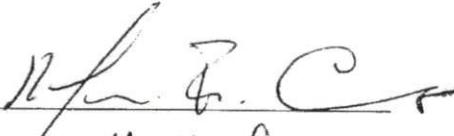
TO HAVE AND TO HOLD the same in fee simple forever.

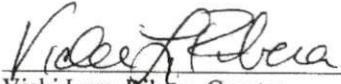
AND the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey

said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: MARIA Curcio

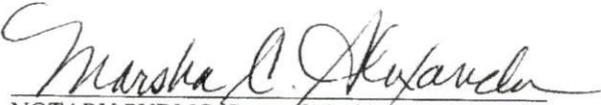

Vicki Lynn Ribera, Grantor
Individually and as attorney-in-fact for
Timothy David Ribera

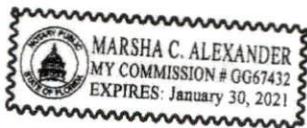

Print Name: Andrea Godab

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 1 day of April 2019 by Vicki Lynn Ribera, individually and as attorney-in-fact for Timothy David Ribera, who [] is or [] is not personally known to me or who has provided identification in the form of Personally known (driver's license, passport etc.), and who [] did or [] did not take an oath.

My Commission Expires:


NOTARY PUBLIC, State of Florida
Print Name: MARSHA C. Alexander



Prepared by and return to:
John Michael Lynn, Esq.
Attorney at Law
Turner & Lynn, P.A.
7 Barracuda Lane
Key Largo, FL 33037
305-367-0911

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 13th day of December, 2021 between ROBERT M. DOHERTY and YVETTE DOHERTY, husband and wife, whose post office address is 13 Bay Road, Key Largo, FL 33037, grantor, and ATLANTIC SALMON, LLC, a Florida limited liability company, whose post office address is 13 Bay Road, Key Largo, FL 33037, grantee:

(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 said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor have in and to the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lots 13 and 14, Block 14, Lake Surprise Estates, according to the map or plat thereof, as recorded in Plat Book 4, Page 162, of the Public Records of Monroe County, Florida, together with the 1970 mobile home, VIN 3314221841

Parcel ID No.: 00537650-000000 Alt. Key: 1661171 (Lot 13)
Parcel ID No.: 00537660-000000 Alt. Key: 1661180 (Lot 14)

This deed has been prepared at the Grantors' request but without any request for an examination of title or legal opinion of title.

MINIMUM DOCUMENTARY STAMPS ARE DUE AS THIS IS A TRANSFER UNDER TAA NO. 05B4-002, DESCRIBING TRANSFERS TO LIMITED LIABILITY COMPANIES.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnessed as to both

[Signature]
Witness Name: John Michael Lynn

[Signature]
ROBERT M. DOHERTY

Erika Vento
Witness Name: Erika Vento

[Signature]
YVETTE DOHERTY

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of December, 2021 by **ROBERT M. DOHERTY and YVETTE DOHERTY, husband and wife**, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Erika Vento
Notary Public

Printed Name: _____

My Commission Expires: _____



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



Ownership Disclosure of Interest

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

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

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

FORM

- 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>
Robert M. Doherty	50
Yvette Doherty	50

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

<i>Name and Address</i>	<i>% of Ownership</i>
Robert M. Doherty	50
Yvette Doherty	50

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

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

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

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

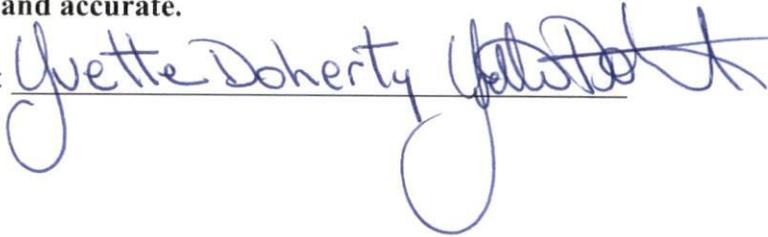
<i>Name and Address</i>	<i>% of Ownership</i>

* Please provide date of contract _____

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: Yvette Doherty 

STATE OF: Florida

COUNTY OF: Monroe

Subscribed and sworn to (or affirmed) before me, by means of physical presence or online notarization, on August 16, 2022 (date) by Yvette Doherty (name of affiant).

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



Notary Public
My Commission Expires



FORM

ATLANTIC SALMON, LLC
OPERATING AGREEMENT

(Manager-Managed Company)

THIS OPERATING AGREEMENT (this "Agreement") is made and entered into and effective as of 8-24-21, by ROBERT M. DOHERTY, Trustee of the ROBERT M. DOHERTY REVOCABLE TRUST U/A dated 02/3/2021 and YVETTE DOHERTY, Trustee of the YVETTE DOHERTY REVOCABLE TRUST U/A dated 02/3/2021, ("Members") to regulate and establish the affairs of ATLANTIC SALMON, LLC, a Florida limited liability company (the "Company").

NOW, THEREFORE, in consideration of the foregoing and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Members, intending to be bound hereby, sets forth the following:

ARTICLE I
ORGANIZATION

- 1.1 Name. The name of the Company shall be ATLANTIC SALMON, LLC.
- 1.2 Term. The Company shall have commenced on the date the Certificate of Organization for the Company is issued by the Florida Department of Corporations and shall continue until December 31, 2060, unless otherwise terminated by law or as decided by the Sole Member.
- 1.3 Place of Business. The Company's principal office and place of business shall be 13 Bay Road, Key Largo, FL 33037.
- 1.4 Purposes. The purposes of the Company are to conduct any and all lawful business when and if approved by the Manager.
- 1.5 Registered Office and Registered Agent of the Company. The initial registered agent of the Company is YVETTE DOHERTY, an individual who is a resident of the State of Florida. The address of said agent is 13 Bay Road, Key Largo, FL 33037. The Manager shall have the right to appoint one or more successor registered agents at the Manager's discretion.
- 1.6 Title to Property. Legal title to all property of the Company, both real and personal, shall be held in the name of the Company or in any other name the Manager deems proper.

ARTICLE II
MEMBERS

The company is owned by the members as set forth below in the following percentages:

<u>Member Name</u>	<u>Ownership Percentage</u>
ROBERT M. DOHERTY REVOCABLE TRUST U/A dated 02/3/2021, ROBERT M. DOHERTY, trustee	50%
YVETTE DOHERTY REVOCABLE TRUST U/A dated 02/3/2021, YVETTE DOHERTY, trustee	50%

ARTICLE III
CONTRIBUTIONS AND CAPITAL ACCOUNTS

3.1 Initial Contributions. As their initial capital contribution, the Members shall contribute to the Company such funds and assets as are necessary to acquire the inventory and start-up expenses for the business.

3.2 Additional contributions. The Members may, but shall not be required to, make capital contributions, in addition to those set forth above in this Article III.

3.3 Loans. In the event that at any time funds (in excess of the capital contributions) are required by the Company for or in respect of its business or any of its obligations, expenses, costs, liabilities or expenditures, the Company may, upon the decision of the Manager, borrow such funds, with interest payable at the then prevailing rates, from commercial banks, savings and loan associations, and/or other lending institutions or persons (including the Members).

3.4 No Benefit to Third Parties. The foregoing provisions of this Article III are not intended to be for the benefit of any creditor or other person (other than the Members in their capacity as such) to whom any debts, liabilities, or obligations are owned by (or who otherwise has any claim against) the Company or the Members; and no such creditor or other person shall obtain any right under any such foregoing provisions or shall, by reason of any such foregoing provision, make any claim in respect of any debt, liability, or obligation (or otherwise) against the Company or the Members.

3.5 Capital Account. For all purposes of this Agreement, the "capital account" of the Members as of any date is hereby defined to mean the amount of cash (and the agreed fair market value of any property) he or she contributed to the capital of the Company pursuant to this Article III, properly adjusted to reflect (i) his or her distributive share of profits and losses (including partial accounting year sums, if applicable) and (ii) distributions by the Company to him or her (including partial accounting year sums, if applicable).

ARTICLE IV
ALLOCATIONS AND DISTRIBUTIONS DURING OPERATIONS

4.1 Distribution and Timing of Net Cash Flow. Net cash flow shall be distributed to the Member when and as determined by the Managers in the Manager's sole discretion. For the purpose of this Article IV, "net cash flow" shall mean the gross cash proceeds from any source whatsoever (including, without limitation, proceeds of financing or refinancing any indebtedness of the Company), less the portion thereof used to pay or establish reserves for all Company expenses, debt payments (including indebtedness owed to the Members), capital improvements, replacements, and contingencies. Net cash flow shall not be reduced by depreciation, amortization, cost recovery deductions, or similar allowances, but shall be increased by any reductions of reserves previously established.

4.2 Allocations. The Company's profits, losses, and gains and losses from capital transactions, for tax and accounting purposes, shall be allocated to the Members in accordance with the Internal Revenue Code of 1986, as from time to time amended, and the regulations promulgated thereunder, or any federal legislation that may be substituted therefor.

4.3 Liability to Creditors. Except as otherwise required by law, the Members shall not be liable for the obligations or losses of the Company.

ARTICLE V
MANAGEMENT; OFFICERS; INDEMNIFICATION

5.1.1 Management by Manager; Appointment. Management of the Company shall be vested in a manager (the "Manager") who shall be appointed by a vote of a majority of the Members' interests. ROBERT M. DOHERTY and YVETTE DOHERTY are hereby appointed the initial Managers of the Company, and either may execute documents or bind the Company in that capacity, with or without the joinder of the other. Each manager shall continue to serve in such capacity until his or her death, resignation or removal by a majority of the Members' interest. Subject to the limitations and restrictions set forth in this Agreement, the Managers shall have general and active day to day supervision and management of the business of the Company, including its finances, activities, and operations, and shall insure that all orders and resolutions of the Members are carried into effect.

5.1.2 Limitations of Manager Authority. ROBERT M. DOHERTY and YVETTE DOHERTY shall have no restrictions or limitations on their power as manager to act on behalf of the company or bind the company in that capacity. Any Manager other than ROBERT M. DOHERTY and YVETTE DOHERTY shall not have the following powers without the consent of a majority of the Members' interests:

- a. Sale of the real property assets of the company
- b. Encumbrance of Company assets in an amount greater than \$10,000.

5.1.3 Obligations of the Manager. The Manager shall not be obligated to devote full time efforts to the business of the Company.

5.1.4 Business Judgment. The Manager shall exercise reasonable and ordinary business judgment in managing the business and affairs of the Company.

5.2 Appointment of Officers; Removal. The Manager may create such additional offices, and appoint persons to hold such offices from time to time, as the Manager shall deem necessary or convenient in connection with the operation of the Company. Such additional officers shall have only such power as delegated by the Manager hereunder. Each such officer of the Company shall hold office until his or her death or until he or she shall resign or shall have been removed in the manner provided herein. Any officer or agent appointed by the Manager may be removed by the Manager whenever, in the Manager's judgment, the best interest of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

5.3 Assignment of Rights and Delegation of Duties. The Manager may contract with any person or entity with respect to the day to day management of the Company.

5.4 Indemnification by the Company. The Manager and, if any, the officers appointed by the Manager, shall be entitled to indemnification from the Company for any acts performed within the scope of this Agreement, provided that such acts were taken in good faith, except that no indemnification shall be made for any act adjudicated to be grossly negligent or unlawful, unless the court making such adjudication shall determine that such act was, in spite of such gross negligence or unlawfulness, one entitled to be indemnified. Any indemnification hereunder shall be made from, and only from, Company assets, and the Members shall not be individually or personally liable for any part thereof. Such indemnification shall not include any liabilities arising under the Securities Act of 1933, Securities Exchange Act of 1934, and applicable state securities laws, and the Members shall not have any personal liability therefor.

ARTICLE VI RESTRICTIONS OF MEMBERSHIP

The Members shall have the right at any time to transfer, sell, assign, convey, hypothecate, pledge, or encumber his percentage interest in the Company, in whole or in part, to any person or entity.

ARTICLE VII FINANCIAL RECORDS

7.1 Company Books. The Company shall maintain accurate books of the affairs of the Company at its principal office using such methods as may be determined from time to time by the Manager.

7.2 Banking. The funds of the Company shall be deposited in such bank account or accounts as may be deemed necessary or proper by the Manager. The Manager shall have the power to be the sole signatory on such account or accounts, but may add additional signatories on the account as the manager may deem necessary.

ARTICLE VIII GENERAL PROVISIONS

8.1 Governing Law. All questions regarding the construction of this Agreement and the rights and liabilities of the parties shall be determined in accordance with laws of the State of Florida, without regard to the conflict of laws provisions thereof.

8.2 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the Members and their heirs, personal representatives, successors, and assigns.

8.3 Interpretation. When the context in which words are used in this Agreement so indicate, words in the singular number shall include the plural, and vice versa, and words in the masculine gender shall include the feminine and neuter genders, and vice versa.

8.4 Validity. If a provision of this Agreement is declared invalid, such invalidity shall not invalidate the remainder of this Agreement.

8.5 Entire Agreement; Amendments. This Agreement contains the entire understanding of the Members and supersedes all prior written and oral agreements regarding the subject matter of this Agreement. No representation, agreement, or understanding, oral or written, exist relating to the subject matter of this Agreement that are not fully expressed herein. All amendments to this Agreement must be made in writing and signed by the Members.

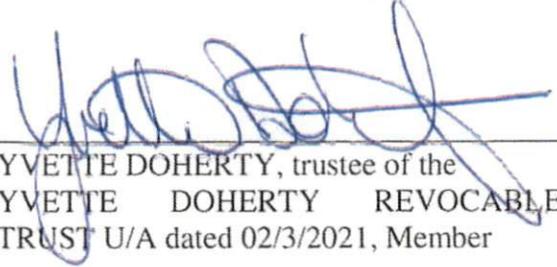
8.6 Captions. Any section or paragraph title or caption contained in this Agreement is for convenience of reference only, and shall not be deemed a part of or construed to affect the meaning of this Agreement.

8.7 Other Ventures. The Members may engage in and/or possess any interest in other business ventures of every nature and description, independently or with others, including, but not limited to, the ownership, operation, and management of other properties or other companies engaged in real estate acquisitions, development, construction, and ownership, and the Company shall not have any rights in or to any such independent venture or the income or profits derived therefrom.

IN WITNESS WHEREOF, the Members have signed this Agreement as of the day and year first above written.



