

**File #:** 2021-178

**Property Owner:** MHC Fiesta Key, LLC  
c/o Equity LifeStyle Properties, Inc.

**Applicant:** MHC Fiesta, LLC

**Agent/Contact:** Everett Butler

**Type of Application:** Minor Deviation

**Key:** Long Key

**RE:** 00098160-000000

# **Additional Information added to File 2021-178**



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

## Detail by Entity Name

Foreign Limited Liability Company  
MHC FIESTA KEY, L.L.C.

### Filing Information

<b>Document Number</b>	M13000001984
<b>FEI/EIN Number</b>	90-0951396
<b>Date Filed</b>	03/29/2013
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	12/16/2013
<b>Event Effective Date</b>	NONE

### Principal Address

TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Changed: 04/16/2018

### Mailing Address

TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Changed: 04/16/2018

### Registered Agent Name & Address

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MEMBER

MHC OPERATING LIMITED PARTNERSHIP  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title Executive Vice President, CFO and Treasurer

SEAVEY, PAUL

TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title Executive Vice President, General Counsel and Corporate Secretary

ELDERSVELD, DAVID  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title SENIOR VICE PRESIDENT

Wilkins, Douglas  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title VP

MARTIN, STANLEY  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title CEO, President

NADER, MARGUERITE  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title SENIOR VICE PRESIDENT

BUNCE, RONALD  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title SENIOR VICE PRESIDENT

BUTLER II, DONALD EVERRETT  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title VP

REGISTER, LESLIE  
TWO N. RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Title SENIOR VICE PRESIDENT

HATTEL, BRETT  
TWO NORTH RIVERSIDE PLAZA, SUITE 800  
CHICAGO, IL 60606

Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	04/23/2019
2020	06/27/2020
2021	04/21/2021

**Document Images**

<a href="#">04/21/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/13/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/16/2013 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2013 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

**End of Additional File 2021-178**

August 11, 2021

Liz Lustberg  
Senior Planner Principal  
Monroe County Planning & Environmental Resources  
Department  
Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Re: Fiesta Key Conditional Use Permit  
WEC Job No. 19002.006

Dear Liz Lustberg,

On behalf of MHC Fiesta, LLC, owners of 70001 Overseas Highway, Long Key, FL 33001, I am pleased to submit the attached Request for a Minor Deviation to a Conditional Use Permit. The proposed project entails the paving of an existing gravel roadway through an existing RV Resort. The RV Resort was constructed decades ago and therefore, this project was grandfathered in and has a deemed Conditional Use Permit. The proposed paved drive aisle has a change in open space below 5% which makes it suitable for a MINOR Deviation to a Conditional Use Permit. This development was previously approved for this change, and our only intent is to pave an existing gravel road internal to the site. No additional buildings or transient units are proposed as part of this project. No change in traffic is associated with this project and therefore no Traffic Impact Statement is required.

Enclosed is a check for the application fee for the Minor Deviation to a Conditional Use Permit in the amount of \$1,770.00. Also enclosed in this submittal is the proposed site plan showing the changes.

If you have any other questions, or require additional information, please do not hesitate to contact me at (941) 505-1700 or electronically [lramalle@weilerengineering.org](mailto:lramalle@weilerengineering.org).

Sincerely,



Lourdes Ramalle, E.I.  
Civil Engineering  
The Weiler Engineering Corporation

APPLICATION  
**MONROE COUNTY**  
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Minor Deviation to a Conditional Use Permit**

**After a conditional use permit has been issued, certain adjustments may be approved as minor deviations. Such development is limited by the thresholds provided in Monroe County Code Section 110-73(c)(2).**

Minor Deviation to a Conditional Use Permit Application Fee: \$1,770.00  
 Traffic Study Review: \$5,000.00 (if applicable)

**Date of Application:** 9 / 9 / 2021  
 Month Day Year

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

<u>MHC Fiesta, LLC</u>	<u>Everrett Butler</u>		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
<u>5100 W. Lemon St. Suite 109, Tampa, FL 33609</u>			
Mailing Address (Street, City, State and Zip Code)			
<u>813-282-5950</u>	<u>N/A</u>	<u>N/A</u>	<u>Everrett_Butler@equitylifestyle.com</u>
Work Phone	Home Phone	Cell Phone	Email Address

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

<u>MHC Fiesta Key, LLC C/O Equity LifeStyle Properties, Inc.</u>	<u>Everrett Butler</u>		
(Name/Entity)	Contact Person		
<u>5100 W. Lemon St. Suite 109, Tampa, FL 33609</u>			
Mailing Address (Street, City, State and Zip Code)			
<u>813-282-5950</u>	<u>N/A</u>	<u>N/A</u>	<u>Everrett_Butler@equitylifestyle.com</u>
Work Phone	Home Phone	Cell Phone	Email Address

**Approval (Development Order / Resolution) #:** N/A

**Legal Description of Property:**

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

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Block	Lot	Subdivision	Key
<u>00098160-000000</u>			<u>N/A</u>
Real Estate (RE) / Parcel ID Number			Alternate Key Number
<u>70001 Overseas Highway, Long Key, FL 33001</u>			<u>70</u>
Street Address (Street, City, State, Zip Code)			Approximate Mile Marker

APPLICATION

Please describe what the requested minor deviation would allow: (If necessary, attach additional sheets.)

If the minor deviation is approved, the permitted 29,772 SF of gravel roadway will be paved.

This change will result in a 4.64% decrease in open space.

Approval (Development Order / Resolution) #: N/A

Expiration Date of Development Order / Resolution: N/A

Minor deviations to minor and major conditional use permits may be approved but are limited to the following: Additional development that requires a deviation of up to ten percent (10%) of one or more the following requirements as follows:

Do the proposed modifications decrease the approved number of parking spaces?

Yes No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes No

Do the proposed modifications decrease any approved landscaping?

Yes No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes No

Do the proposed modifications affect any approved access drives/configuration?

Yes No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes No

Do the proposed modifications decrease the approved amount of open space?

Yes No

Do the proposed modifications increase the approved number of residential dwelling units? (up to 5% deviation)

Yes No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (up to 5% deviation)

Yes No

## APPLICATION

**IMPORTANT:** If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes       No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes       No

Deviation Requirements per Code Section 110-73	Approved or Deemed Conditional Use Permit	Proposed Development	Percent Change between Approved or Deemed CUP and Proposed Development	Result (no deviation, minor dev, major dev, amendment to CUP)
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Off-street parking				
Loading/unloading spaces				
Parking landscaping				
Bufferyard width and/or plantings				
Access				
Non-residential floor area				
Open space	641,569.84 SF	611,797.84 SF	4.64%	Minor Dev
<i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i>				
Dwelling units				
Hotel-motel, RV and/or institutional residential units				
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Commercial retail intensity (trip generation)				
<i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i>				
Schedule or phasing				

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

## APPLICATION

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

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

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- N/A Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

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

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

- Notarized Agent Authorization
- N/A Proposed landscape plan
- N/A Proposed building floor plans
- N/A Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval)
- N/A Proposed phasing plan

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

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

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

APPLICATION

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

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

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

Signature of Applicant: [Handwritten Signature] Date: 8-5-2021

STATE OF FLORIDA

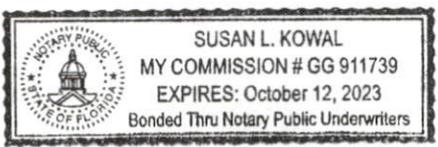
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me this 5 day of August, 2021, by means of  physical presence or  online notarization

by Donald Everett Butler II, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

\_\_\_\_\_ as identification.  
(TYPE OF ID PRODUCED)

[Handwritten Signature]  
Signature of Notary Public, State of Florida  
Susan L. Kowal



Print, Type or Stamp Commissioned Name of Notary Public  
My commission expires: October 12, 2023

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 / 5 / 2021
Month Day Year

I hereby authorize ADICARL CONNELL (WEC) be listed as authorized agent
(Print Name of Agent)

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

of Request for a Minor Deviation to a Conditional Use Permit
(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)

N/A N/A N/A N/A
Lot Block Subdivision Key (Island)
00098160-000000 N/A
Real Estate (RE) / Parcel ID Number Alternate Key Number
70001 Overseas Highway, Long Key, FL 33001 70
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

Everrett Butler

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

813-282-5950 N/A N/A Everrett\_Butler@equitylifestyle.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: Donald Everett Butler II

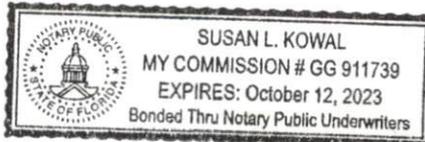
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me this 5 day of August, 2021, by means of [X] physical presence or [ ] online notarization,

by Donald Everett Butler II, who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced) as identification.