ROBERT M. DOHERTY, trustee of the
ROBERT M. DOHERTY REVOCABLE
TRUST U/A dated 02/3/2021, Member



YVETTE DOHERTY, trustee of the
YVETTE DOHERTY REVOCABLE
TRUST U/A dated 02/3/2021, Member

qPublic.net™ Monroe County, FL

Results

13 Results

Show Property Photos

Parcel ID ↕	Alternate ID ↕	Owner ↕	Property Address ↕	City ↕
 00537590-000000	1661112	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537600-000000	1661121	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537610-000000	1661139	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537620-000000	1661147	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537630-000000	1661155	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	829 LARGO Rd	KEY LARGO
 00537640-000000	1661163	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	827 LARGO Rd	KEY LARGO
 00537920-000000	1661449	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537930-000000	1661457	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537940-000000	1661465	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537950-000000	1661473	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537960-000000	1661481	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	835 LARGO Rd	KEY LARGO
 00537970-000000	1661490	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO
 00537980-000000	1661503	 DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	VACANT LAND	KEY LARGO



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PARCEL DETAILS							
Block	Lot	Parcel	Alt Key	Owner	Tier	Zone	FLUM
14	7	00537590-000000	1661112	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	8	00537600-000000	1661121	" "	III	SC	INS
14	9	00537610-000000	1661139	" "	III	SC	INS
14	10	00537620-000000	1661147	" "	III	SC	INS
14	11	00537630-000000	1661155	" "	III	SC	INS
14	12	00537640-000000	1661163	" "	III	SC	INS
14	13	00537650-000000	1661171	ATLANTIC SALMON LLC	III	SC	MC
14	14	00537660-000000	1661180	ATLANTIC SALMON LLC	III	SC	MC
14	46	00537980-000000	1661503	DOHERTY ROBERT M REV TRUST 02/03/2021 DOHERTY YVETTE REV TRUST 02/03/2021	III	SC	INS
14	45	00537970-000000	1661490	" "	III	SC	INS
14	44	00537960-000000	1661481	" "	III	SC	INS
14	43	00537950-000000	1661473	" "	III	SC	INS
14	42	00537940-000000	1661465	" "	III	SC	INS
14	41	00537930-000000	1661457	" "	III	SC	INS
14	40	00537920-000000	1661449	" "	III	SC	INS



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 00537590-000000
 Account# 1661112
 Property ID 1661112
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 14 LT 7 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49 OR631-369 OR816-2320 OR3126-0265
(Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class CHURCHES (7100)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable Housing No

Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#) [DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd 13 Bay Rd
 Key Largo FL 33037 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,366	\$14,366	\$14,366	\$14,366
= Just Market Value	\$14,366	\$14,366	\$14,366	\$14,366
= Total Assessed Value	\$14,366	\$14,366	\$14,366	\$14,366
- School Exempt Value	(\$14,366)	(\$14,366)	(\$14,366)	(\$14,366)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1M0D)	5.224.00	Square Foot	50	100

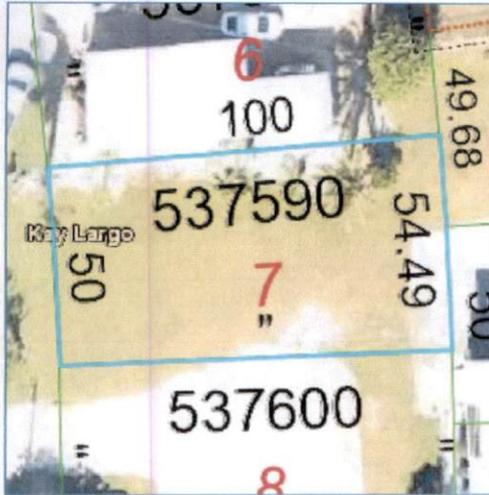
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

2021 Notices Only

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



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

Summary

Parcel ID 00537600-000000
 Account# 1661121
 Property ID 1661121
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 14 LT 8 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49 OR631-369 OR816-2320 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class CHURCHES (7100)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable Housing No

Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,366	\$14,366	\$14,366	\$14,366
= Just Market Value	\$14,366	\$14,366	\$14,366	\$14,366
= Total Assessed Value	\$14,366	\$14,366	\$14,366	\$14,366
- School Exempt Value	(\$14,366)	(\$14,366)	(\$14,366)	(\$14,366)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1MOD)	5,224.00	Square Foot	50	100

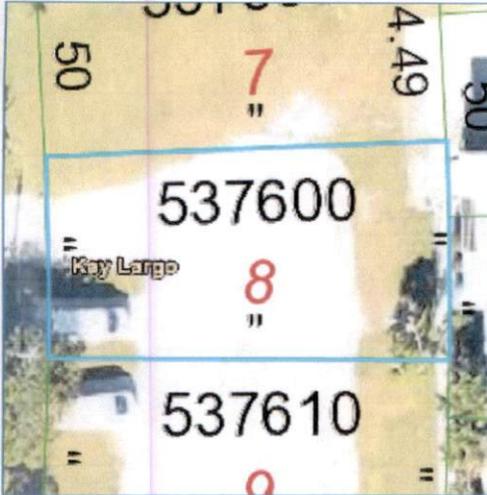
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

Summary

Parcel ID 00537650-000000
 Account# 1661171
 Property ID 1661171
 Millage Group 500K
 Location 825 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 13 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR569-736 OR537-1058-1059 OR805-1085 OR1131-1332 OR1131-1393 OR1263-1891 OR1332-494 OR1332-495 OR1333-1870 OR2144-463 OR2144-465 OR2186-1793 OR2892-2103 OR2930-1046ORD OR2958-659 OR2958-661 OR2958-663 OR2958-665 OR3143-0776
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 1918
 Property MOBILE HOME SUB (0200)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

ATLANTIC SALMON LLC
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$3,697	\$4,116	\$5,372	\$21,276
+ Market Misc Value	\$1,592	\$1,613	\$1,634	\$1,409
+ Market Land Value	\$92,478	\$92,478	\$93,745	\$93,745
= Just Market Value	\$97,767	\$98,207	\$100,751	\$116,430
= Total Assessed Value	\$97,767	\$98,207	\$100,096	\$90,996
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$97,767	\$98,207	\$100,751	\$116,430

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	5,224.00	Square Foot	50	100

Buildings

Building ID 30199
 Style MANUFACTURED HOME
 Building Type S.F.R. - M1 / M1
 Gross Sq Ft 1156
 Finished Sq Ft 780
 Stories 1 Floor
 Condition POOR
 Perimeter 154
 Functional Obs 50
 Economic Obs 0
 Depreciation % 86.7
 Interior Walls DRYWALL
 Exterior Walls METAL/ALUM
 Year Built 1970
 EffectiveYearBuilt 1970
 Foundation CONC BLOCK
 Roof Type FLAT OR SHED
 Roof Coverage METAL
 Flooring Type PLYWD/PR BD
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 300
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	780	780	0
OPF	OP PRCH FIN LL	376	0	0
TOTAL		1,156	780	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1979	1980	1	240 SF	1
WALL AIR COND	2004	2005	1	2 UT	1
WOOD DECK	2004	2005	1	82 SF	1
CONC PATIO	2014	2019	1	16 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/13/2021	\$100	Quit Claim Deed	2352943	3143	0776	11 - Unqualified	Improved
4/1/2019	\$88,000	Warranty Deed	2214839	2958	665	19 - Unqualified	Improved
3/27/2019	\$44,000	Warranty Deed	2214836	2958	659	19 - Unqualified	Improved
3/26/2019	\$44,000	Warranty Deed	2214838	2958	663	19 - Unqualified	Improved
3/26/2019	\$44,000	Warranty Deed	2214837	2958	661	19 - Unqualified	Improved
12/12/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2189444	2930	1046	11 - Unqualified	Improved
11/1/1994	\$40,000	Warranty Deed		1332	0495	M - Unqualified	Improved
5/1/1990	\$37,000	Warranty Deed		1131	1393	M - Unqualified	Improved
2/1/1974	\$2,200	Conversion Code		805	1085	Q - Qualified	Vacant

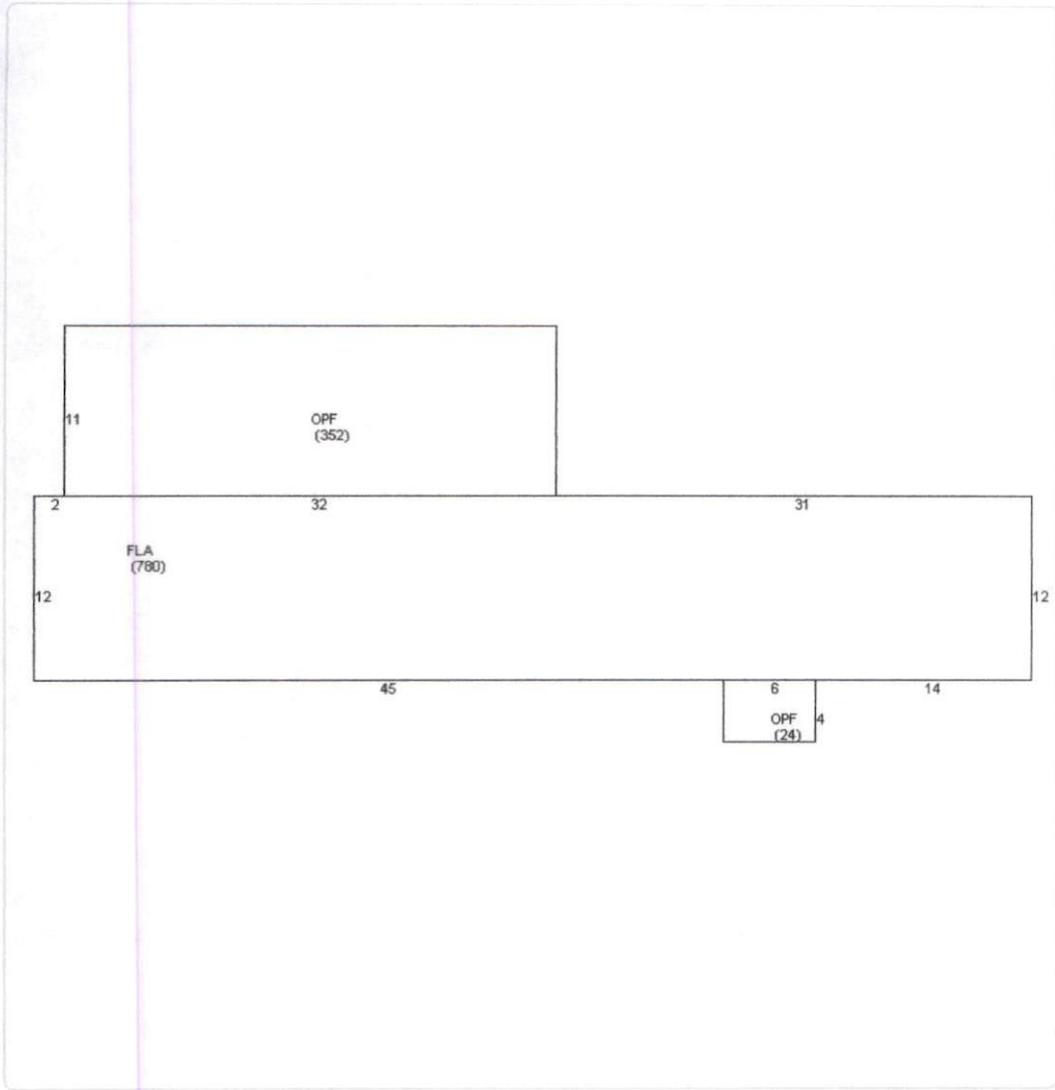
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
3300022	1/21/2003	11/28/2005	\$1		REROOF MOBILE HOME/PORCH

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Photos



Map



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Summary

Parcel ID 00537640-000000
 Account# 1661163
 Property ID 1661163
 Millage Group 500K
 Location 827 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 12 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR424-832 OR650-728
 Description OR657-170 OR779-1448 OR788-93 OR786-252 OR1089-1439 OR1184-1408 OR1728-2209 OR1902-1042 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 1918
 Property MOBILE HOME SUB (0200)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$29,167	\$29,167	\$29,167	\$30,391
+ Market Misc Value	\$1,801	\$1,861	\$1,920	\$1,979
+ Market Land Value	\$92,478	\$92,478	\$93,745	\$93,745
= Just Market Value	\$123,446	\$123,506	\$124,832	\$126,115
= Total Assessed Value	\$123,446	\$123,506	\$124,832	\$121,595
- School Exempt Value	(\$123,446)	(\$123,506)	(\$124,832)	(\$126,115)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	5,224.00	Square Foot	50	100

Buildings

Building ID 30198
 Style MANUFACTURED HOME
 Building Type S.F.R. - M1 / M1
 Gross Sq Ft 852
 Finished Sq Ft 672
 Stories 1 Floor
 Condition FAIR
 Perimeter 136
 Functional Obs 0
 Economic Obs 0
 Depreciation % 61.2
 Interior Walls DRYWALL

Exterior Walls VINYL SIDING
 Year Built 1969
 EffectiveYearBuilt 1989
 Foundation CONC BLOCK
 Roof Type FLAT OR SHED
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 350
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	0
PTO	PATIO	180	0	0
TOTAL		852	672	0

Mobile Home Buildings

Style	MANUFACTURED HOME	Roof Type	FLAT OR SHED
Building Type	S.F.R. - M1 / M1	Roof Coverage	METAL
Finished Sq Ft	672	Flooring Type	CERM/CLAY TILE
Stories	1 Floor	Heating Type	NONE with 0% NONE
Condition	FAIR	Bedrooms	2
Interior Walls	DRYWALL	Full Bathrooms	1
Exterior Walls	VINYL SIDING	Half Bathrooms	0
Year Built	1969	Grade	350
Effective Year Built	1989	Number of Fire Pl	0
Foundation	CONC BLOCK		

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	0
PTO	PATIO	180	0	0
TOTAL		852	672	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1976	2004	1	1 UT	1
WALL AIR COND	1976	2004	1	1 UT	2
CH LINK FENCE	2003	2004	1	800 SF	1
UTILITY BLDG	1979	1980	1	81 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved
6/23/2003	\$110,000	Warranty Deed		1902	1042	Q - Qualified	Improved
9/26/2001	\$45,000	Warranty Deed		1728	2209	Q - Qualified	Improved
9/1/1991	\$37,500	Warranty Deed		1184	1408	Q - Qualified	Improved
4/1/1989	\$26,000	Warranty Deed		1089	1439	U - Unqualified	Improved
4/1/1979	\$14,000	Conversion Code		792	1382	Q - Qualified	Vacant

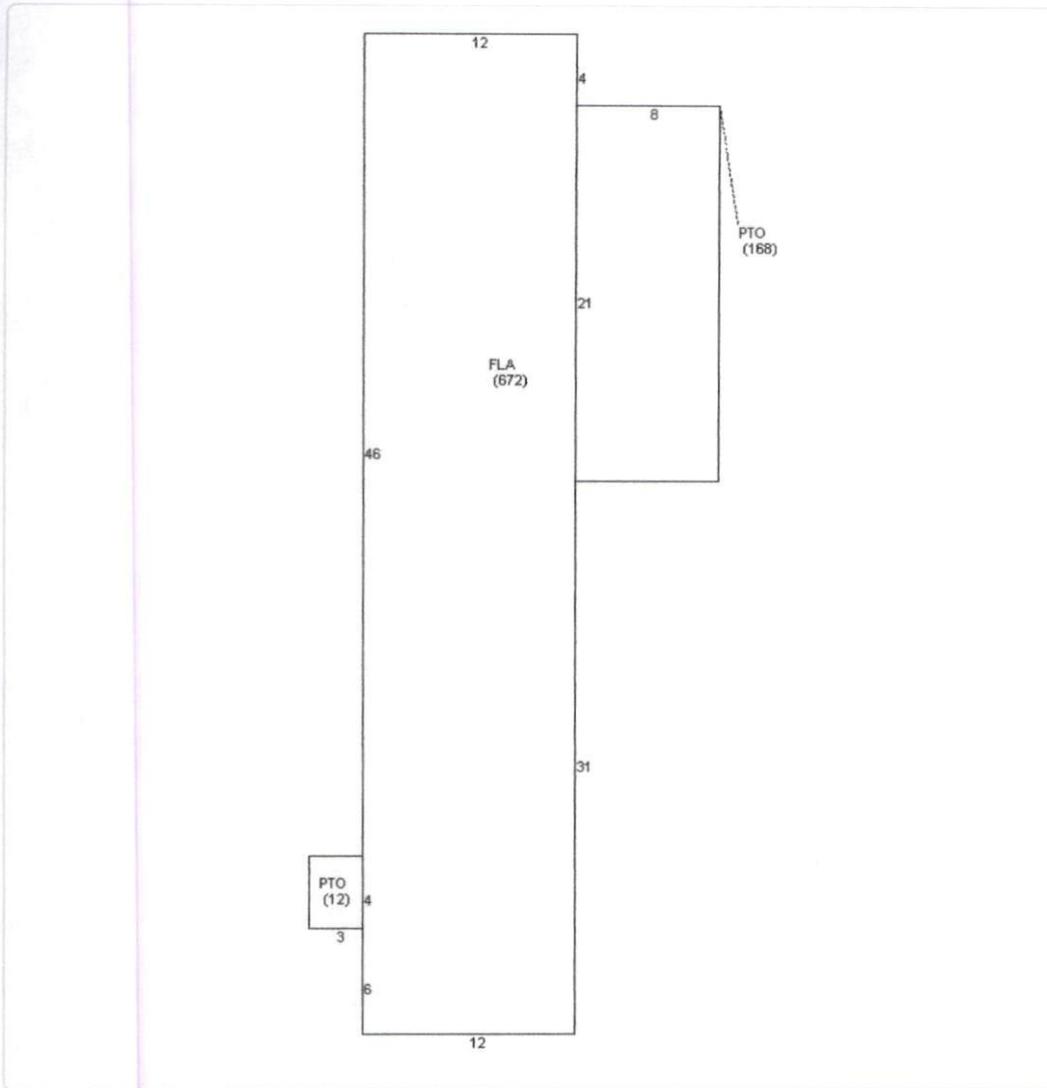
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2301409	4/11/2002	1/1/2003	\$1		VINYL SIDING

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Photos



Map



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Summary

Parcel ID 00537630-000000
 Account# 1661155
 Property ID 1661155
 Millage Group 500K
 Location 829 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 11 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR531-443 OR679-723
 Description OR827-461 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property CHURCHES (7100)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$113,911	\$116,909	\$122,904	\$123,004
+ Market Misc Value	\$3,863	\$3,968	\$4,075	\$1,316
+ Market Land Value	\$47,016	\$47,016	\$47,016	\$47,016
= Just Market Value	\$164,790	\$167,893	\$173,995	\$171,336
= Total Assessed Value	\$164,790	\$167,893	\$169,581	\$154,165
- School Exempt Value	(\$164,790)	(\$167,893)	(\$173,995)	(\$171,336)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
CHURCH PROPERTY DRY (710D)	5,224.00	Square Foot	50	100

Commercial Buildings

Style S.F.R. - R1 / R1
 Gross Sq Ft 1,752
 Finished Sq Ft 1,512
 Perimeter 230
 Stories 1
 Interior Walls DRYWALL
 Exterior Walls METAL/ALUM
 Quality 400 I
 Roof Type GABLE/HIP
 Roof Material ASPHALT SHINGL
 Exterior Wall1 METAL/ALUM
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish DRYWALL
 Ground Floor Area
 Floor Cover PLYWD/PR BD
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED with 0% NONE
 Year Built 1990
 Year Remodeled
 Effective Year Built 2003

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	240	0	64
FLA	FLOOR LIV AREA	1,512	1,512	166
TOTAL		1,752	1,512	230

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1970	1971	1	48 SF	1
WOOD DECK	1989	1990	1	160 SF	3
FENCES	2015	2019	1	240 SF	2
FENCES	2015	2019	1	480 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	O5 - Qualified	Improved
2/1/1981	\$10,000	Warranty Deed		827	461	Q - Qualified	Vacant
2/1/1973	\$1,000	Conversion Code		679	723D	Q - Qualified	Vacant

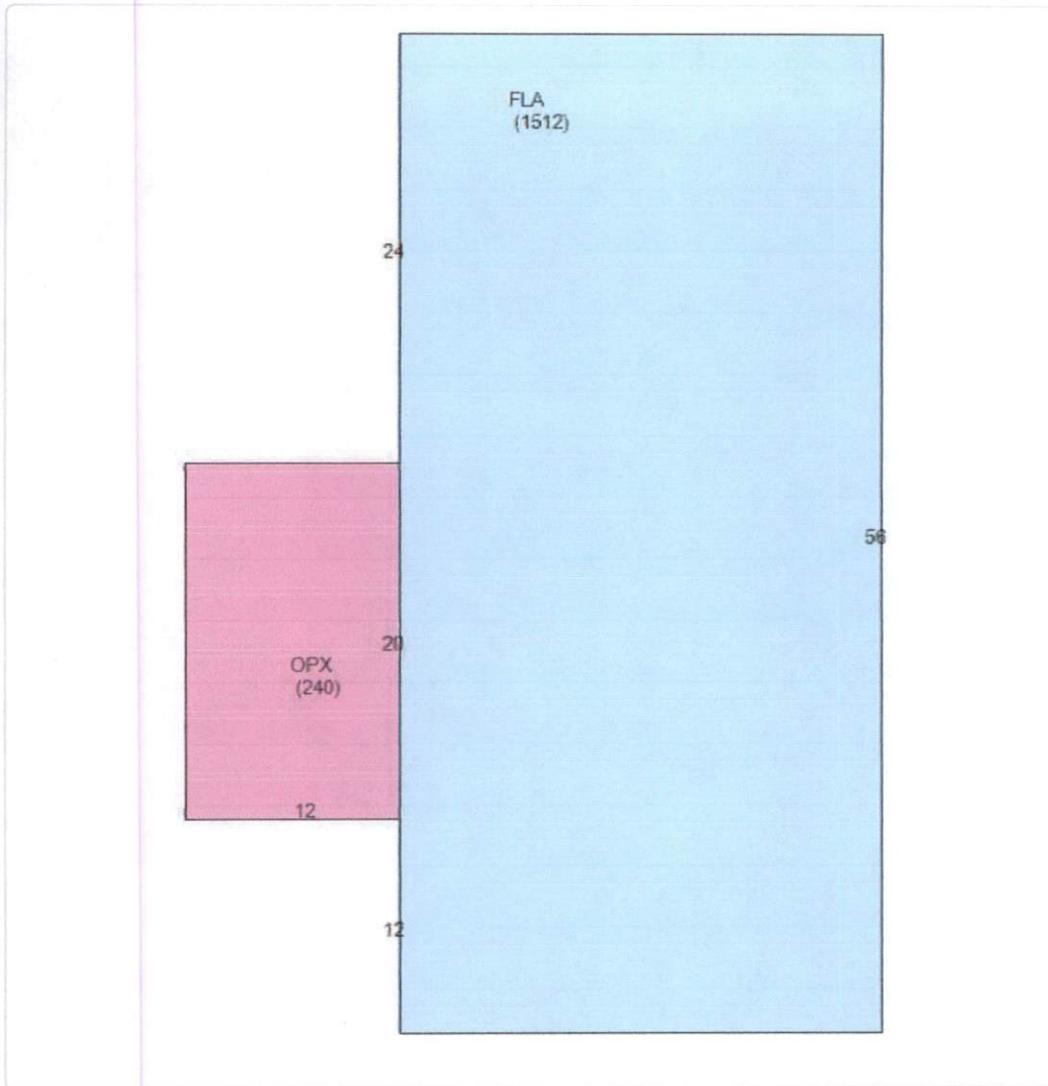
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
05300730	2/22/2005	1/1/2006	\$1		RE-ROOF TO SAME
3301461	4/9/2003		\$1		INSTALL A/C UNIT

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Photos



Map



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Summary

Parcel ID 00537620-000000
 Account# 1661147
 Property ID 1661147
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 14 LT 10 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-51 OR625-52 OR631-369 OR816-2320 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class CHURCHES (7100)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable Housing No

Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#) [DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd 13 Bay Rd
 Key Largo FL 33037 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,366	\$14,366	\$14,366	\$14,366
= Just Market Value	\$14,366	\$14,366	\$14,366	\$14,366
= Total Assessed Value	\$14,366	\$14,366	\$14,366	\$14,366
- School Exempt Value	(\$14,366)	(\$14,366)	(\$14,366)	(\$14,366)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1MOD)	5,224.00	Square Foot	50	100

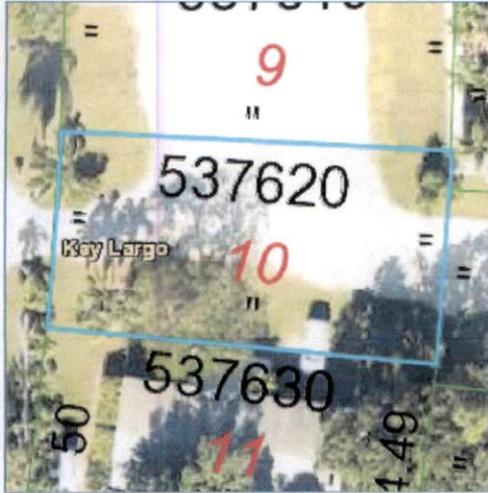
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved

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Map



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Summary

Parcel ID 00537610-000000
 Account# 1661139
 Property ID 1661139
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 14 LT 9 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR609-815 OR790-901 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class CHURCHES (7100)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable Housing No

Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,366	\$14,366	\$14,366	\$14,366
= Just Market Value	\$14,366	\$14,366	\$14,366	\$14,366
= Total Assessed Value	\$14,366	\$14,366	\$14,366	\$14,366
- School Exempt Value	(\$14,366)	(\$14,366)	(\$14,366)	(\$14,366)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1M0D)	5,224.00	Square Foot	50	100

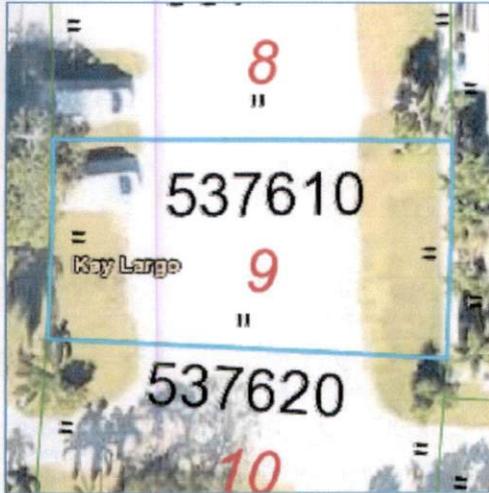
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved
6/1/1979	\$7,000	Conversion Code		790	901	Q - Qualified	Vacant

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Summary

Parcel ID 00537960-000000
 Account# 1661481
 Property ID 1661481
 Millage Group 500K
 Location Address 835 LARGO Rd, KEY LARGO
 Legal Description BK 14 LT 44 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49 OR631-369 OR816-2320 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class CHURCHES (7100)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing No



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$602,993	\$621,547	\$621,547	\$584,461
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$46,800	\$46,800	\$46,800	\$46,800
= Just Market Value	\$649,793	\$668,347	\$668,347	\$631,261
= Total Assessed Value	\$649,793	\$668,347	\$668,347	\$631,261
- School Exempt Value	(\$649,793)	(\$668,347)	(\$668,347)	(\$631,261)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
CHURCH PROPERTY DRY (710D)	5,200.00	Square Foot	52	100

Buildings

Building ID 43609
 Style 2 STORY ON GRADE
 Building Type CHURCHES / 71C
 Gross Sq Ft 8554
 Finished Sq Ft 7058
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 572
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls DRYWALL

Exterior Walls C.B.S.
 Year Built 1974
 EffectiveYearBuilt 1994
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP with 48% REINFORC CONC
 Roof Coverage METAL with 48% MIN/PAINT CONC
 Flooring Type
 Heating Type FCD/AIR NON-DC
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 300
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	135	0	48
FLA	FLOOR LIV AREA	7,058	7,058	586
OOU	OP PR UNFIN UL	30	0	26
OPF	OP PRCH FIN LL	245	0	84
OUF	OP PRCH FIN UL	264	0	188

Code	Description	Sketch Area	Finished Area	Perimeter
PTO	PATIO	822	0	340
TOTAL		8,554	7,058	1,272

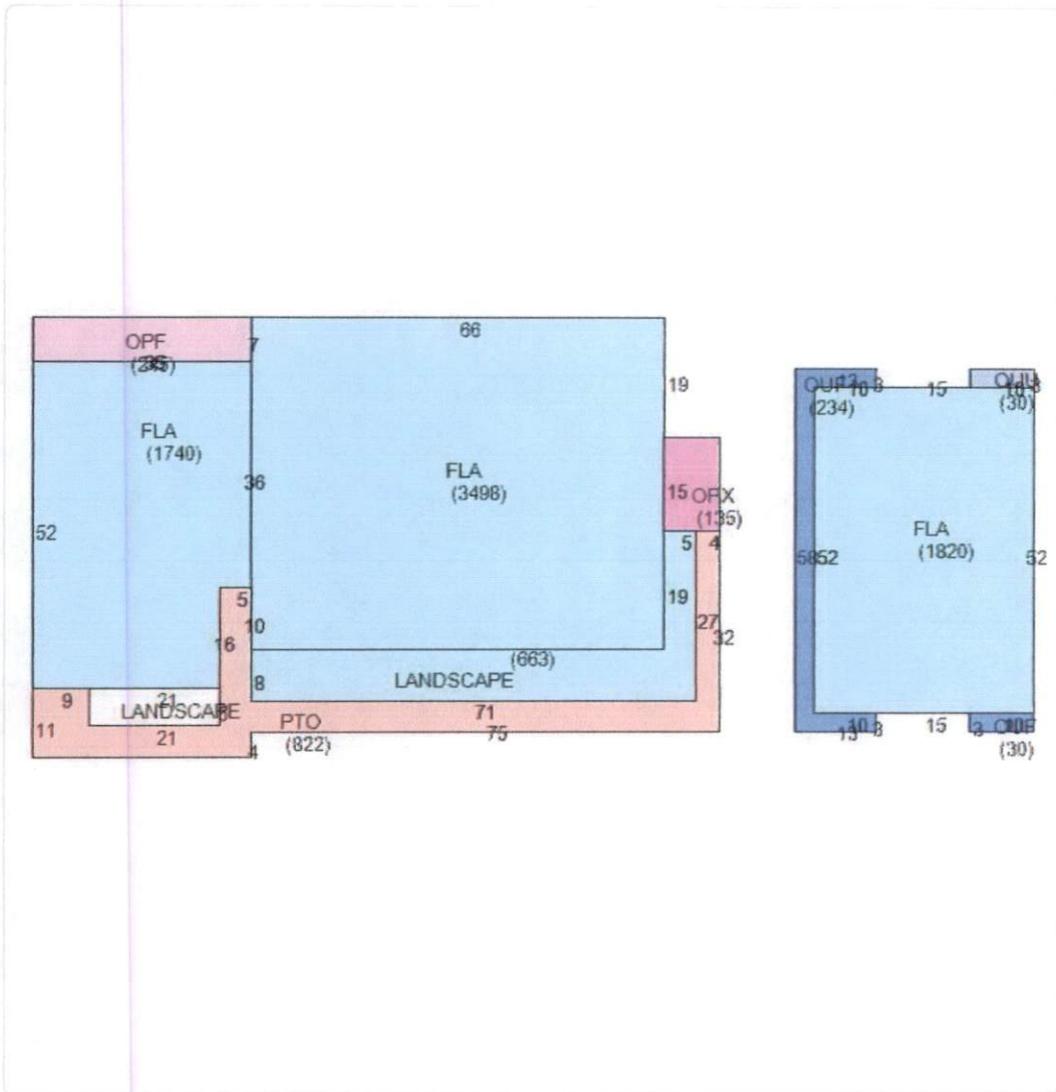
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved
2/1/1974	\$2,000	Conversion Code		631	369Q	Q - Qualified	Improved

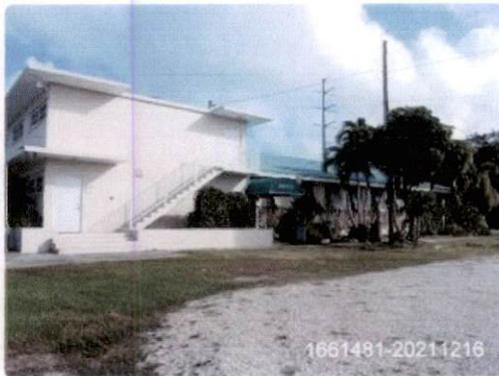
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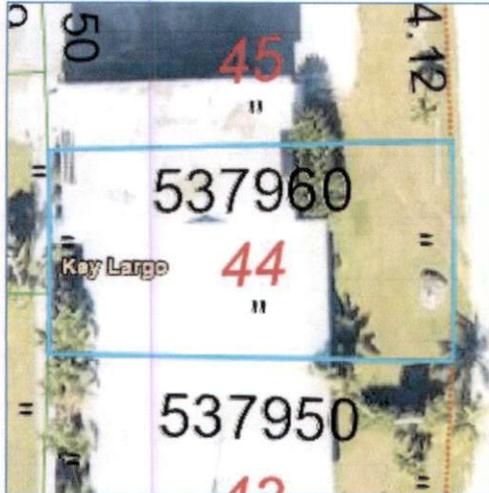
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Photos



Map



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Summary

Parcel ID	00537980-000000
Account#	1661503
Property ID	1661503
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 14 LT 46 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-51 OR625-52 OR816-2320 OR3126-0265
	<i>(Note: Not to be used on legal documents.)</i>
Neighborhood	10021
Property Class	CHURCHES (7100)
Subdivision	LAKE SURPRISE ESTATES
Sec/Twp/Rng	31/60/40
Affordable Housing	No

Owner

DOHERTY ROBERT M REV TRUST 02/03/2021	DOHERTY YVETTE REV TRUST 02/03/2021
13 Bay Rd	13 Bay Rd
Key Largo FL 33037	Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,575	\$14,575	\$14,575	\$14,575
= Just Market Value	\$14,575	\$14,575	\$14,575	\$14,575
= Total Assessed Value	\$14,575	\$14,575	\$14,575	\$14,575
- School Exempt Value	(\$14,575)	(\$14,575)	(\$14,575)	(\$14,575)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	5,300.00	Square Foot	53	100

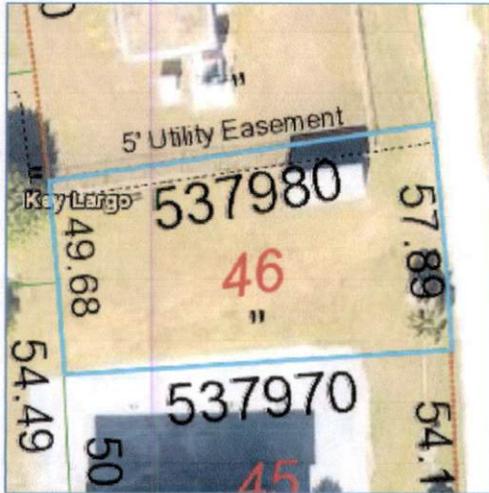
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved

View Tax Info

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Map



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Summary

Parcel ID 00537960-000000
 Account# 1661481
 Property ID 1661481
 Millage Group 500K
 Location 835 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 44 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49 OR631-369
 Description OR816-2320 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property CHURCHES (7100)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$602,993	\$621,547	\$621,547	\$584,461
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$46,800	\$46,800	\$46,800	\$46,800
= Just Market Value	\$649,793	\$668,347	\$668,347	\$631,261
= Total Assessed Value	\$649,793	\$668,347	\$668,347	\$631,261
- School Exempt Value	(\$649,793)	(\$668,347)	(\$668,347)	(\$631,261)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
CHURCH PROPERTY DRY (710D)	5,200.00	Square Foot	52	100