[Handwritten Signature of Notary Public]

Signature of Notary Public
My commission expires:

October 12, 2023

Print, Type or Stamp Commissioned Name of Notary Public

19070 m

13-412

133,560.00  
61.00  

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133,621.00

Prepared By:  
Woods Oviatt Gilman LLP  
700 Crossroads Building  
2 State Street  
Rochester, New York 14614

Doc# 1950242 09/17/2013 3:32PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

09/17/2013 3:32PM  
DEED DOC STAMP CL: MA \$133,560.00

Record and Return To:  
Kirkland & Ellis LLP  
Attn: Daniel Perlman, Esq.  
300 North LaSalle Street  
Chicago, Illinois 60654

Doc# 1950242  
Bk# 2649 Pg# 2468

Property Appraiser's Parcel I.D. Number/s: 1114685 and 1114707

### SPECIAL WARRANTY DEED

This Warranty Deed made this 30<sup>th</sup> day of Aug, 2013, by and between MORGAN FIESTA KEY LLC, a New York limited liability company, hereinafter called the Grantor, whose mailing address is c/o Morgan Management LLC, 1080 Pittsford Victor Road, Pittsford, New York 14534 to MHC FIESTA KEY, L.L.C., a Delaware limited liability company, hereinafter called the Grantee, whose mailing address is c/o Equity Lifestyle Properties, Inc., Two North Riverside Plaza, Suite 800, Chicago, Illinois 60606.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land situate in the County of Monroe, and State of Florida, to wit:

**\*\*SEE SCHEDULE "A" ATTACHED HERETO\*\***

TOGETHER with any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the land, building, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over and under the land, and all easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the land (the "Property").

TO HAVE AND TO HOLD the above described Property unto Grantee, its successors and assigns, the same in fee simple forever.

AND Grantor hereby covenants with Grantee, its successors and assigns, that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby agrees to fully warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other, and Grantor warrants that the Property is free of all encumbrances, and restrictions, covenants, and easements subject only to permitted exceptions of record as set forth on Schedule B attached hereto.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents to be executed this 30 day of Aug, 2013.

Doc# 1950242  
Bk# 2649 P# 2470

Signed, sealed in the presence of:

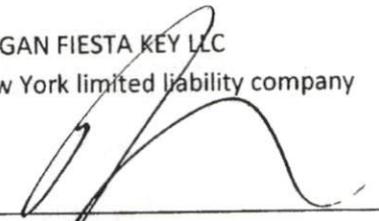
  
\_\_\_\_\_  
Witness Signature

Brittany McElrath  
Printed Name

  
\_\_\_\_\_  
Witness Signature

HEATHER M. PYATTE  
Printed Name

MORGAN FIESTA KEY LLC  
a New York limited liability company

By:   
\_\_\_\_\_  
Name: Robert C. Morgan  
Title: Manager

STATE OF NEW YORK)

COUNTY OF MONROE) ss:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2013, by Robert C. Morgan, as Manager of Morgan Fiesta Key LLC, who is personally known to me and did take an oath.

Notarial Seal:

Keith Johnson  
Notary Public  
State of New York  
License No. 01JO6:96526  
Livingston County  
Commission Expires 5/08 17

  
\_\_\_\_\_  
Notary Public

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

A PARCEL OF UPLAND AND SUBMERGED LANDS LOCATED IN MONROE COUNTY, FLORIDA CONSISTING OF THE UPLAND OF FIESTA KEY, FORMERLY KNOWN AS GREYHOUND KEY, FORMERLY KNOWN AS JEWFISH KEY, AND THE SUBMERGED LANDS THAT COMPRISE THE PORTION OF THE BOAT BASIN LOCATED ALONG THE NORTH SHORE OF SAID FIESTA KEY THAT LIES WITHIN THE PARAMETERS OF THE "1874 MEANDERED SHORELINE," TOGETHER WITH THE UPLAND LANDS ALSO LYING WITHIN SAID "1874 MEANDERED SHORELINE" AND IDENTIFIED ON THE SURVEY (HEREINAFTER DEFINED) AS "SUBSIDIARY ISLAND" - ALL AS SHOWN ON THAT CERTAIN SURVEY PREPARED BY DAVID H. BARROW SURVEYING & MAPPING, LB 6591, BEARING DRAWING NO. 25310 AR8 DATED SEPTEMBER 13, 2006, SHEET 1 OF WHICH IS ATTACHED TO SURVEYORS AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 2530, PAGE 54, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 1, OF SECTION 26, TOWNSHIP 64 SOUTH, RANGE 35 EAST, AND GOVERNMENT LOT 1, OF SECTION 27, TOWNSHIP 64 SOUTH, RANGE 35 EAST, THE WHOLE HAVING FORMERLY BEEN KNOWN AS "JEWFISH KEY" AND THEREAFTER BEING KNOWN AS "GREYHOUND KEY" IN MONROE COUNTY, FLORIDA.

AND ALSO

TWO PARCELS OF LAND LYING OUTSIDE OF THE APPROXIMATE 1874 MEANDER LINES AT FIESTA KEY (AKA GREYHOUND KEY, JEWFISH, KEY), MONROE COUNTY, FLORIDA.

PARCEL A

A PARCEL OF LAND IN SECTIONS 26 AND 27, TOWNSHIP 64 SOUTH, RANGE 35 EAST, MONROE COUNTY, FLORIDA, ADJOINING FIESTA KEY (AKA: GREYHOUND KEY, JEWFISH KEY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (US HIGHWAY NO. 1) WITH THE SECTION LINE DIVIDING SAID SECTIONS 26 AND 27; THENCE RUN NORTHERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 1241.20 FEET, MORE OR LESS; TO AN INTERSECTION WITH THE MEANDER LINE AS SHOWN ON U.S. SURVEYOR GENERAL'S MAP OF TOWNSHIP 64 SOUTH, RANGE 35 EAST, DATED JUNE 30, 1874; THENCE RUN S 77 DEGREES 23' 42" W ALONG SAID MEANDER LINE FOR A DISTANCE OF 75.83 FEET, MORE OR LESS, TO THE SHORELINE OF FLORIDA BAY, AND THE POINT OF BEGINNING OF THE HEREINDESCRIBED PARCEL, FROM SAID POINT OF BEGINNING; THENCE MEANDER SAID SHORELINE FOR THE FOLLOWING COURSES LABELED J1 THROUGH J8, INCLUSIVE: J1) N 28 DEGREES 51' 08" E FOR 77.94 FEET; J2) N 30 DEGREES 55' 33" E FOR 31.00 FEET; J3) N 45 DEGREES 23' 38" E FOR 16.46 FEET; J4) N 87 DEGREES 36' 51" E FOR 13.21 FEET; J5) S 50 DEGREES 11' 11" E FOR 9.15 FEET; J6) S 4 DEGREES 10' 48" W FOR 8.64 FEET; J7) S 32 DEGREES 07' 18" W FOR 45.18 FEET; J8) S 23 DEGREES 38' 20" W FOR 49.15 FEET, MORE OR LESS, TO AN INTERSECTION WITH SAID 1874 MEANDER LINE; THENCE, J9) S 77 DEGREES 23' 42" W FOR 42.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND IN SECTION 26, TOWNSHIP 64 SOUTH, RANGE 35 EAST, MONROE COUNTY, FLORIDA, ADJOINING FIESTA KEY (AKA: GREYHOUND KEY, JEWFISH KEY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Schedule "A" continued