Commercial Buildings

Style CHURCHES / 71C
 Gross Sq Ft 8,554
 Finished Sq Ft 7,058
 Perimeter 1,272
 Stories 2
 Interior Walls DRYWALL
 Exterior Walls C.B.S.
 Quality 300 (I)
 Roof Type GABLE/HIP with 48% REINFORC CONC
 Roof Material METAL with 48% MIN/PAINT CONC
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCRETE SLAB
 Interior Finish DRYWALL
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type FCD/AIR NON-DC
 Year Built 1974
 Year Remodeled
 Effective Year Built 1994

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	135	0	48
FLA	FLOOR LIV AREA	7,058	7,058	586
OUI	OP PR UNFIN UL	30	0	26
OPF	OP PRCH FIN LL	245	0	84
OUF	OP PRCH FIN UL	264	0	188
PTO	PATIO	822	0	340
TOTAL		8,554	7,058	1,272

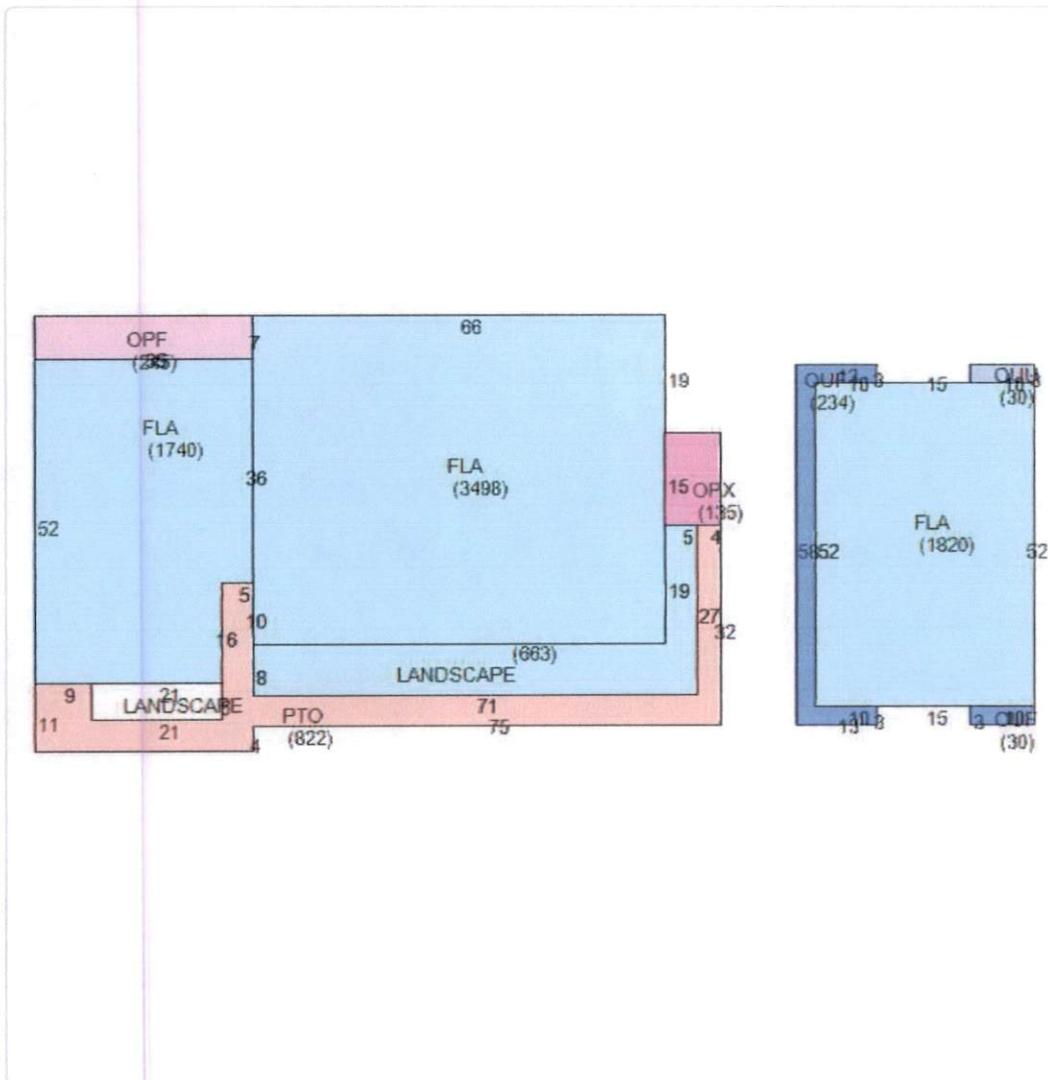
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved
2/1/1974	\$2,000	Conversion Code		631	369Q	Q - Qualified	Improved

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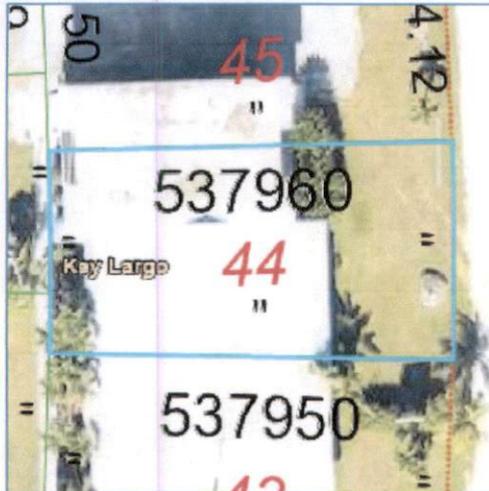
Sketches (click to enlarge)



Photos



Map



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Summary

Parcel ID 00537950-000000
 Account# 1661473
 Property ID 1661473
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 14 LT 43 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-51 OR625-52 OR631-369 OR816-2320 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class CHURCHES (7100)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable Housing No

Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,300	\$14,300	\$14,300	\$14,300
= Just Market Value	\$14,300	\$14,300	\$14,300	\$14,300
= Total Assessed Value	\$14,300	\$14,300	\$14,300	\$14,300
- School Exempt Value	(\$14,300)	(\$14,300)	(\$14,300)	(\$14,300)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	5,200.00	Square Foot	52	100

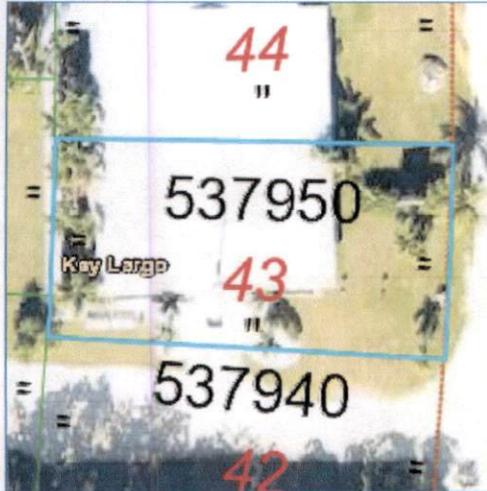
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved

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Map



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Summary

Parcel ID 00537940-000000
 Account# 1661465
 Property ID 1661465
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 14 LT 42 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-51 OR625-52 OR631-369 OR816-2320 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class CHURCHES (7100)
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable Housing No

Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,300	\$14,300	\$14,300	\$14,300
= Just Market Value	\$14,300	\$14,300	\$14,300	\$14,300
= Total Assessed Value	\$14,300	\$14,300	\$14,300	\$14,300
- School Exempt Value	(\$14,300)	(\$14,300)	(\$14,300)	(\$14,300)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	5,200.00	Square Foot	52	100

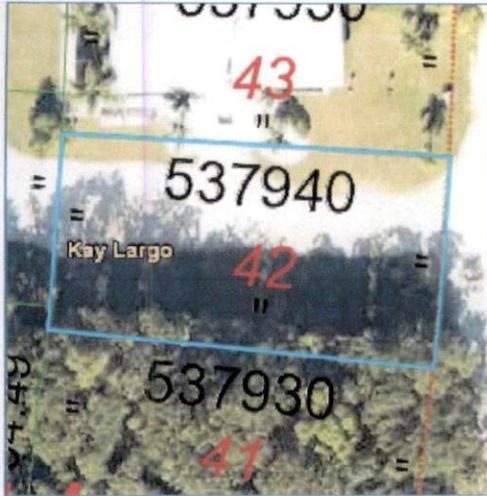
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved

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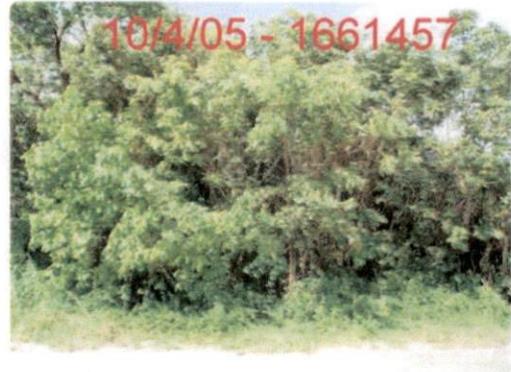
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Summary

Parcel ID 00537930-000000
 Account# 1661457
 Property ID 1661457
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 14 LT 41 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR424-832 OR838-799
 Description OR1028-798 OR1327-1393 OR2053-1277/78 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property CHURCHES (7100)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,300	\$14,300	\$14,300	\$14,300
= Just Market Value	\$14,300	\$14,300	\$14,300	\$14,300
= Total Assessed Value	\$13,484	\$12,259	\$11,145	\$10,132
- School Exempt Value	(\$14,300)	(\$14,300)	(\$14,300)	(\$14,300)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	5,200.00	Square Foot	52	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved
10/20/2004	\$1	Warranty Deed		2053	1277	M - Unqualified	Vacant
9/1/1987	\$1	Warranty Deed		1028	798	M - Unqualified	Vacant
8/1/1981	\$45	Warranty Deed		838	799	M - Unqualified	Vacant

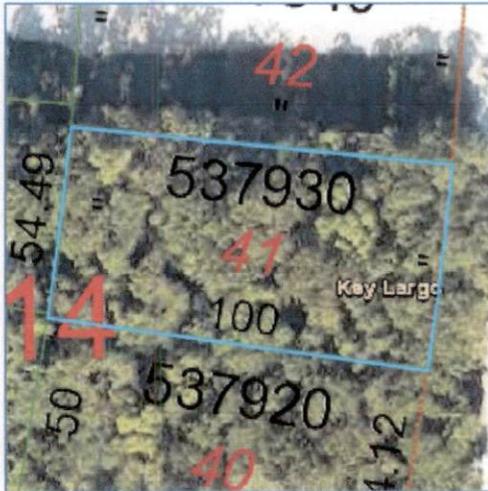
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Photos



Map



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Summary

Parcel ID 00537920-000000
 Account# 1661449
 Property ID 1661449
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 14 LT 40 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR424-832 OR838-799
 Description OR1028-798 OR1327-1393 OR2053-1277/78 OR3126-0265
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property CHURCHES (7100)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[DOHERTY ROBERT M REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

[DOHERTY YVETTE REV TRUST 02/03/2021](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,300	\$14,300	\$14,300	\$14,300
= Just Market Value	\$14,300	\$14,300	\$14,300	\$14,300
= Total Assessed Value	\$14,300	\$14,300	\$14,300	\$14,300
- School Exempt Value	(\$14,300)	(\$14,300)	(\$14,300)	(\$14,300)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	5,200.00	Square Foot	52	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265	05 - Qualified	Improved
10/20/2004	\$60,000	Warranty Deed		2053	1277	M - Unqualified	Vacant
9/1/1987	\$45,000	Warranty Deed		1028	798	M - Unqualified	Vacant
9/1/1987	\$45,000	Warranty Deed		128	798	M - Unqualified	Vacant
8/1/1981	\$26,670	Warranty Deed		838	799	U - Unqualified	Vacant

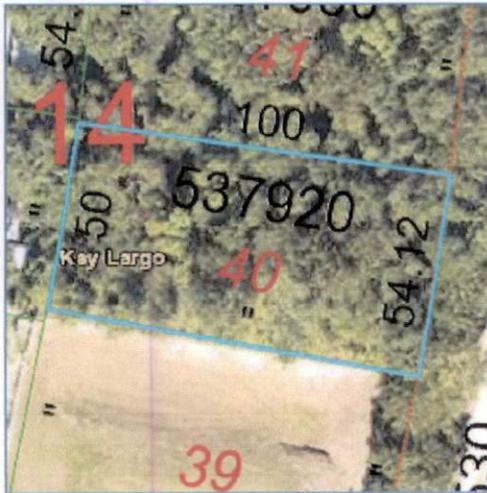
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Photos



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Summary

Parcel ID 00537660-000000
 Account# 1661180
 Property ID 1661180
 Millage Group 500K
 Location 823 LARGO Rd, KEY LARGO
 Address
 Legal BK 14 LT 14 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR569-735 OR537-1066
 Description OR805-1085 OR1131-1332 OR1131-1393 OR1263-1891 OR1332-494 OR1332-495 OR1333-1870 OR2144-463 OR2144-465 OR2186-1793 OR2892-2103 OR2930-1046ORD OR2958-659 OR2958-661 OR2958-663 OR2958-665 OR3143-0776
 (Note: Not to be used on legal documents.)
 Neighborhood 1918
 Property MOBILE HOME SUB (0200)
 Class
 Subdivision LAKE SURPRISE ESTATES
 Sec/Twp/Rng 31/60/40
 Affordable No
 Housing



Owner

[ATLANTIC SALMON LLC](#)
 13 Bay Rd
 Key Largo FL 33037

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$3,119	\$3,472	\$4,533	\$19,461
+ Market Misc Value	\$1,474	\$1,516	\$1,557	\$991
+ Market Land Value	\$92,478	\$92,478	\$93,745	\$93,745
= Just Market Value	\$97,071	\$97,466	\$99,835	\$114,197
= Total Assessed Value	\$97,071	\$97,466	\$95,653	\$86,957
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$97,071	\$97,466	\$99,835	\$114,197

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	5,224.00	Square Foot	50	100

Buildings

Building ID 30200
 Style MANUFACTURED HOME
 Building Type S.F.R. - M1/ M1
 Gross Sq Ft 834
 Finished Sq Ft 672
 Stories 1 Floor
 Condition POOR
 Perimeter 136
 Functional Obs 50
 Economic Obs 0
 Depreciation % 86.7
 Interior Walls DRYWALL

Exterior Walls METAL/ALUM
 Year Built 1970
 EffectiveYearBuilt 1970
 Foundation CONC BLOCK
 Roof Type FLAT OR SHED
 Roof Coverage METAL
 Flooring Type PLYWD/PR BD
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 300
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	136
OPF	OP PRCH FIN LL	162	0	60
TOTAL		834	672	196

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	2004	2005	1	2 UT	1
WOOD DECK	2004	2005	1	30 SF	1
WOOD DECK	2004	2005	1	75 SF	1
UTILITY BLDG	2000	2019	1	100 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/13/2021	\$100	Quit Claim Deed	2352943	3143	0776	11 - Unqualified	Improved
4/1/2019	\$88,000	Warranty Deed	2214839	2958	665	19 - Unqualified	Improved
3/27/2019	\$44,000	Warranty Deed	2214836	2958	659	19 - Unqualified	Improved
3/26/2019	\$44,000	Warranty Deed	2214838	2958	663	19 - Unqualified	Improved
3/26/2019	\$44,000	Warranty Deed	2214837	2958	661	19 - Unqualified	Improved
12/12/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2189444	2930	1046	11 - Unqualified	Improved
11/1/1994	\$1	Warranty Deed		1332	0494	M - Unqualified	Improved
5/1/1990	\$1	Agreement for Deed		1131	1393	M - Unqualified	Vacant
2/1/1974	\$2,200	Conversion Code		805	1085	Q - Qualified	Vacant