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (US HIGHWAY NO. 1) WITH THE SECTION LINE DIVIDING SECTIONS 26 AND 27, TOWNSHIP 64 SOUTH, RANGE 35 EAST; THENCE RUN NORTHERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 1241.20 FEET, MORE OR LESS TO AN INTERSECTION WITH MEANDER LINE AS SHOWN ON U.S. SURVEYOR GENERAL'S MAP OF TOWNSHIP 64 SOUTH, RANGE 35 EAST, DATED JUNE 30, 1874; THENCE RUN N 77 DEGREES 23' 42" E ALONG SAID MEANDER LINE FOR 228.69 FEET; J10) THENCE CONTINUE ALONG SAID MEANDERED LINE N 62 DEGREES 30' 00" E FOR 2.68 FEET, MORE OR LESS, TO THE SHORELINE OF A BOAT BASIN AND THE POINT OF BEGINNING OF THE HEREINDESCRIBED PARCEL; FROM SAID POINT OF BEGINNING; THENCE MEANDER SAID SHORE LINE FOR THE FOLLOWING COURSES LABELED J11 THROUGH J24, INCLUSIVE: J11) N 0 DEGREES 24' 06" W FOR 20.07 FEET; J12) N 46 DEGREES 08' 43" W FOR 16.63 FEET; J13;) N 66 DEGREES 24' 24" W FOR 99.12 FEET; J14) N 65 DEGREES 44' 46" W FOR 22.96 FEET; J15) N 71 DEGREES 55' 12" W FOR 53.07 FEET; J16) N 40 DEGREES 54' 29" W FOR 9.12 FEET; J17) N 12 DEGREES 57' 04" W FOR 9.86 FEET; J18) N 38 DEGREES 42' 52" E FOR 16.34 FEET; J19) N 84 DEGREES 44' 15" E FOR 5.34 FEET; J20) S 68 DEGREES 01' 54" E FOR 69.47 FEET; J21) S 65 DEGREES 22' 16" E FOR 41.03 FEET; J22) S 72 DEGREES 35' 39" E FOR 52.82 FEET; J23) S 80 DEGREES 13' 38" E FOR 64.04 FEET; J24) S 26 DEGREES 43' 56" E FOR 28.40 FEET, MORE OR LESS, TO AN INTERSECTION WITH SAID 1874 MEANDER LINE; THENCE, J25) S 62 DEGREES 30' 00" W FOR 68.81 FEET, MORE OR LESS, ALONG SAID MEANDER LINE TO THE SHORELINE OF SAID BOAT BASIN AND THE POINT OF BEGINNING.

Doc# 1950242  
Bk# 2649 Pgh 2472

ALSO DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 1, OF SECTION 26, TOWNSHIP 64 SOUTH, RANGE 35 EAST, AND GOVERNMENT LOT 1, OF SECTION 27, TOWNSHIP 64 SOUTH, RANGE 35 EAST, THE WHOLE BEING FORMERLY KNOWN AS "JEWFISH KEY" AND THEREAFTER BEING KNOWN AS "GREYHOUND KEY" IN MONROE COUNTY FLORIDA.

AND ALSO

TWO PARCELS OF LAND LYING OUTSIDE OF THE APPROXIMATE 1874 MEANDER LINES AT FIESTA KEY (AKA: GREYHOUND KEY, JEWFISH KEY), MONROE COUNTY, FLORIDA.

PARCEL A

A PARCEL OF LAND IN SECTIONS 26 AND 27, TOWNSHIP 64 SOUTH, RANGE 35 EAST, MONROE COUNTY, FLORIDA, ADJOINING FIESTA KEY (AKA: GREYHOUND KEY, JEWFISH KEY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (US HIGHWAY NO. 1) WITH THE SECTION LINE DIVIDING SAID SECTIONS 26 AND 27; THENCE RUN NORTHERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 1241.20 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE MEANDER LINE AS SHOWN ON U.S. SURVEYOR GENERAL'S MAP OF TOWNSHIP 64 SOUTH, RANGE 35 EAST, DATED JUNE 30, 1874; THENCE RUN S 77°23'42"W ALONG SAID MEANDER LINE FOR A DISTANCE OF 75.83 FEET, MORE OR LESS, TO THE SHORELINE OF FLORIDA BAY, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING, THENCE MEANDER SAID SHORELINE FOR THE FOLLOWING COURSES LABELED J1 THROUGH J8, INCLUSIVE: J1) N 28°51'08"E FOR 77.94 FEET; J2) N 30°55'33"E FOR 31.00 FEET; J3) N 45°23'38"E FOR 16.46 FEET; J4) N 87°36'51"E FOR 13.21 FEET; J5) S 50°11'11"E FOR 9.15 FEET; J6) S 4°10'48"W FOR 8.64 FEET; J7) S 32°07'16"W FOR 45.18 FEET; J8) S 23°38'20"W FOR 49.15 FEET, MORE OR LESS, TO AN INTERSECTION WITH

Schedule "A" continued

SAID 1874 MEANDER LINE; THENCE, J9) S 77°23'42"W FOR 42.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND IN SECTION 26, TOWNSHIP 64 SOUTH, RANGE 35 EAST, MONROE COUNTY, FLORIDA, ADJOINING FIESTA KEY (AKA: GREYHOUND KEY, JEWFISH KEY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) WITH THE SECTION LINE DIVIDING SECTIONS 26 AND 27, TOWNSHIP 64 SOUTH, RANGE 35 EAST; THENCE RUN NORTHERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 1241.20 FEET, MORE OR LESS, TO AN INTERSECTION WITH MEANDER LINE AS SHOWN ON U.S. SURVEYOR GENERAL'S MAP OF TOWNSHIP 64 SOUTH, RANGE 35 EAST, DATED JUNE 30, 1874; THENCE RUN N 77°23'42"E ALONG SAID MEANDER LINE FOR 228.69 FEET; J10) THENCE CONTINUE ALONG SAID MEANDERED LINE N 62°30'00"E FOR 2.68 FEET, MORE OR LESS, TO THE SHORELINE OF A BOAT BASIN AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: FROM SAID POINT OF BEGINNING, THENCE MEANDER SAID SHORELINE FOR THE FOLLOWING COURSES LABELED J11 THROUGH J24, INCLUSIVE, J11) N 0°24'06"W FOR 20.07 FEET; J12) N 46°08'43"W FOR 16.63 FEET; J13) N 66°24'24"W FOR 99.12 FEET; J14) N 65°44'46"W FOR 22.96 FEET; J15) N 71°55'12"W FOR 53.07 FEET; J16) N 40°54'29"W FOR 9.12 FEET; J17) N 12°57'04"W FOR 9.86 FEET; J18) N 38°42'52"E FOR 16.34 FEET; J19) N 84°44'15"E FOR 5.34 FEET; J20) S 68°01'54"E FOR 69.47 FEET; J21) S 65°22'16"E FOR 41.03 FEET; J22) S 72°35'39"E FOR 52.82 FEET; J23) S 80°13'38"E FOR 64.04 FEET; J24) S 26°43'56"E FOR 28.40 FEET, MORE OR LESS, TO AN INTERSECTION WITH SAID 1874 MEANDER LINE; THENCE, J25) S 62°30'00"W FOR 68.81 FEET; MORE OR LESS, ALONG SAID MEANDER LINE TO THE SHORELINE OF SAID BOAT BASIN AND THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE ANY PORTION CONTAINED WITHIN THE BOUNDARIES OF THE FOLLOWING:

1. GRANT OF RIGHT-OF-WAY TO STATE ROAD DEPARTMENT RECORDED OCTOBER 10, 1932 IN DEED BOOK G-4, PAGE 217. (AFFECTS ONLY THAT PORTION OF THE INSURED LANDS THAT LIE WITHIN THE 200' ROAD RIGHT OF WAY FOR STATE ROAD 5, US HIGHWAY NO 1)
2. GRANT OF RIGHT-OF-WAY TO OVERSEAS BRIDGE CORPORATION RECORDED DECEMBER 2, 1932, IN DEED BOOK G-4, PAGE 229. (AFFECTS ONLY THAT PORTION OF THE INSURED LANDS THAT LIE WITHIN THE 200' ROAD RIGHT OF WAY FOR STATE ROAD 5, US HIGHWAY NO 1)
3. GRANT OF RIGHT-OF-WAY TO STATE ROAD DEPARTMENT STATE OF FLORIDA RECORDED AUGUST 10, 1933 DEED BOOK G-4, PAGE 340. (AFFECTS ONLY THAT PORTION OF THE INSURED LANDS THAT LIE WITHIN THE 200' ROAD RIGHT OF WAY FOR STATE ROAD 5, US HIGHWAY NO 1)
4. GRANT OF RIGHT-OF-WAY TO OVERSEAS ROAD AND TOLL BRIDGE DISTRICT RECORDED AUGUST 10, 1933 IN DEED BOOK G-4, PAGE 341.