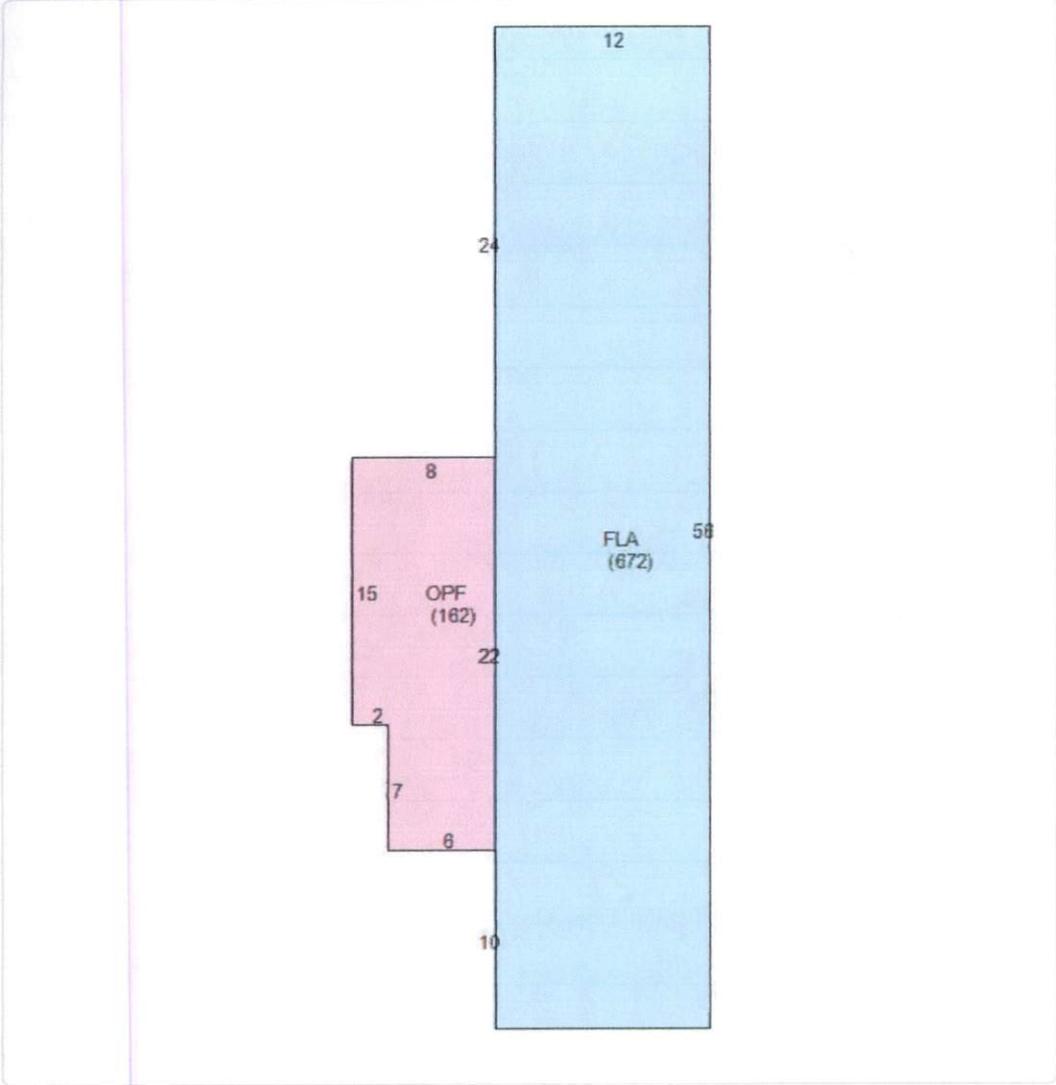
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
3300076	1/21/2003	11/28/2005	\$1		REROOF OVER MOBILE HOME

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Sketches (click to enlarge)



Photos



Map



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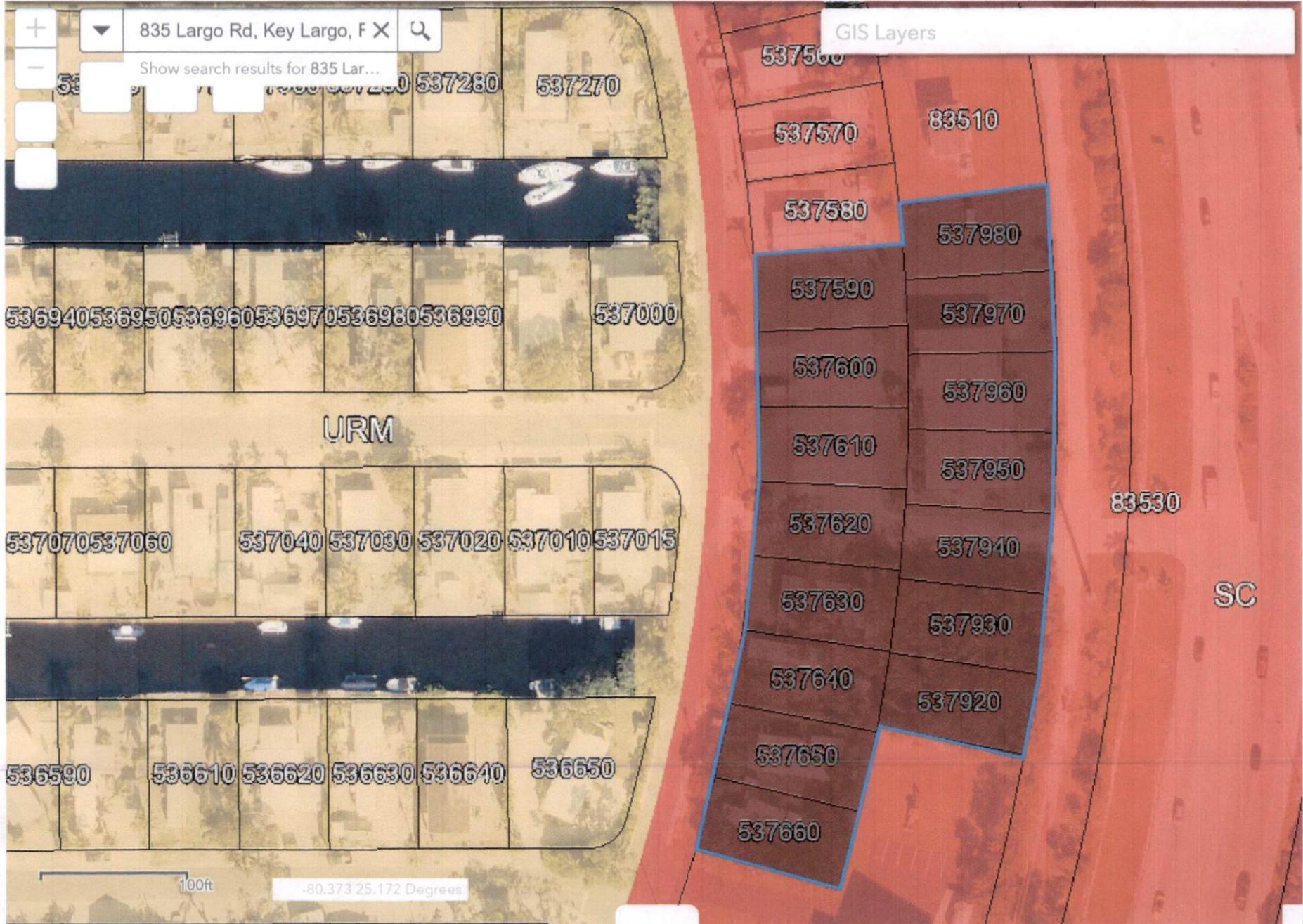
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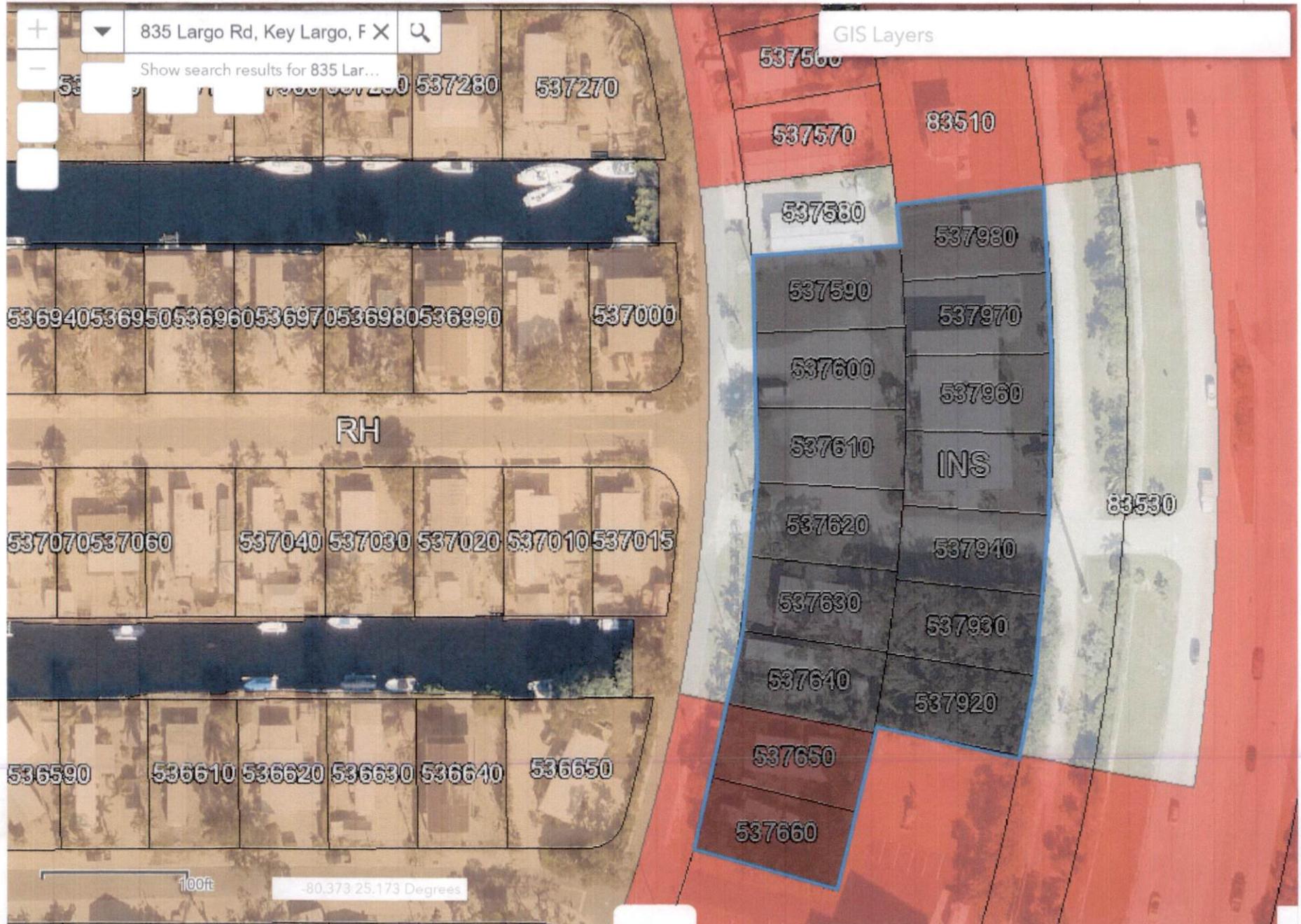
Developed by
 Schneider
GEOSPATIAL

Version 2.3.185



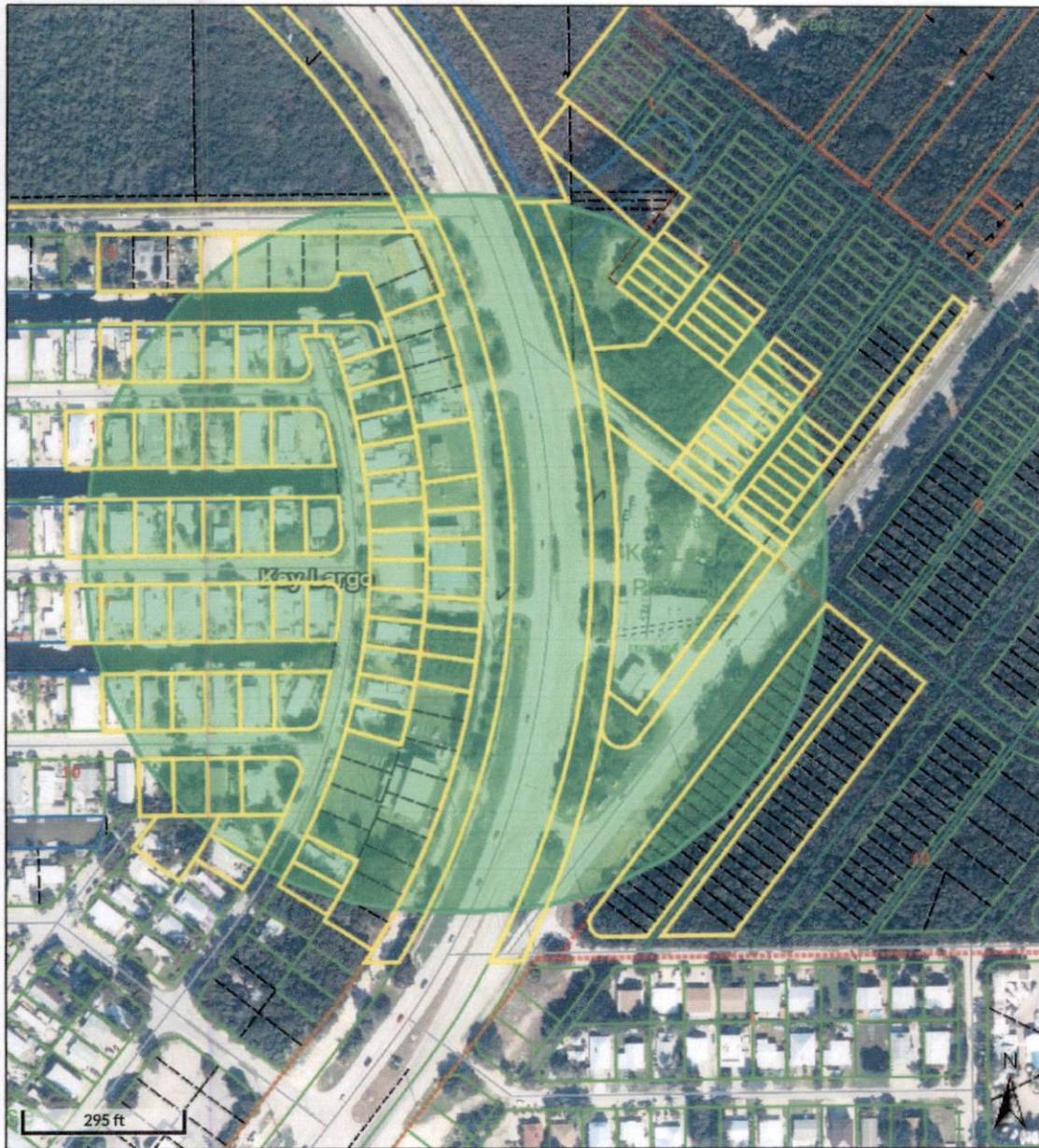












Overview



Legend

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

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Burnsville, NC 28714

ARREBOLA MANUEL
6250 SW 30th St
Miami, FL 33155

ARROYO ANTHONY
2741 Oakbrook
Weston, FL 33332

ATLANTIC SALMON LLC
13 Bay Rd
Key Largo, FL 33037

BALDOR DANIEL E
10600 SW 130th St
Miami, FL 33176

BEERKIRCHER DOROTHY C
173 Township Line Rd
Chalfont, PA 18914

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

BYE SUSAN
424 Summerland Rd
Key Largo, FL 33037

CASTELLANOS PETER
407 Bahia Honda Rd
Key Largo, FL 33037

CIRCLE K STORES INC
C/O PROPERTY TAX DEPT
PO BOX 52085 DC-17
Phoenix, AZ 85072

COOK EDWARD A CUSTODIAN FOR CAIT
422 Big Pine Rd
Key Largo, FL 33037

COOK EDWARD A
1931 Spanish Channel Dr
Big Pine Key, FL 33043

COYLE BEAR AND CROFT LLC
C/O COYLE JACK AMBR AND MGR
40 Tabor Bluff Ct
Oxford, GA 30054

CRUZ JOSE R
440 Big Pine Rd
Key Largo, FL 33037

DOHERTY ROBERT M REV TRUST 02/03/
13 Bay Rd
Key Largo, FL 33037

DOT/ST.OF FL
(STATE OF FLORIDA DOT)
TALLAHASSEE, FL 32399

DOT/ST.OF FL
(STATE ROAD DEPARTMENT)
TALLAHASSEE, FL 32399

DOT/ST.OF FL
STATE ROAD DEPARTMENT
TALLAHASSEE, FL 32399

FERRERA YANIET
408 Bahia Honda Rd
Key Largo, FL 33037

FLORES JOSE LUIS
435 Big Pine Rd
Key Largo, FL 33037

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 Kennedy Dr
Key West, FL 33040