Schedule "B"

Doc# 1950242  
BK# 2649 P# 2474

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the Insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Rights of tenants occupying all or part of the Insured land under unrecorded leases or rental agreements.
4. House Bill No. 634, Chapter 70-231, an act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida Statutes by adding Section 161.052; providing a setback line for the coastal construction and excavation; providing for the granting of variance by the Department of Natural Resources, providing penalties and providing an effective date.
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for The Florida Keys of Critical State Concern as recorded in Official Records Book 668, page 43.
6. Southern Bell Telephone and Telegraph Company Easement recorded in Official Records Book 1155, page 1423.
7. Grant of Easement in favor of Comcast of California/Colorado/Florida/Oregon, Inc. recorded in Official Records Book 2401, page 157.
8. Notwithstanding the Legal Description appearing in Schedule "A" hereof, this Policy does not insure any right, title or interest in those portions of Government Lot 1 in Section 26, Township 64 South, Range 35 East and Government Lot 1 in Section 27, Township 64 South, Range 35 East (the 1874 Government Lots) that extend beyond the upland of Fiesta Key, f/k/a Greyhound Key, f/k/a Jewfish Key into Florida Bay, said uninsured area is identified as the cross-hatched area depicted on that certain survey prepared by David H. Barrow Surveying & Mapping, LB6591, bearing Drawing No. 2531, a copy of which is attached to surveyors affidavit recorded in Official Records Book 2530, Page 54.  
  
Moreover, this Policy does not insure any right, title or interest in any currently submerged land that is located outside of the parameters of said Government Lots (the 1874 Government Lots) as shown on that certain Survey prepared by David H. Barrow Surveying & Mapping, LB ;6591 bearing Drawing No. 2531 a copy of which is attached to surveyors affidavit recorded in Official Records Book 2530, Page 54.
9. Grant of Easement to Travelers Communication Services, L.L.C., recorded in Official Records Book 2598, Page 160.
10. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
11. The nature, extent or existence of riparian rights is not insured.
12. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
13. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
14. Survey by Millman Surveying Inc. on behalf of Millman Land Services, dated August 14, 2012, last revised \_\_\_\_\_, as MSI Project No. 27006, discloses the following:
  - A. Identifying sign for said site encroaches on neighboring property outside of Insured land.
  - B. Title is not insured to any boat docks located beyond the boundary line of the land described in Schedule A.
  - C. Possible unrecorded utility easement rights evidenced by utility lines crossing property lines and running throughout property.

MONROE COUNTY  
OFFICIAL RECORDS



**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 00098160-000000  
 Account# 1114685  
 Property ID 1114685  
 Millage Group 500L  
 Location 70001 OVERSEAS Hwy, LONG KEY  
 Address  
 Legal 26 64 35 GOV LOT 1 AND 27 64 65 GOV LOT 1 AND ADJ FILL  
 Description JEWFISH KEY AKA (GREYHOUND OR FIESTA KEY) OR523-1080 OR2237-2154/57 OR2250-1466/68 OR2459-1416/18C/T OR2649-2468/74  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10030  
 Property Class MOBILE HOME/TRAILER (2802)  
 Subdivision  
 Sec/Twp/Rng 26/64/35  
 Affordable No  
 Housing



**Owner**

MHC FIESTA KEY LLC  
 C/O EQUITY LIFESTYLE PROPERTIES INC  
 2 N Riverside Ste 800  
 Chicago IL 60606

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$1,506,536	\$2,006,536	\$2,006,536	\$0
+ Market Misc Value	\$1,116,028	\$1,198,977	\$1,198,977	\$0
+ Market Land Value	\$10,156,657	\$12,656,657	\$12,656,657	\$7,494,563
= Just Market Value	\$12,779,221	\$15,862,170	\$15,862,170	\$7,494,563
= Total Assessed Value	\$9,975,262	\$9,068,420	\$8,244,019	\$7,494,563
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$12,779,221	\$15,862,170	\$15,862,170	\$7,494,563

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(2801)	1,036,728.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	2.32	Acreage	0	0

**Commercial Buildings**

Style CAMP BLDG-A- / 36A  
 Gross Sq Ft 534  
 Finished Sq Ft 218  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1974

Year Remodeled  
 Effective Year Built 1995  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	56	0	0
FLA	FLOOR LIV AREA	218	218	0
PTO	PATIO	260	0	0
<b>TOTAL</b>		<b>534</b>	<b>218</b>	<b>0</b>

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 2,278  
 Finished Sq Ft 1,356  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1963  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,356	1,356	0
OPF	OP PRCH FIN LL	252	0	0
PTO	PATIO	670	0	0
<b>TOTAL</b>		<b>2,278</b>	<b>1,356</b>	<b>0</b>

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 2,278  
 Finished Sq Ft 1,356  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1963  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,356	1,356	0
OPF	OP PRCH FIN LL	252	0	0
PTO	PATIO	670	0	0
<b>TOTAL</b>		<b>2,278</b>	<b>1,356</b>	<b>0</b>

Style NIGHT CLUBS, BARS C / 33C  
 Gross Sq Ft 4,795  
 Finished Sq Ft 2,484  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls CONC BLOCK  
 Quality 300 ()  
 Roof Type  
 Roof Material

Exterior Wall1 CONC BLOCK  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1972  
 Year Remodeled  
 Effective Year Built 1994  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CAD	DETACHED CAN	1,056	0	0
FLA	FLOOR LIV AREA	2,484	2,484	0
OPU	OP PR UNFIN LL	84	0	0
OPF	OP PRCH FIN LL	859	0	0
PTO	PATIO	312	0	0
<b>TOTAL</b>		<b>4,795</b>	<b>2,484</b>	<b>0</b>

Style CAMP BLDG / 36C  
 Gross Sq Ft 588  
 Finished Sq Ft 336  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1953  
 Year Remodeled  
 Effective Year Built 1994  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	336	336	0
OPF	OP PRCH FIN LL	105	0	0
SBF	UTIL FIN BLK	147	0	0
<b>TOTAL</b>		<b>588</b>	<b>336</b>	<b>0</b>

Style SERVICE SHOPS-B- / 25B  
 Gross Sq Ft 4,619  
 Finished Sq Ft 1,147  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 200 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1953  
 Year Remodeled  
 Effective Year Built 1976  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,147	1,147	0
OPF	OP PRCH FIN LL	689	0	0
PTO	PATIO	2,723	0	0
SBF	UTIL FIN BLK	60	0	0

TOTAL	4,619	1,147	0
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Style 1 STORY STORES / 11C  
 Gross Sq Ft 3,730  
 Finished Sq Ft 1,724  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1958  
 Year Remodeled  
 Effective Year Built 1993  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,724	1,724	0
OPF	OP PRCH FIN LL	396	0	0
PTO	PATIO	1,474	0	0
SBF	UTIL FIN BLK	136	0	0
TOTAL		3,730	1,724	0

Style APARTMENTS / 03C  
 Gross Sq Ft 2,532  
 Finished Sq Ft 2,096  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1958  
 Year Remodeled  
 Effective Year Built 1993  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,096	2,096	0
OPF	OP PRCH FIN LL	384	0	0
PTO	PATIO	52	0	0
TOTAL		2,532	2,096	0

Style CAMP BLDG-D- / 36D  
 Gross Sq Ft 832  
 Finished Sq Ft 832  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover

Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1943  
 Year Remodeled  
 Effective Year Built 1976  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	832	832	0
TOTAL		832	832	0

Style CAMP BLDG-D- / 36D  
 Gross Sq Ft 474  
 Finished Sq Ft 210  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1976  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	210	210	0
OPF	OP PRCH FIN LL	180	0	0
PTO	PATIO	84	0	0
TOTAL		474	210	0