FUSTES ANA MARY
90 W 61st St
Hialeah, FL 33012

GOMEZ GLORIA
423 Big Pine Rd
Key Largo, FL 33037

GONZALEZ MARIO J
8540 NW 169th Ter
Miami Lakes, FL 33016

HECHLER JOSE
12415 SW 43rd St
Miami, FL 33175

HERNANDEZ MARLENE C
2901 14th St SW
Miami, FL 33145

HOGAN DANIEL JOSEPH
301 Vaca Rd
Key Largo, FL 33037

HUBERDEAU L CRAIG
106580 Overseas Hwy
Key Largo, FL 33037

HUTCHINSON ROBERT
310 Vaca Rd
Key Largo, FL 33037

JEFFRIES JAMES W
100 Edgemont Dr
Redlands, CA 92373

JOHNSON-ORSILLO ANNE S
7800 139th Ter SW
Palmetto Bay, FL 33158

LASKIS DONALD M
847 Largo Rd
Key Largo, FL 33037

LEISNER ALAN
403 Big Pine Rd
Key Largo, FL 33037

LEMMA GAIL
155019 South Rd
Mosinee, WI 54455

LIPSCOMB E MARIE SAYLES
PO Box 372833
Key Largo, FL 33037

LJUBA MARIA L
843 Largo Rd
Key Largo, FL 33037

MARHOFFER ALLAN E
331 Vaca Rd
Key Largo, FL 33037

MIRANDA ALEIDA A
401 Bahia Honda Rd
Key Largo, FL 33037

MITCHELL KRISTI R
1122 Grand St
Key Largo, FL 33037

MONROE COUNTY
1100 Simonton St
Key West, FL 33040

MONROE COUNTY
C/O KEY LARGO FIRE RESCUE AND EMI
P O BOX 371023
KEY LARGO, FL 33037

MORA CARLOS
3221 SW 94th Pl
Miami, FL 33165

MORROW DAPHNE J
319 Lake Surprise Blvd
Key Largo, FL 33037

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

OBERLIES MARC E
313 Vaca Rd
Key Largo, FL 33037

PAEZ CHRISTINA D
454 Big Pine Rd
Key Largo, FL 33037

PARKER DANIAL LEE
308 Vaca Rd
Key Largo, FL 33037

REID FAMILY TRUST 12/9/97
6911 Roosevelt Ave
Mentor, OH 44060

RICHARD GARY
420 Bahia Honda Rd
Key Largo, FL 33037

RODRIGUEZ LEONARDO
429 Big Pine Rd
Key Largo, FL 33037

RODRIGUEZ NYDIA M L/E
4524 SW 140th Ct
Miami, FL 33175

RONDA OSCAR JR REVOCABLE LIVING T
C/O OSCAR RONDA JR TRUSTEE
453 BIG PINE ROAD
MIAMI, FL 33037

ROSELL PEDRO
9200 75th St SW
Miami, FL 33173

SANCHEZ JR MIGUEL A
PO Box 1856
Moultrie, GA 31776

SANTOYO JULIO
16041 SW 86th Ave
Palmetto Bay, FL 33157

SENAN ADRIANA ABREU
324 Vaca Rd
Key Largo, FL 33037

SILVA ALBERTO
7227 SW 113th Court Cir
Miami, FL 33173

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

STUART ROBERT E
810 Largo Rd
Key Largo, FL 33037

TOLEDO MARIA MERCEDES
7881 SW 171st St
Palmetto Bay, FL 33157

TRAVIS BOATING CENTER FLORIDA INC
2500 Kearney St E
Springfield, MO 65898

WRIGHT LEIDA A
400 Bahia Honda Rd
Key Largo, FL 33037

YEAGER JOSEPH M
10855 129th St SW
Miami, FL 33176

ParcelId	OwnerName
00537015-000000	WRIGHT LEIDA A
00560340-000000	BOT TIF
00560330-000000	BOT TIF
00559490-000000	BOT TIF
00560150-000000	BOT TIF
00560070-000000	MONROE COUNTY
00560130-000000	BOT TIF
00560100-000000	BOT TIF
00559350-000000	BOT TIF
00563160-000100	DOT/ST.OF FL
00560320-000000	BOT TIF
00560180-000000	BOT TIF
00559470-000000	BOT TIF
00083540-000000	BOT TIF
00560990-000000	BOT TIF
00560120-000000	BOT TIF
00560110-000000	BOT TIF
00559480-000000	BOT TIF
00560360-000000	BOT TIF
00083570-000000	BOT TIF
00538040-000000	TRAVIS BOATING CENTER FLORIDA INC
00536990-000000	CASTELLANOS PETER
00536980-000000	LEMMA GAIL
00560310-000100	DOT/ST.OF FL
00563160-000000	CIRCLE K STORES INC
00560300-000000	MONROE COUNTY
00559460-000000	BOT TIF
00560350-000000	BOT TIF
00560140-000000	BOT TIF
00560090-000000	MONROE COUNTY
00560310-000000	BOT TIF
00560170-000000	BOT TIF
00560290-000000	MONROE COUNTY
00559330-000000	BOT TIF
00560160-000000	BOT TIF
00559450-000000	BOT TIF
00559310-000000	BOT TIF
00083550-000000	MONROE COUNTY
00559340-000000	BOT TIF
00560370-000000	BOT TIF
00559320-000000	BOT TIF
00537680-000000	FLORIDA KEYS AQUEDUCT AUTHORITY
00083530-000000	DOT/ST.OF FL
00083570-000100	BOT TIF
00083500-000000	DOT/ST.OF FL
00560080-000000	MONROE COUNTY

00536640-000000 HECHLER JOSE
00537050-000000 ARREBOLA MANUEL
00083510-000000 SO BELL TEL AND TEL CO
00083520-000000 COYLE BEAR AND CROFT LLC
00536600-000000 MARHOFFER ALLAN E
00537060-000000 HERNANDEZ MARLENE C
00537210-000000 FLORES JOSE LUIS
00537540-000000 LASKIS DONALD M
00536770-000000 MORROW DAPHNE J
00537000-000100 ARROYO ANTHONY
00536680-000000 MITCHELL KRISTI R
00537620-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537960-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537250-000000 BEERKIRCHER DOROTHY C
00536780-000000 HUTCHINSON ROBERT
00537630-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537650-000000 ATLANTIC SALMON LLC
00537310-000000 TOLEDO MARIA MERCEDES
00537270-000000 FUSTES ANA MARY
00537040-000000 RICHARD GARY
00536970-000000 GONZALEZ MARIO J
00537470-000000 BYE SUSAN
00536960-000000 REID FAMILY TRUST 12/9/97
00537580-000000 RONDA OSCAR JR REVOCABLE LIVING TRUST 07/19/2022
00537570-000000 SANCHEZ JR MIGUEL A
00537990-000000 HUBERDEAU L CRAIG
00536790-000000 SENAN ADRIANA ABREU
00537330-000000 CRUZ JOSE R
00537280-000000 ROSELL PEDRO
00536620-000000 MORA CARLOS
00536650-000000 HOGAN DANIEL JOSEPH
00537640-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537070-000000 RODRIGUEZ NYDIA M L/E
00537560-000000 LJUBA MARIA L
00537490-000000 TRAVIS BOATING CENTER FLORIDA INC
00536660-000000 NEILL INVESTMENTS LLC
00537010-000000 SILVA ALBERTO
00537000-000000 MIRANDA ALEIDA A
00537610-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537970-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537320-000000 PAEZ CHRISTINA D
00537300-000000 COOK EDWARD A
00537290-000000 COOK EDWARD A CUSTODIAN FOR CAITLIN MARQUIS
00536690-000000 STUART ROBERT E
00536670-000000 PARKER DANIAL LEE
00537930-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537940-000000 DOHERTY ROBERT M REV TRUST 02/03/2021

00537600-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537530-000000 LEISNER ALAN
00537220-000000 RODRIGUEZ LEONARDO
00537240-000000 JEFFRIES JAMES W
00536630-000000 OBERLIES MARC E
00537020-000000 FERRERA YANIET
00537710-000000 SANCHEZ JR MIGUEL A
00537920-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537980-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537260-000000 LEISNER ALAN
00536950-000000 BALDOR DANIEL E
00536610-000000 YEAGER JOSEPH M
00536940-000000 JOHNSON-ORSILLO ANNE S
00537230-000000 GOMEZ GLORIA
00537030-000000 SANTOYO JULIO
00537720-000000 ARCHER PATRICIA ANN
00537660-000000 ATLANTIC SALMON LLC
00537950-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537590-000000 DOHERTY ROBERT M REV TRUST 02/03/2021
00537550-000000 LIPSCOMB E MARIE SAYLES

OwnerAddress1

400 Bahia Honda Rd
 C/O DEP DIVISION OF STATE LANDS
 1100 Simonton St
 C/O DEP DIVISION OF STATE LANDS
 C/O DEP DIVISION OF STATE LANDS
 C/O DEP DIVISION OF STATE LANDS
 (STATE OF FLORIDA DOT)
 C/O DEP DIVISION OF STATE LANDS
 2500 Kearney St E
 407 Bahia Honda Rd
 155019 South Rd
 (STATE OF FLORIDA DOT)
 C/O PROPERTY TAX DEPT
 1100 Simonton St
 C/O DEP DIVISION OF STATE LANDS
 C/O DEP DIVISION OF STATE LANDS
 C/O DEP DIVISION OF STATE LANDS
 C/O KEY LARGO FIRE RESCUE AND EMERGENCY MEDICAL DIS
 C/O DEP DIVISION OF STATE LANDS
 C/O DEP DIVISION OF STATE LANDS
 1100 Simonton St
 C/O DEP DIVISION OF STATE LANDS
 1100 Simonton St
 C/O DEP DIVISION OF STATE LANDS
 C/O DEP DIVISION OF STATE LANDS
 C/O DEP DIVISION OF STATE LANDS
 1100 Kennedy Dr
 (STATE ROAD DEPARTMENT)
 C/O DEP DIVISION OF STATE LANDS
 STATE ROAD DEPARTMENT
 1100 Simonton St

OwnerAddress2

3900 Commonwealth Blvd Mail Station 108

 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108

 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
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 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108

 PO BOX 52085 DC-17

 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 P O BOX 371023
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108

 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108

 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108
 3900 Commonwealth Blvd Mail Station 108

 3900 Commonwealth Blvd Mail Station 108

12415 SW 43rd St
6250 SW 30th St
ATTN PROPERTY TAX DEPT
C/O COYLE JACK AMBR AND MGR
331 Vaca Rd
2901 14th St SW
435 Big Pine Rd
847 Largo Rd
319 Lake Surprise Blvd
2741 Oakbrook
1122 Grand St
13 Bay Rd
13 Bay Rd
173 Township Line Rd
310 Vaca Rd
13 Bay Rd
13 Bay Rd
7881 SW 171st St
90 W 61st St
420 Bahia Honda Rd
8540 NW 169th Ter
424 Summerland Rd
6911 Roosevelt Ave
C/O OSCAR RONDA JR TRUSTEE
PO Box 1856
106580 Overseas Hwy
324 Vaca Rd
440 Big Pine Rd
9200 75th St SW
3221 SW 94th Pl
301 Vaca Rd
13 Bay Rd
4524 SW 140th Ct
843 Largo Rd
2500 Kearney St E
718 N Emerald Dr
7227 SW 113th Court Cir
401 Bahia Honda Rd
13 Bay Rd
13 Bay Rd
454 Big Pine Rd
1931 Spanish Channel Dr
422 Big Pine Rd
810 Largo Rd
308 Vaca Rd
13 Bay Rd
13 Bay Rd

1010 Pine St 9E-L-01
40 Tabor Bluff Ct

453 BIG PINE ROAD

13 Bay Rd
403 Big Pine Rd
429 Big Pine Rd
100 Edgemont Dr
313 Vaca Rd
408 Bahia Honda Rd
PO Box 1856
13 Bay Rd
13 Bay Rd
403 Big Pine Rd
10600 SW 130th St
10855 129th St SW
7800 139th Ter SW
423 Big Pine Rd
16041 SW 86th Ave
238 Ogles Gap Rd
13 Bay Rd
13 Bay Rd
13 Bay Rd
PO Box 372833

OwnerAddress3	OwnerCityStZip	Country
	Key Largo, FL 33037	
	Tallahassee, FL 32399	
	Key West, FL 33040	
	Tallahassee, FL 32399	
	Springfield, MO 65898	
	Key Largo, FL 33037	
	Mosinee, WI 54455	
	TALLAHASSEE, FL 32399	
	Phoenix, AZ 85072	
	Key West, FL 33040	
	Tallahassee, FL 32399	
	Tallahassee, FL 32399	
	Tallahassee, FL 32399	
	KEY LARGO, FL 33037	
	Tallahassee, FL 32399	
	Tallahassee, FL 32399	
	Key West, FL 33040	
	Tallahassee, FL 32399	
	Key West, FL 33040	
	Tallahassee, FL 32399	
	Tallahassee, FL 32399	
	Tallahassee, FL 32399	
	Key West, FL 33040	
	TALLAHASSEE, FL 32399	
	Tallahassee, FL 32399	
	TALLAHASSEE, FL 32399	
	Key West, FL 33040	

Miami, FL 33175
Miami, FL 33155
Saint Louis, MO 63101
Oxford, GA 30054
Key Largo, FL 33037
Miami, FL 33145
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Weston, FL 33332
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Chalfont, PA 18914
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Palmetto Bay, FL 33157
Hialeah, FL 33012
Key Largo, FL 33037
Miami Lakes, FL 33016
Key Largo, FL 33037
Mentor, OH 44060
MIAMI, FL 33037
Moultrie, GA 31776
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Miami, FL 33173
Miami, FL 33165
Key Largo, FL 33037
Key Largo, FL 33037
Miami, FL 33175
Key Largo, FL 33037
Springfield, MO 65898
Key Largo, FL 33037
Miami, FL 33173
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Big Pine Key, FL 33043
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037

Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Redlands, CA 92373
Key Largo, FL 33037
Key Largo, FL 33037
Moultrie, GA 31776
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Miami, FL 33176
Miami, FL 33176
Palmetto Bay, FL 33158
Key Largo, FL 33037
Palmetto Bay, FL 33157
Burnsville, NC 28714
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037
Key Largo, FL 33037

KBP CONSULTING, INC.

July 12, 2022

Ty Harris, Esq.
Ty Harris P.A.
110 Plantation Shores Drive
Islamorada, Florida 33070

**Re: Former Key Largo Baptist Church Property – Key Largo, Florida
Traffic Statement for Future Land Use Map Amendment**

Dear Ty:

Per your request, KBP Consulting, Inc. has prepared this traffic statement associated with the proposed Future Land Use Map Amendment application for the former Key Largo Baptist Church property in Key Largo, Monroe County, Florida. The subject site is generally located between Overseas Highway / US 1 and Largo Road near Bahia Honda Road. More specifically the site is located at 835 Largo Road and the Monroe County Parcel ID Number are 00537590-000000 through 00537660-000000 and 00537920-000000 through 00537980-000000.

The current future land use designation of this site is *Institutional (INS)* and the total site area is 1.80 acres. The existing building which previously served the Key Largo Baptist Church has a floor area of approximately 7,058 square feet. The proposed future land use designation is *Commercial (COMM)*. The intent of this action is to re-purpose the existing building for contractor office space and storage area. No additional floor area is proposed.

Trip Generation Analysis

Consistent with the foregoing description of the current and proposed development characteristics on the subject site, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use categories for this analysis are Land Use #180 – Specialty Trade Contractor and Land Use #560 – Church. The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment A to this memorandum.

SPECIALTY TRADE CONTRACTOR – ITE LAND USE #180

- Weekday: $T = 9.82 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area¹
- AM Peak Hour: $T = 1.66 (X)$ (74% in / 26% out)
- PM Peak Hour: $T = 1.93 (X)$ (32% in / 68% out)

¹ This land use lacks sufficient trip generation data for Saturdays and Sundays. Although the trip rates for this land use are likely to be lower on weekends, this analysis has been conducted by utilizing the weekday trip generation rate.

CHURCH – ITE LAND USE #560

- Weekday: T = 7.60 (X)
- Saturday: T = 4.90 (X)
- Sunday: T = 31.46 (X)
- **Daily (wt. avg.): T = 10.62 (X)**
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 0.32 (X) (62% in / 38% out)
- PM Peak Hour: T = 0.49 (X) (44% in / 56% out)

Table 1 below summarizes the trip generation characteristics associated with the current and proposed development scenarios for the subject site in Key Largo.

Table 1 Former Key Largo Baptist Church Site Trip Generation Analysis 835 Largo Road - Key Largo, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Church	7,058 SF	75	1	1	2	1	2	3
Sub-Total	7,058 SF	75	1	1	2	1	2	3
<i>Proposed</i> Specialty Trade Contractor	7058 SF	69	9	3	12	4	10	14
Sub-Total	7,058 SF	69	9	3	12	4	10	14
Difference (Proposed - Existing)		(6)	8	2	10	3	8	11

*Compiled by: KBP Consulting, Inc. (July 2022).
 Source: ITE Trip Generation Manual (11th Edition).*

As indicated in Table 1 above, the proposed development scenario (i.e. specialty trade contractor) on the subject site is projected to generate 69 daily vehicle trips, 12 AM peak hour vehicle trips and 14 PM peak hour vehicle trips. When considering the current development on this site (i.e. church), this represents a decrease of six (6) daily vehicle trips, an increase of 10 AM peak hour vehicle trips and an increase of 11 PM peak hour vehicle trips.

Roadway Impacts

As mentioned previously, the subject site is located in Key Largo near mile marker 106.5 on Overseas Highway / US 1. Segment 24 of Overseas Highway / US 1 encompasses mile markers 106.0 to 112.5 and is currently operating at Level of Service (LOS) “C” (see Attachment B). Segment 23 of Overseas Highway / US 1 encompasses mile markers 99.5 to 106.0 and is currently operating at Level of Service (LOS) “A”. Additionally, the latest remaining capacity table provided by Monroe County indicates that Segments 23 and 24 of Overseas Highway currently have 10,984 and 2,215 daily trips remaining, respectively. Even though a decrease in daily trips is projected, sufficient roadway capacity exists to accommodate the proposed Future Land Use Map Amendment with the proposed specialty trade contractor space development.

KBP CONSULTING, INC.

Conclusions

The traffic analysis for the proposed Future Land Use Map Amendment associated with the Former Key Largo Baptist Church site in Key Largo indicates that the proposed action will result in a decrease in daily traffic and that sufficient roadway capacity exists within the study area to accommodate the proposed action.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

Former Key Largo Baptist Church Site

ITE Trip Generation Manual (11th Edition) Excerpts

Land Use: 180

Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in Texas.

Source Numbers

889, 890

Specialty Trade Contractor (180)

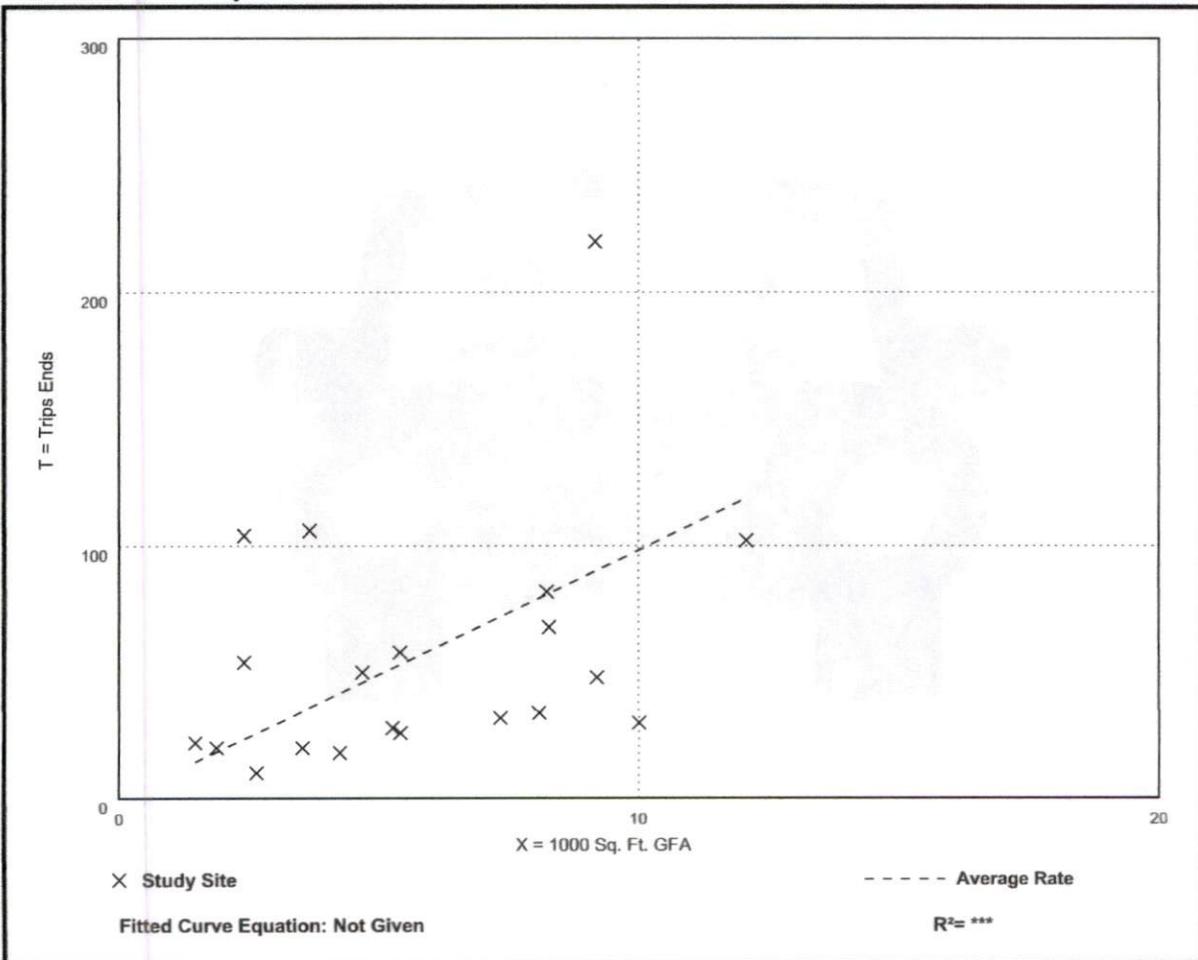
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.82	3.00 - 43.33	8.56

Data Plot and Equation



Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 20

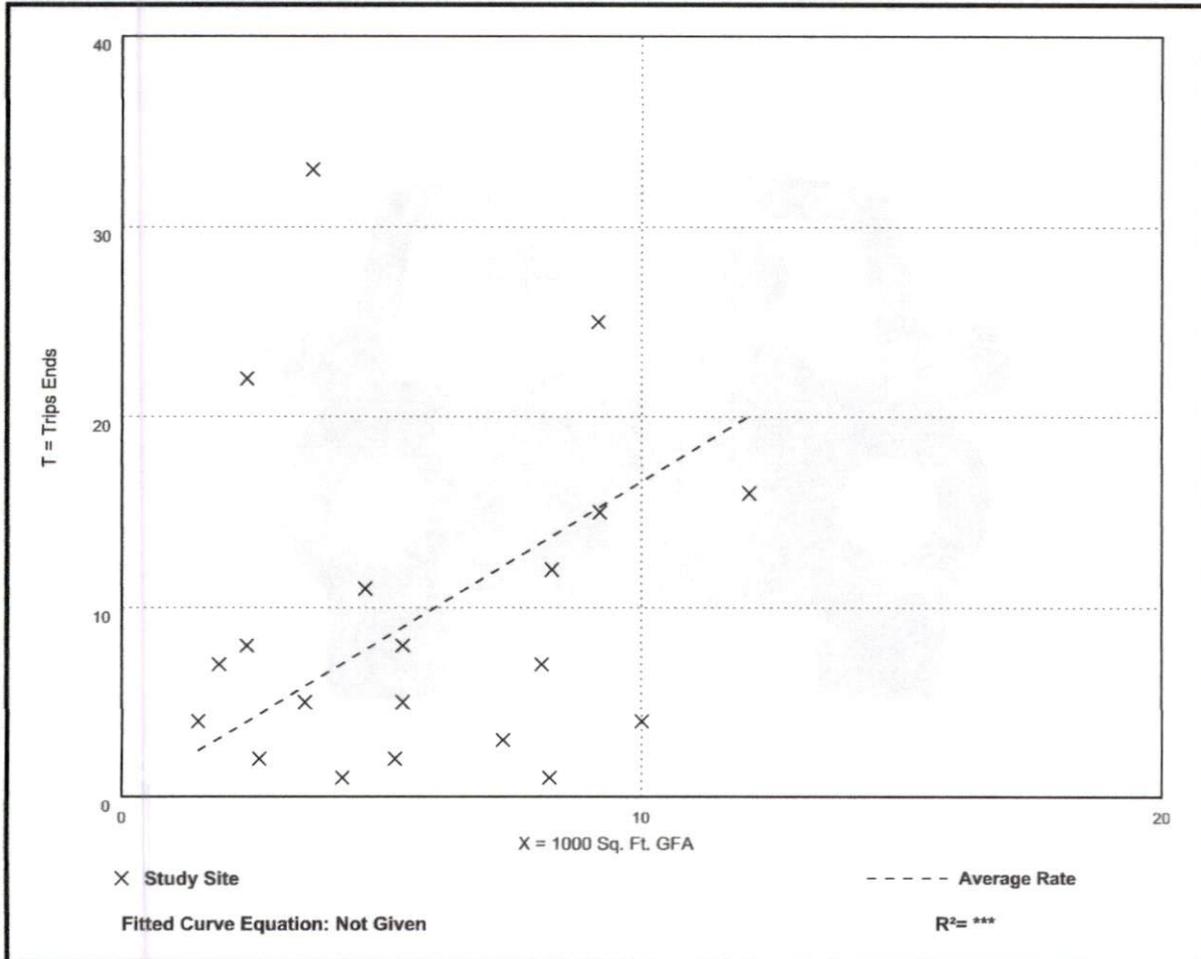
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.66	0.12 - 9.17	2.00

Data Plot and Equation



Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 19

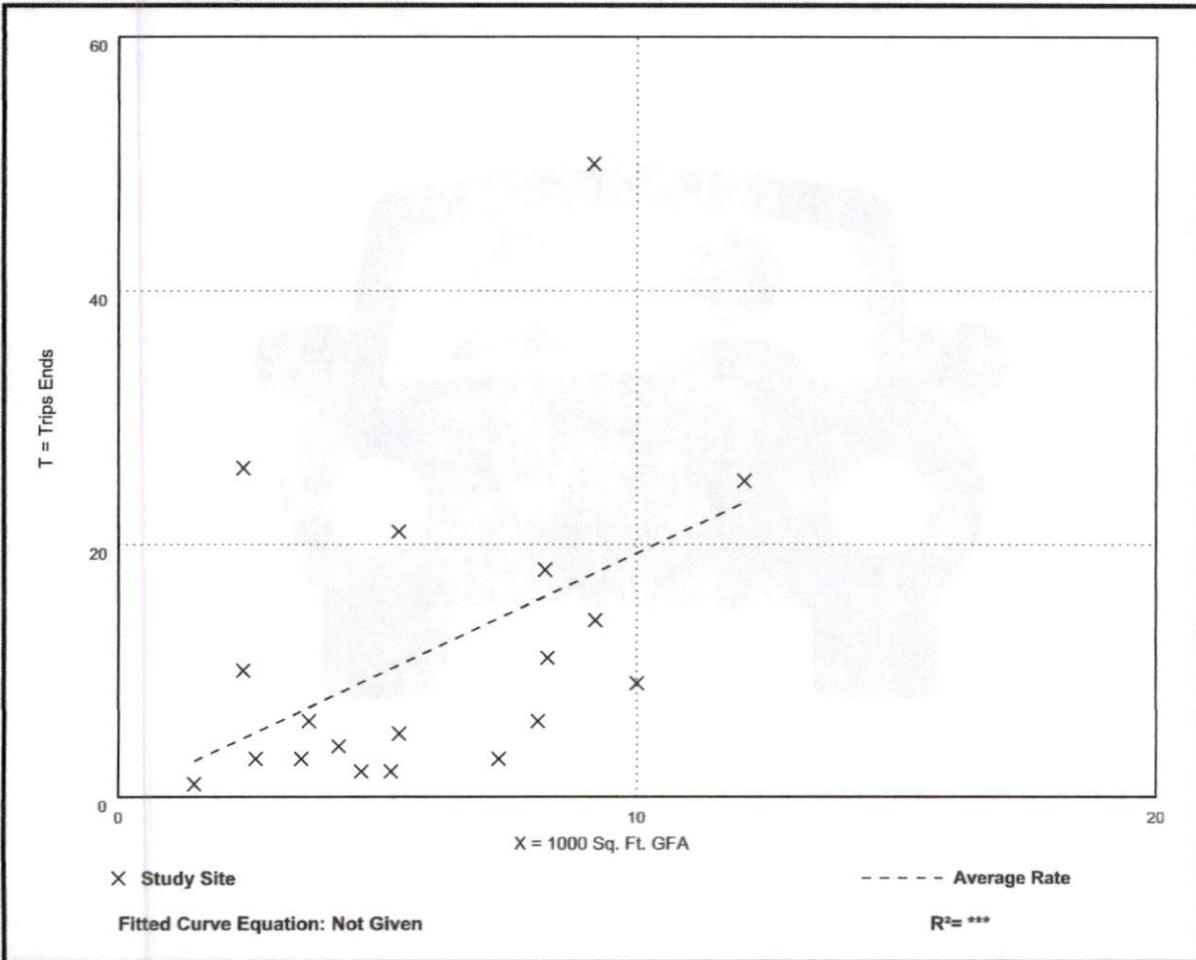
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.93	0.38 - 10.83	1.98

Data Plot and Equation



Land Use: 560

Church

Description

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

Additional Data

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080

Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 5

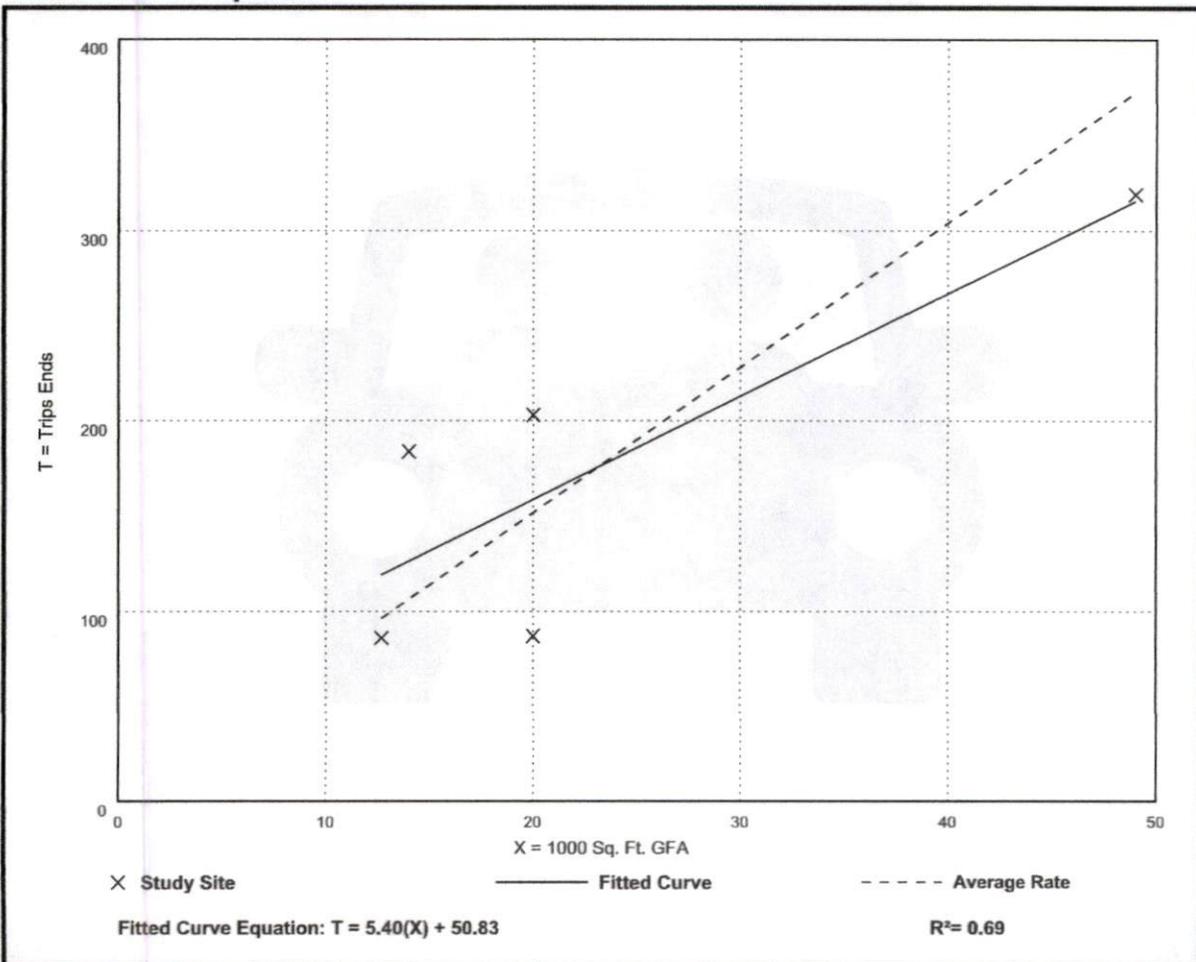
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.60	4.35 - 13.14	3.01