Style CAMP BLDGS-B- / 36B  
 Gross Sq Ft 5,107  
 Finished Sq Ft 4,791  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls CONC BLOCK  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 CONC BLOCK  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1974  
 Year Remodeled  
 Effective Year Built 1988  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,791	4,791	0
PTO	PATIO	316	0	0
TOTAL		5,107	4,791	0

Style CLUBS-LDGE-HALLS C / 77C  
 Gross Sq Ft 6,651  
 Finished Sq Ft 5,378  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material

Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1967  
 Year Remodeled  
 Effective Year Built 1990  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,378	5,378	0
OPF	OP PRCH FIN LL	775	0	0
PTO	PATIO	498	0	0
<b>TOTAL</b>		<b>6,651</b>	<b>5,378</b>	<b>0</b>

Style SERVICE SHOPS-B- / 25B  
 Gross Sq Ft 964  
 Finished Sq Ft 414  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1974  
 Year Remodeled  
 Effective Year Built 1976  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	414	414	0
PTO	PATIO	418	0	0
SBF	UTIL FIN BLK	132	0	0
<b>TOTAL</b>		<b>964</b>	<b>414</b>	<b>0</b>

Style APARTMENTS / 03C  
 Gross Sq Ft 1,048  
 Finished Sq Ft 408  
 Perimeter 0  
 Stories 1  
 Interior Walls MASONRY/MIN  
 Exterior Walls METAL SIDING with 78% INSULATED METAL  
 Quality 200 ()  
 Roof Type FLAT OR SHED  
 Roof Material METAL  
 Exterior Wall1 METAL SIDING  
 Exterior Wall2 INSULATED METAL  
 Foundation CONC BLOCK  
 Interior Finish MASONRY/MIN  
 Ground Floor Area  
 Floor Cover SFT/HD WD  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type NONE with 0% NONE  
 Year Built 1989  
 Year Remodeled  
 Effective Year Built 1998  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	408	408	0
OPU	OP PR UNFIN LL	320	0	0
OPF	OP PRCH FIN LL	320	0	0
<b>TOTAL</b>		<b>1,048</b>	<b>408</b>	<b>0</b>

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 2,278  
 Finished Sq Ft 1,251  
 Perimiter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1963  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,251	1,251	0
OPF	OP PRCH FIN LL	357	0	0
PTO	PATIO	670	0	0
<b>TOTAL</b>		<b>2,278</b>	<b>1,251</b>	<b>0</b>

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 2,278  
 Finished Sq Ft 1,251  
 Perimiter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1963  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,251	1,251	0
OPF	OP PRCH FIN LL	357	0	0
PTO	PATIO	670	0	0
<b>TOTAL</b>		<b>2,278</b>	<b>1,251</b>	<b>0</b>

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 2,278  
 Finished Sq Ft 1,251  
 Perimiter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1963  
 Year Remodeled  
 Effective Year Built 1986

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,251	1,251	0
OPF	OP PRCH FIN LL	357	0	0
PTO	PATIO	670	0	0
<b>TOTAL</b>		<b>2,278</b>	<b>1,251</b>	<b>0</b>

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



**Map**



**TRIM Notice**

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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

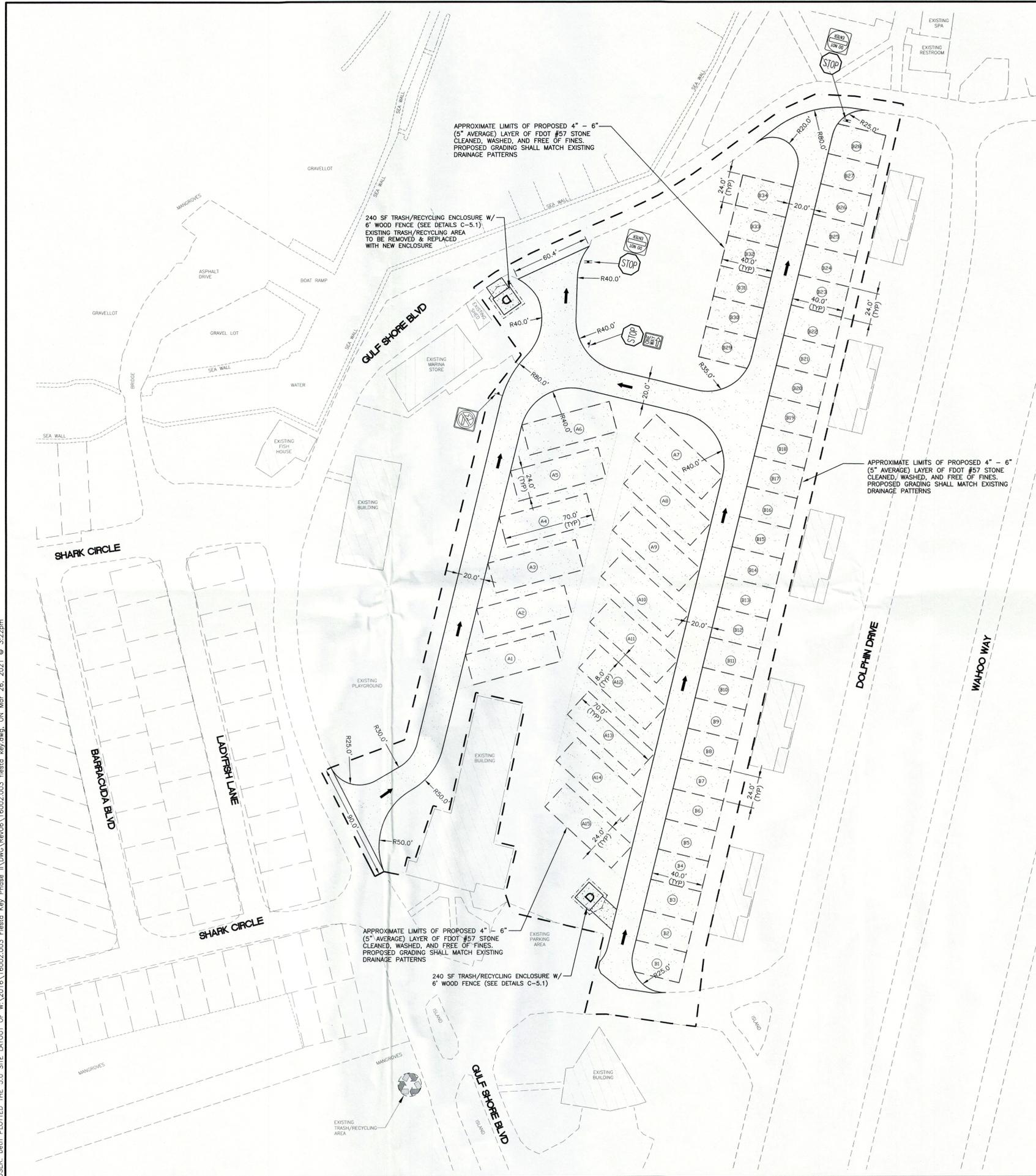
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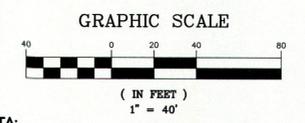
Version 2.3.125



USER: beth PLOTTED THE 5.0 SITE LAYOUT OF W:\2016\16002.003 Fiesta Key Phase II.DWG Rev06\16002.003 Fiesta Key.dwg, ON Mar. 26, 2021 @ 3:22pm



EXISTING ELEVATIONS SHOWN ARE REFERENCED TO NAVD88



**TOTAL UNITS LDRD PER APPROVAL (FILE 2020168):**

TRANSIENT UNITS:  
HOTEL UNITS: 22  
RV UNITS: 328  
PERMANENT DWELLING UNITS: 7

**TOTAL UNITS CURRENTLY IN USE:**

TRANSIENT UNITS:  
HOTEL UNITS: 22  
RV UNITS: 262  
PERMANENT DWELLING UNITS: 2

**TOTAL UNITS USED AS PART OF THIS PROJECT:**

TRANSIENT UNITS:  
HOTEL UNITS: 0  
RV UNITS: 49  
PERMANENT DWELLING UNITS: 0

**TOTAL UNITS REMAINING AFTER COMPLETION OF THIS PROJECT:**

TRANSIENT UNITS:  
HOTEL UNITS USED: 22  
HOTEL UNITS AVAILABLE: 0  
RV UNITS USED: 311  
RV UNITS AVAILABLE: 17  
PERMANENT DWELLING UNITS USED: 2  
PERMANENT DWELLING UNITS AVAILABLE: 5

**OPEN SPACE RATIO:**

TOTAL PROPERTY:	1,137,867.96 S.F. / 26.12 AC.
EXISTING IMPERVIOUS	
ROADWAY	200,620.00 S.F. / 4.61 AC.
LOTS	28,418.00 S.F. / 0.65 AC.
BUILDINGS	65,524.68 S.F. / 1.50 AC.
SEAWALLS	13,465.44 S.F. / 0.31 AC.
MISC. (CONCRETE, GRAVEL, PATHS)	199,639.80 S.F. / 4.58 AC.
<b>TOTAL IMPERVIOUS</b>	<b>507,667.92 S.F. / 11.65 AC.</b>
	11.65 / 26.12 = <b>0.446</b>
EXISTING PERVIOUS	630,200.04 S.F. / 14.47 AC.
<b>TOTAL PERVIOUS</b>	<b>630,200.04 S.F. / 14.47 AC.</b>
	14.47 / 26.12 = <b>0.554</b>
PROPOSED IMPERVIOUS	
ROADWAY	191,170.20 S.F. / 4.39 AC.
LOTS	28,418.00 S.F. / 0.65 AC.
BUILDINGS	65,524.68 S.F. / 1.50 AC.
SEAWALLS	13,465.44 S.F. / 0.31 AC.
MISC. (CONCRETE, GRAVEL, PATHS)	197,719.80 S.F. / 4.54 AC.
<b>TOTAL IMPERVIOUS</b>	<b>496,298.12 S.F. / 11.39 AC.</b>
	11.39 / 26.12 = <b>0.436</b>
PROPOSED PERVIOUS	641,569.84 S.F. / 14.73 AC.
<b>TOTAL PERVIOUS</b>	<b>641,569.84 S.F. / 14.73 AC.</b>
	14.73 / 26.12 = <b>0.564</b>
CHANGE IN OPEN SPACE:	
<b>TOTAL RATIO:</b>	<b>TOTAL CHANGE = 0.100</b> (INCREASE IN OPEN SPACE)
PERCENTAGE CHANGE IN OPEN SPACE FROM EXISTING CONDITIONS:	<b>2.24%</b>

**PROJECT DATA:**

PROJECT: FIESTA KEY RV RESORT PHASE II  
7001 OVERSEAS HIGHWAY  
LAYTON, FL 33001

OWNER: MHC FIESTA KEY LLC  
C/O EQUITY LIFESTYLE PROPERTIES INC  
2 N RIVERIDE SUITE 800  
CHICAGO, IL 60606

DATUM: DATUM NAVD88  
(CONVERSION NAVD + 1.60' = NOVD)

PROJECT AREA: 156452 S.F. / 3.59 AC.

EXISTING ZONING & USE: PARKS AND RECREATION (PR)  
RV LOT

PROPOSED USE: RV LOT WITH AMENITIES

SEWER: ONSITE WWTP FACILITY

WATER: FLORIDA KEYS AQUADUCT AUTHORITY  
3200 OVERSEAS HIGHWAY, MARATHON, FLORIDA 33050

ELECTRIC: FLORIDA KEYS ELECTRIC CO-OP  
3421 OVERSEAS HIGHWAY, MARATHON, FLORIDA 33050

FIRE: MARATHON FIRE DEPARTMENT  
8900 OVERSEAS HIGHWAY, MARATHON, FLORIDA 33050

STORMWATER: STORED AND TREATED ONSITE PER APPLICABLE STATE AND LOCAL REGULATIONS

ENGINEER: THE WELER ENGINEERING CORPORATION  
STEPHEN J. SUGGS, P.E. NO. 86237

**SITE GENERAL NOTES:**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF MONROE COUNTY AND THE STATE OF FLORIDA.
- THERE SHALL BE NO CHANGE OR DEVIATION OF THESE PLANS OR SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS OBTAINED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF AND WHEN A POSSIBLE ERROR IS FOUND IN THE PLANS OR STAKED ALIGNMENT AND/OR GRADES. THE ENGINEER MAY ACCEPT, REVISE TO ACCOMMODATE CONDITIONS, OR REJECT THE FACILITY BEING CONSTRUCTED. IT IS IMPERATIVE THAT THE CONTRACTOR NOTIFY THE ENGINEER OF THESE SITUATIONS AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY ON-SITE OR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS, WHETHER THEY ARE IDENTIFIED ON THE DRAWINGS OR NOT.
- CONTRACTOR SHALL INCLUDE IN THE BID PRICE THE COST OF EROSION CONTROL MEASURES AS SHOWN ON THE BMP PLANS, EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND OBSERVED DURING CONSTRUCTION BY THE CONTRACTOR. THE METHODS WHICH SHOULD BE USED INCLUDE, BUT ARE NOT LIMITED TO:
  - THE CONTRACTOR SHALL UTILIZE SAND BAGS AND BALES AND/OR OTHER EROSION CONTROL METHODS TO CONTROL EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM DRAINAGE SYSTEM BOTH ON-SITE AND OFF-SITE.
  - CONTRACTOR SHALL PLACE ADEQUATE TEMPORARY PROTECTION AROUND ALL INLETS TO MINIMIZE DAMAGE AND STORM DRAINAGE SILTATION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AT ALL TIMES DURING CONSTRUCTION BY UTILIZING WATER TRUCKS, ANTI-DRAFT FENINGS, AND BY COVERING OPEN BODIED TRUCKS TRANSPORTING DEBRIS.
- THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEMS OF TREES AND OTHER LANDSCAPE FEATURES WHICH ARE TO BE SAVED AND/OR SALVAGED FOR RESTORATION PURPOSES. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED.
- GRADE SITE AS INDICATED. ALL STORMWATER RUN-OFF SHALL BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEM.
- THE CONTRACTOR SHALL SOD ALL DRAINAGE RETENTION AND SWALE AREAS. SOODING INCLUDES MAINTAINING SLOPES AND SOD UNTIL, IN THE OPINION OF THE ENGINEER, GROWTH IS FIRMLY ESTABLISHED.
- AS PART OF CLEARING AND GRUBBING, ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND SALVAGED BY THE CONTRACTOR OR TRANSPORTED TO LEGAL DISPOSAL AREAS, AS DIRECTED BY THE OWNER.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING BUFFERS, TREE PRESERVATION, PLANT SCHEDULES, IRRIGATION, AND ALL LANDSCAPE WORK.
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SERVICE CONNECTIONS, POWER POLE RELOCATIONS, POWER TRANSFORMER DETAILS AND LOCATIONS, CONDUIT ROUTING, AND ALL ELECTRICAL WORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING AND STRUCTURE IMPROVEMENTS, GARAGE LAYOUTS, LIFE SAFETY, PROPERTY NETWORKS, ADA COMPLIANCE, AND ALL ARCHITECTURAL WORK.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE JURISDICTIONAL AUTHORITY AND COMPLY WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) REQUIREMENTS THROUGHOUT CONSTRUCTION.
- ALL SLOPES SHALL BE 4:1V MAXIMUM, UNLESS OTHERWISE SPECIFIED.
- ALL SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE U.S.D.O.T. FEDERAL HIGHWAY ADMINISTRATION MANUAL, ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE EXISTING UTILITIES SHOWN ARE BASED ON THE BEST ABILITIES OF THE ENGINEER AND SURVEYOR. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF CONSTRUCTION AND SHALL IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL ARRANGE A FIELD MEETING WITH THE ENGINEER OF RECORD PRIOR TO EXPOSING CONNECTION POINT TO REVIEW LOCATIONS OF PROPOSED IMPROVEMENTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO MATCH EXISTING GROUND COVER.
- DAMAGE OF PAVEMENT AND/OR SOD OUTSIDE OF ACTUAL WORK AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- LOCATION OF PROPOSED CLEAN-OUTS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION OF MAN AND FITTINGS.