Data Plot and Equation



Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

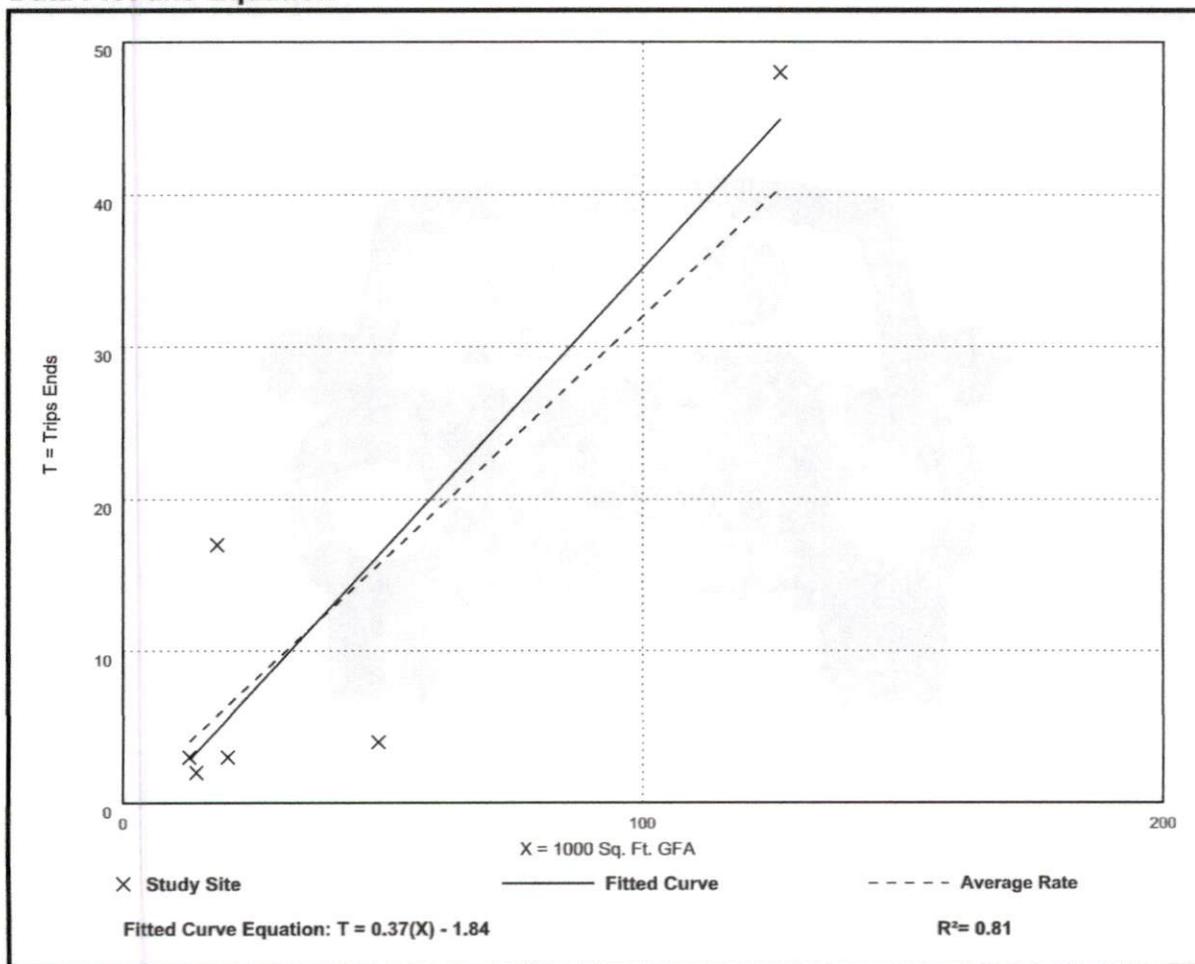
Avg. 1000 Sq. Ft. GFA: 40

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.32	0.08 - 0.94	0.24

Data Plot and Equation



Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 11

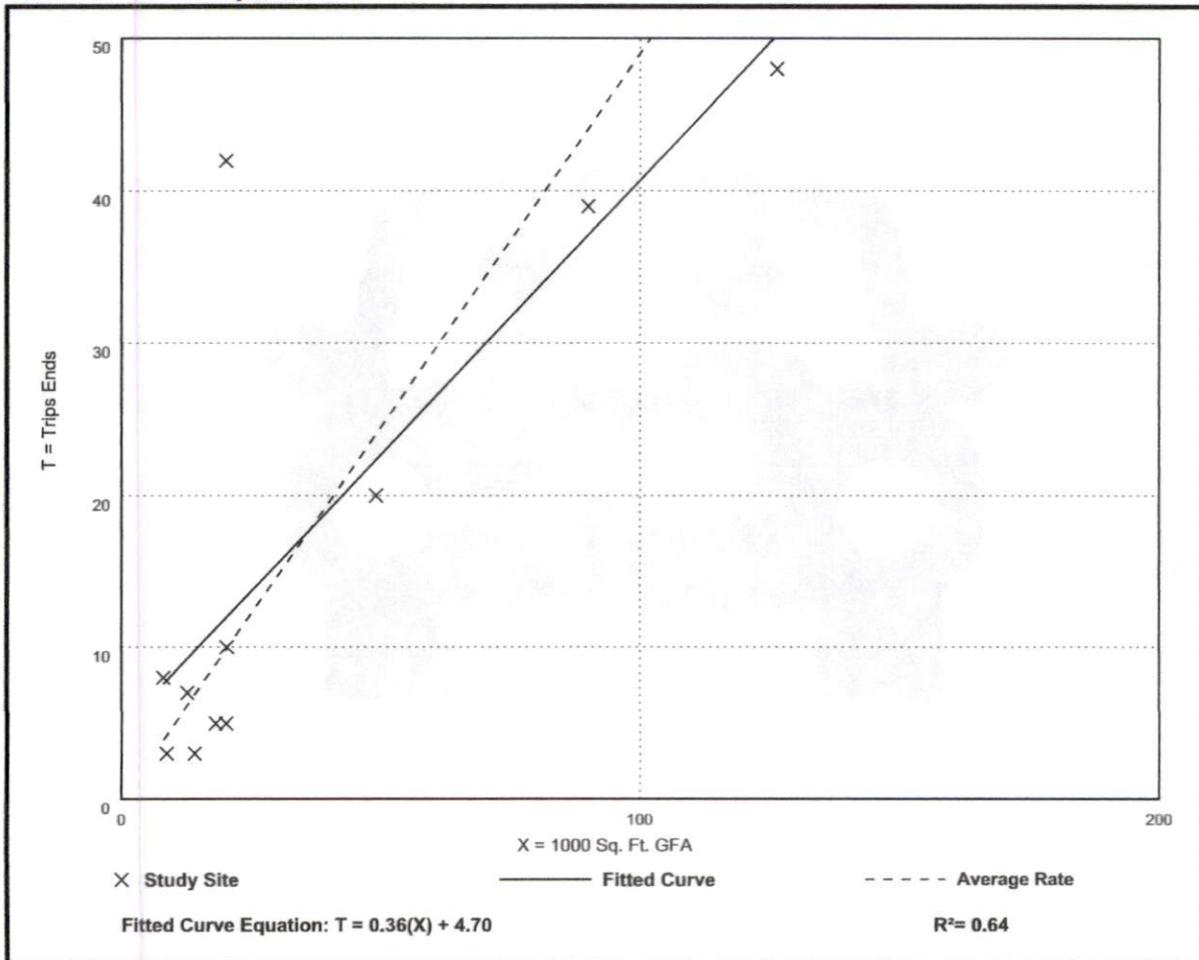
Avg. 1000 Sq. Ft. GFA: 35

Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.21 - 2.10	0.41

Data Plot and Equation



Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 4

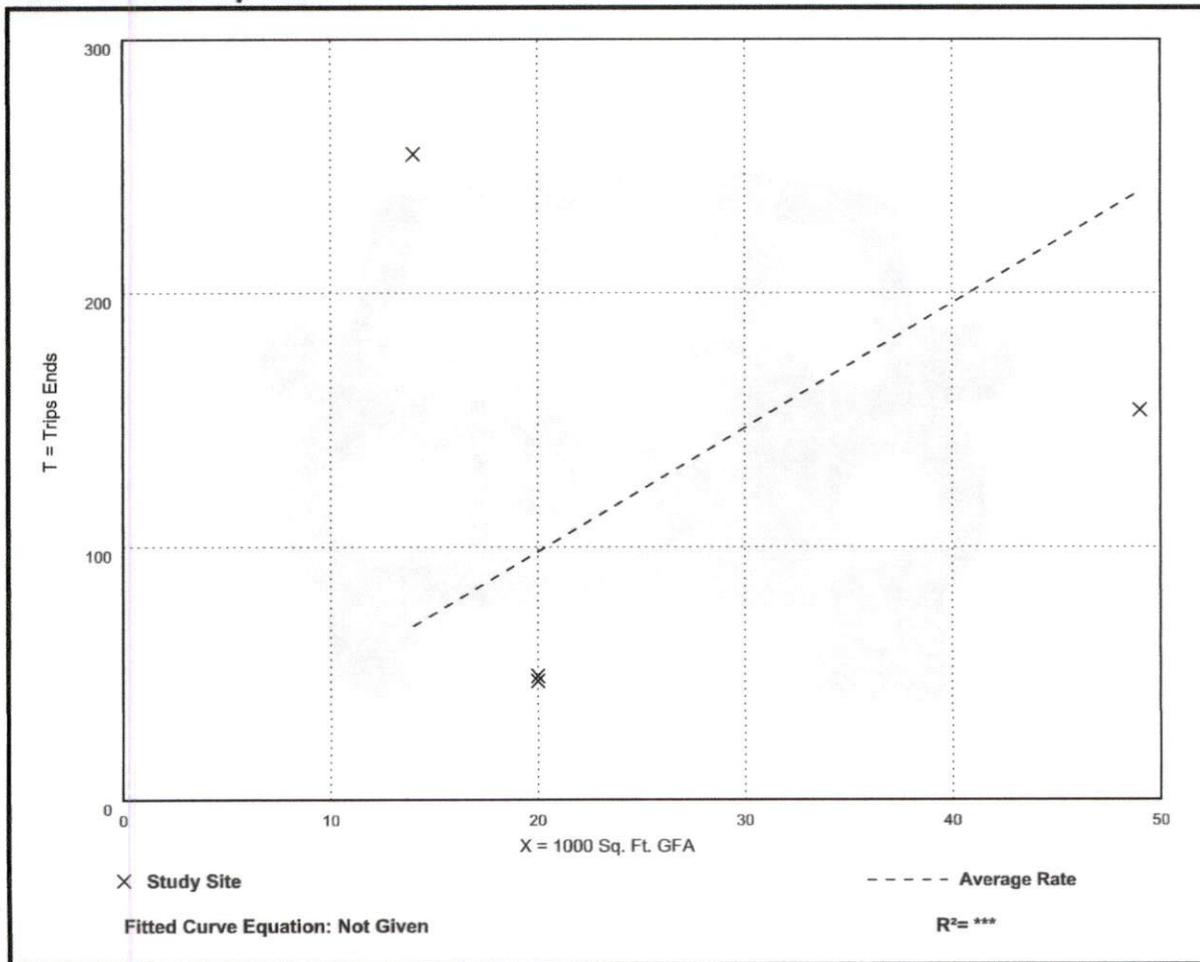
Avg. 1000 Sq. Ft. GFA: 26

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.90	2.35 - 18.21	6.11

Data Plot and Equation



Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 4

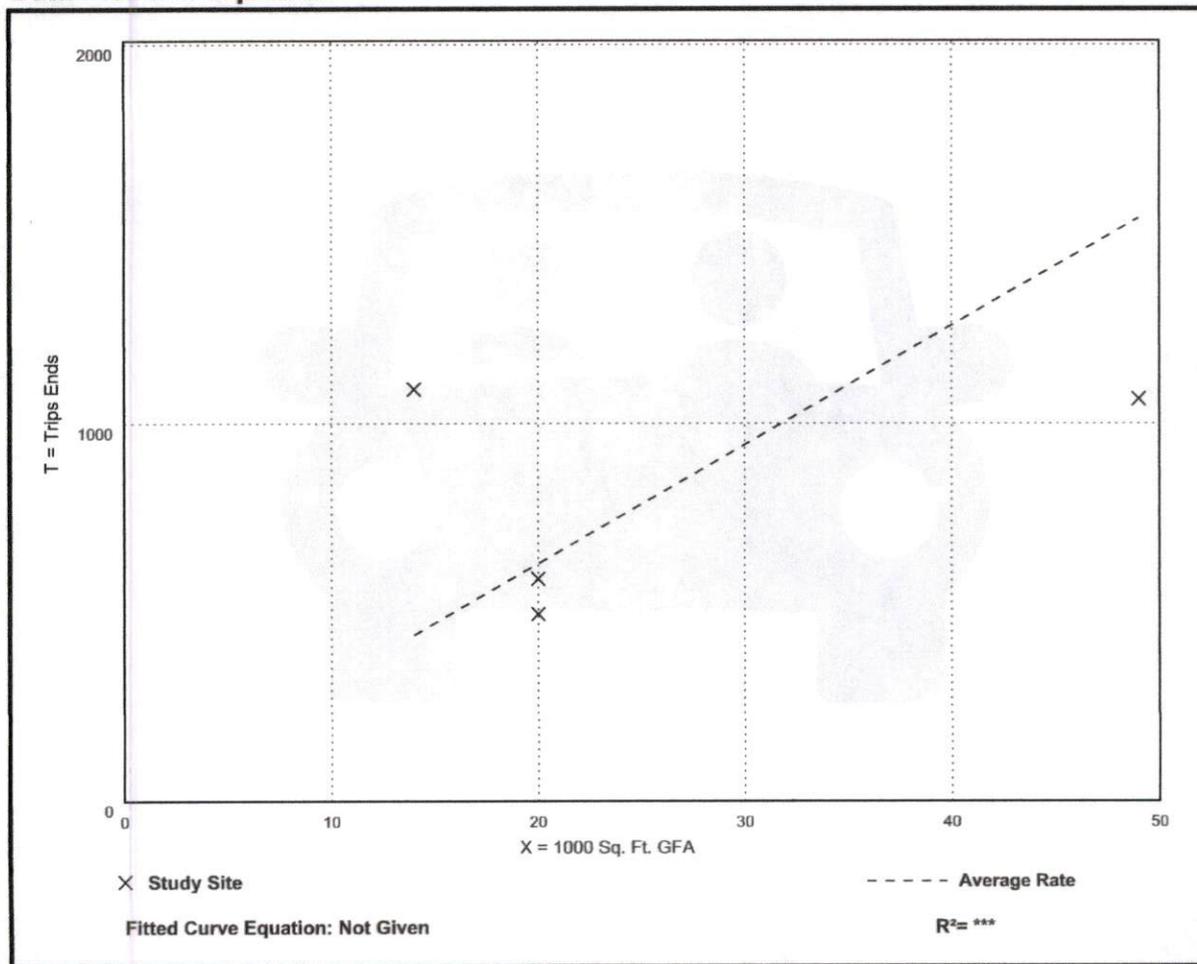
Avg. 1000 Sq. Ft. GFA: 26

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.46	21.73 - 77.86	21.51

Data Plot and Equation



Attachment B

Former Key Largo Baptist Church Site

Monroe County Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE
												VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	40.0	A	18.0	3,279	3,474	1,348
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	59.9	A	9.7	6,265	7,876	6,071
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	47.5	B	5.6	1,391	1,921	1,341
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	53.5	B	4.3	4,130	6,513	4,034
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	48.8	A	15.1	9,752	10,856	7,944
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	3,064	3,920	3,188
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	46.1	B	5.6	2,040	2,791	1,639
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,285	3,063	2,133
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	48.8	A	8.3	2,886	3,589	2,504
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	42.7	A	8.1	4,561	5,511	1,295
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	54.8	A	6.9	7,998	10,730	6,723
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	53.2	B	3.3	3,716	6,508	3,603
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	39.6	A	17.6	21,276	22,590	19,221
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	51.4	C	3.4	3,603	6,183	3,286
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.2	C	2.7	1,207	2,344	1,252
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	49.9	C	1.0	1,639	5,619	2,459
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	48.2	C	0.2	149	1,939	224
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	46.6	A	6.1	2,222	2,965	(692)
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	35.3	E	-5.2	(3,531)	(2,187)	(883)
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	39.3	D	-1.2	(378)	271	157
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	34.7	C	2.0	1,921	3,524	3,266
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	49.4	A	9.8	12,983	15,580	8,876
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	45.0	A	9.9	11,148	13,095	8,333
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	49.1	C	2.2	2,259	4,618	5,852
Overall	108.3					45.0	45.5	C	0.5	N/A		