**MAINTENANCE REQUIREMENTS:**

- REMOVE ANY TRASH OR DEBRIS FROM SWALES, INLET STRUCTURES, AND PIPES. SPECIAL CARE SHOULD BE TAKEN TO INSPECT THE DRAINAGE STRUCTURES ON A REGULAR BASIS TO REMOVE TRASH AND OR GRASS CLIPPINGS WHICH MAY INHIBIT PROPER SURFACE DRAINAGE.
- INSPECT ANY AREAS SUBJECT TO EROSION AND SEED OR SOD AS NECESSARY.
- ADHERE TO ALL SPECIAL MAINTENANCE INSTRUCTION AS PROVIDED BY THE VARIOUS MATERIAL SUPPLIERS/MANUFACTURERS, AND MADE AVAILABLE VIA THE GENERAL CONTRACTOR UPON PROJECT COMPLETION.
- COMPLY WITH ALL MAINTENANCE, INSPECTION AND REPORTING REQUIREMENTS AS SPECIFIED IN ANY REGULATORY AGENCY PERMITS (I.E. SPWMD SURFACE WATER MANAGEMENT PERMIT).
- ALL WORK IDENTIFIED ON THESE PLANS SHALL COMPLY WITH THE CONTRACT TECHNICAL SPECIFICATIONS AND ALL APPLICABLE REGULATIONS.

**LEGEND:**

- PROJECT BOUNDARY
- RV LOT LINES
- (X) DENOTES SITE NUMBER
- [Pattern] PROPOSED FOOT #57 STONE
- [Pattern] PROPOSED CONCRETE
- [Pattern] EXISTING BUILDING
- TRAFFIC FLOW

DESIGN:	BES
DRAWN:	BES
CHECKED:	SJS
APPROVED BY:	SJS
SCALE:	AS NOTED
JOB NO.:	16002.003
DATE ISSUED:	

WELER ENGINEERING CORPORATION  
**WELER** *excellence in engineering*  
201 W. MARION AVE., SUITE 1306  
PUNTA GORDA, FLORIDA 33950  
941.505.1700  
EB #6656

APPROVED SITE PLAN for FIESTA KEY RV RESORT PHASE II

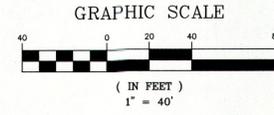
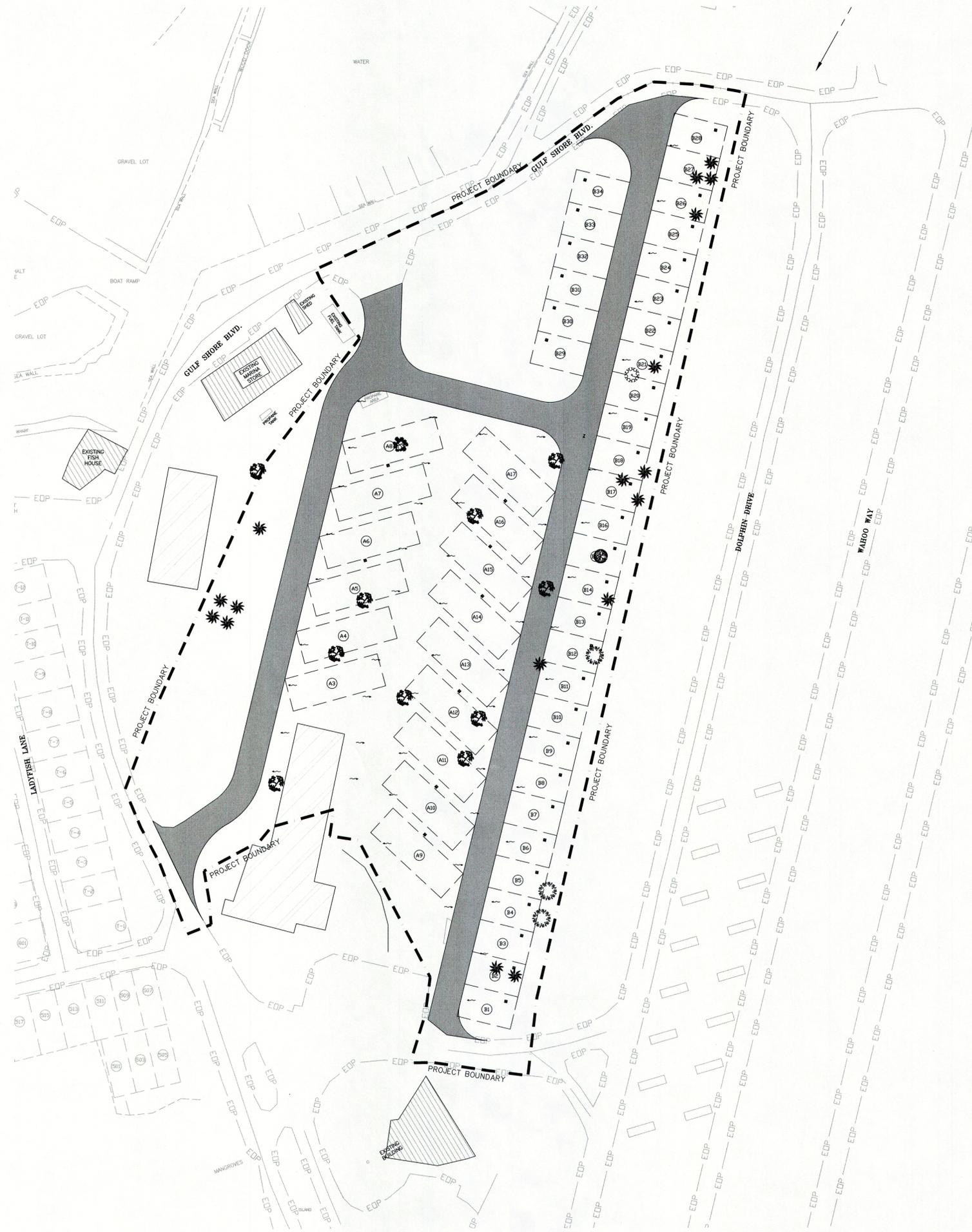
Revisions	Description



THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER.

Stephen J. Suggs  
Professional Engineer  
State of Florida  
Registration No. 85237





- LEGEND :**
- CONSTRUCTION PHASE BOUNDARY
  - DENTIE'S SITE NUMBER
  - PROPOSED ASPHALT
  - EXISTING SPOT ELEVATION
  - PROPOSED SEWER MANHOLE
  - PROPOSED GRAVITY SEWER MAIN
  - PROPOSED GRAVITY SEWER SERVICE
  - PROPOSED GRAVITY SEWER CLEAN-OUT
  - PROPOSED WATER MAIN
  - PROPOSED WATER SERVICE LINE
  - PROPOSED WATER SERVICE
  - EXISTING DRAINAGE PATTERN
  - PROPOSED FDOT #57 STONE
  - STRANGLER FIG
  - FLORIDA SILVER PALM
  - GUMBO LIMBO
  - SEMAPHORE PRICKLY PEAR
  - SEVEN YEAR APPLE

- NOTES:**
1. THE EXISTING UTILITIES SHOWN ARE BASED ON THE BEST ABILITIES OF THE ENGINEER AND SURVEYOR. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF CONSTRUCTION AND SHALL IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES.
  2. CONTRACTOR SHALL ARRANGE A FIELD MEETING WITH THE ENGINEER OF RECORD PRIOR TO EXPOSING CONNECTION POINT TO REVIEW LOCATIONS OF PROPOSED IMPROVEMENTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  3. ALL DISTURBED AREAS SHALL BE RESTORED TO MATCH EXISTING GROUND COVER.
  4. DAMAGE OF PAVEMENT AND/OR SOD OUTSIDE OF ACTUAL WORK AREAS SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
  5. LOCATION OF PROPOSED CLEAN-OUTS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION OF MAIN AND FITTINGS.

COMMON NAME	SCIENTIFIC NAME	# TO BE REMOVED	# TO BE REPLACED
GUMBO LIMBO	Bursera simaruba	8	8
STRANGLER FIG	Ficus aurea	1	1
FLORIDA SILVER PALM	Coccothrinax argentata	12	15
POISONWOOD	Metopium toxiferum	3	0
SEMAPHORE PRICKLY PEAR	Consolea corallicola	1	1
SEVENYEAR-APPLE	Casasia clusiifolia	1	1

Approved By:	SS	Design:	JLH
Scale:	AS NOTED	Drawn:	JLH
Job No:	16002.003	Checked:	SS
Date issued:			

WELER ENGINEERING CORPORATION  
**WELER** *excellence in engineering*  
 201 W. MARION AVE., SUITE 1306  
 PUNTA GORDA, FLORIDA 33950  
 941.505.1700  
 EB #6666

**Project Development Data**

Project:	Fiesta Key RV Lot Expansion	
Engineer:	The Weiler Engineering Corporation Inc. Steve Suggs P.E.	
Site Area (Entire Site):	19.99 ac	870764.4 sqft
Existing Zoning & Use:	Parks and Recreation (PR) RV Lot	
Proposed Use:	RV Lot with Amenities	
Sewer:	WWTP Facility:	Treated on site
Water:	Florida Keys Aquaduct Authority 3200 Overseas Highway Marathon, Florida 33050	
Electric:	Florida Keys Electric CO-OP 3421 Overseas Highway Marathon, Florida 33050	
Fire:	Marathon Fire Department 8900 Overseas Highway Marathon, Florida 33050	
Stormwater:	Stored and Treated on site per Applicable State and Local Regulations	

**Site Data**

<b>Total Area</b>	870,963.43 sqft	19.99 ac
<b>Existing Impervious:</b>		
Clubhouse	5,290.00 sqft	
Maintenance Building	2,830.00 sqft	
Marina Store	2,300.00 sqft	
Shed	450.00 sqft	
Pool Area	6,560.00 sqft	
Wastewater Treatment Plant	2,400.00 sqft	
Office Building	5,300.00 sqft	
Pavement	81,560.00 sqft	
<b>Total:</b>	106,690.00 sqft	2.45 ac
<b>Proposed Impervious:</b>		
Asphalt	28,257.00 sqft	
Pavement Demo	-12,360.00 sqft	
<b>Total:</b>	15,897.00 sqft	0.36 ac
<b>Total Impervious:</b>	2.81 ac	14.07%
<b>Total Pervious :</b>	17.18 ac	85.93%



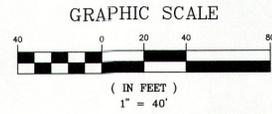
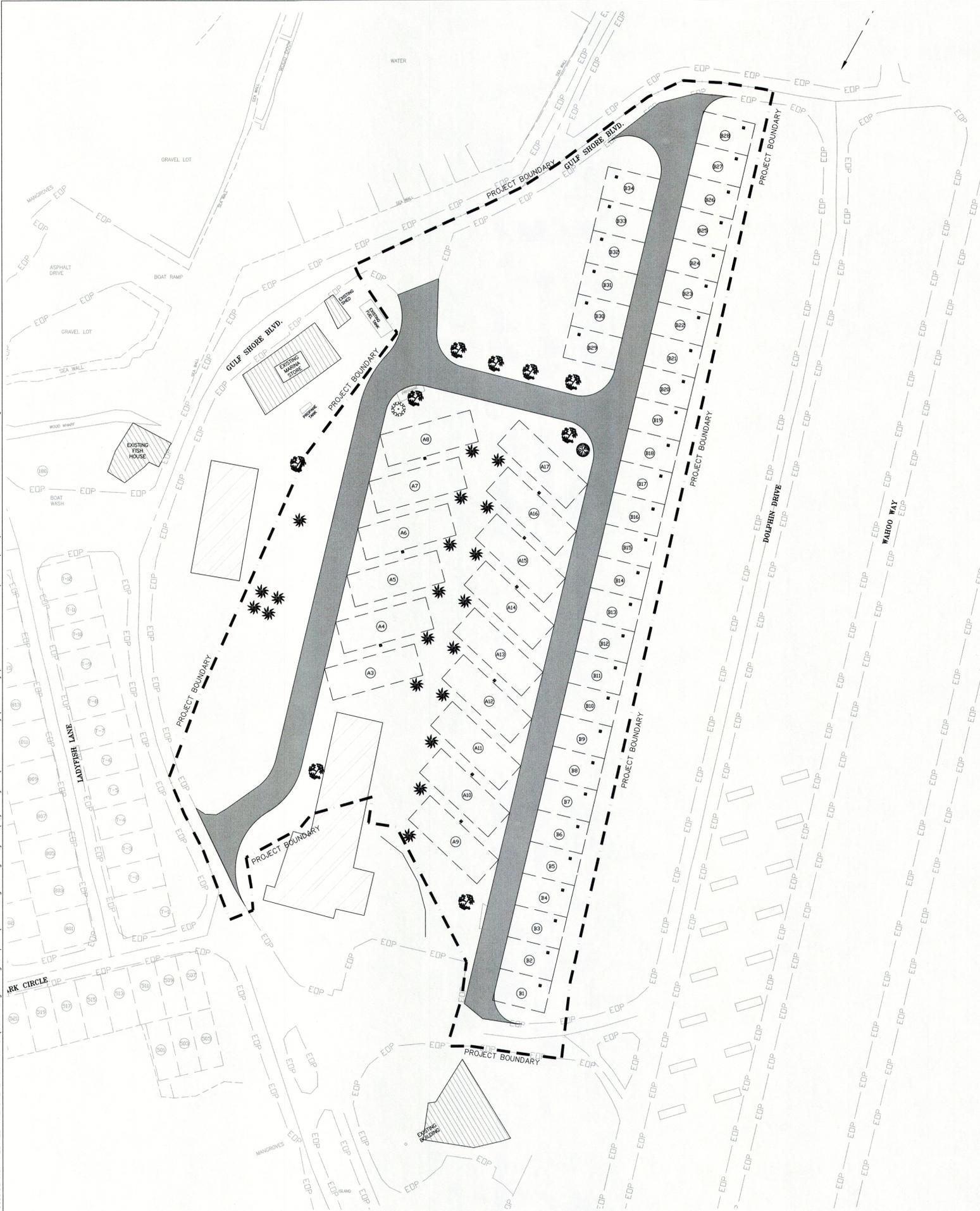
EXISTING VEGETATION CONDITIONS  
 for  
 FIESTA KEY RV RESORT PHASE II

Revisions	Description





USER: Jessica Huff PLOTTED THE SITE LAYOUT OF D:\Weiler Engineering Dropbox\Weiler Engineering Projects\Keys Projects\Monroe County\Fiesta Key\16002.003 RV Lots Expansion\CAD\16002.003\_Fiesta\_RV\_200819.dwg, ON Oct 14, 2021 @ 10:52am



- LEGEND :**
- CONSTRUCTION PHASE BOUNDARY
  - DENDTES SITE NUMBER
  - PROPOSED ASPHALT
  - STRANGLER FIG
  - FLORIDA SILVER PALM
  - GUMBO LIMBO
  - SEMAPHORE PRICKLY PEAR
  - SEVEN YEAR APPLE

- NOTES**
- THE EXISTING UTILITIES SHOWN ARE BASED ON THE BEST ABILITIES OF THE ENGINEER AND SURVEYOR. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF CONSTRUCTION AND SHALL IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES.
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POISONWOOD	Metopium toxiferum	3	0
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**Project Development Data**

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Clubhouse	5,290.00 sqft	
Maintenance Building	2,830.00 sqft	
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Pool Area	6,560.00 sqft	
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Office Building	5,300.00 sqft	
Pavement	81,560.00 sqft	
<b>Total:</b>	106,690.00 sqft	2.45 ac
<b>Proposed Impervious:</b>		
Asphalt	28,257.00 sqft	
Pavement Demo	-12,360.00 sqft	
<b>Total:</b>	15,897.00 sqft	0.36 ac
<b>Total Impervious:</b>	2.81 ac	14.07%
<b>Total Pervious :</b>	17.18 ac	85.93%



Approved By: SS  
Scale: AS NOTED  
Job No: 16002.003  
Date issued: 10/14/2021

DESIGNED BY: JLH  
DRAWN BY: JLH  
CHECKED BY: SS

**PROPOSED PLANTING PLAN**  
for  
**FIESTA KEY RV RESORT PHASE II**

Revisions	Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND CHIEF SEAL OF A FLORIDA LICENSED ENGINEER.

Stephen J. Suggs  
Professional Engineer  
State of Florida  
Registration No. 88237

