

**File #:** 2024-173

**Owner's Name:** Long Key Sunset Lodge, LLC

**Applicant:** Long Key Sunset Lodge

**Agent/Contact:** Raul Busquet

**Type of Application:** Alch Bev

**Key:** Long Key

**RE #:** 00098880-000000

# **Additional Information added to File 2024-173**

**End of Additional File 2024-173**

APPLICATION

MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED  
2024-173  
SEP 03 2024  
MONROE COUNTY  
PLANNING DEPT.

Alcoholic Beverage Use Permit

3426

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

Alcoholic Beverage Use Permit Application Fee: \$1,260.00

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

Advertising Costs: \$245.00

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

Date of Application: 08 / 14 / 2024  
Month Day Year

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

Long Key Sunset Lodge LLC      RAUL BUSQUET  
Applicant (Name of Person, Business or Organization)      Name of Person Submitting this Application  
P.O. Box 434 Long Key, FL 33001  
Mailing Address (Street, City, State and Zip Code)  
305-986-2999      BUSQUETH@YAHOO.COM  
Work Phone      Home Phone      Cell Phone      Email Address

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

Long Key Sunset Lodge LLC      RAUL BUSQUET  
(Name/Entity)      Contact Person  
P.O. Box 562 Long Key, FL 33001  
Mailing Address (Street, City, State and Zip Code)  
305-986-2999      BUSQUETH@YAHOO.COM  
Work Phone      Home Phone      Cell Phone      Email Address

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

(Name/Entity)      Contact Person  
Mailing Address (Street, City, State and Zip code)  
Work Phone      Home Phone      Cell Phone      Email Address

APPLICATION

Legal Description of Property:

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

7 65 35 Long Key PT LT 1 and ADD Bay Btm

Block Lot Subdivision Key

00098880 - 000000

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

65651 OVERSEAS Hwy, Long Key FL 33001 65.5

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

Land Use District Designation of Property: Total Land Area of Property: 1.8

Present Land Use of Property: Hotel

Is lighting proposed: Is the proposed lighting shuttered and shielded from surrounding properties:

Is event music and entertainment proposed on the Property, please describe all locations music will take place:

Requested Classification of Alcoholic Beverage License: 2 COA

The types of specific classifications of alcoholic beverage use permits issued by the County under this section shall match the alcoholic beverage license classification types issued by the Florida Division of Alcoholic Beverages and Tobacco Licenses and Permits for Alcoholic Beverages, through the Florida Department of Business and Professional Regulation.

Issued alcoholic beverage use permits shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

All of the following items must be included in order to have a complete application submission: (Please check the box as each required item is attached to the application.)

- Complete alcoholic beverage application (unaltered and unbound)
Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
Proof of ownership (i.e., Warranty Deed)
Current Property Record Card(s) from the Monroe County Property Appraiser
Location map
Photograph(s) of site from adjacent roadway(s)
Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor - four (4) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect - four (4) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:

APPLICATION

- Date, north point and graphic scale;
- Boundary lines of site, including all property lines and mean high-water lines;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;

A list of names and addresses of all real property owners within a 500 foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;

**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 Letter (note: authorization is needed from all owner(s) of the subject property)
- Proposed site plan and/or building floor plans
- Traffic Study, prepared by a licensed traffic engineer, 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).

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

Yes    No   Code Case file # C-ACCB-2023-0030 describe the enforcement proceedings and if this

application is being submitted to correct the violation: Legalise Tiki Huts and Repairs on Docks

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

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\*\*\*\*\*

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 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: 9-3-24

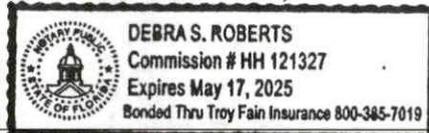
STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 3<sup>rd</sup> day of September, 2024, by Raul Antonio Busquet  
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is  personally known to me OR  produced FL drivers license as  
(TYPE OF ID PRODUCED) identification.

[Handwritten Signature]  
SIGNATURE OF NOTARY PUBLIC



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

Send complete application package to:

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

09/04/2013 11:54AM  
DEED DOC STAMP CL: Kryss \$17,500.00

This Instrument Prepared By/Please Return To:  
Kimberly Anne Abrams, Esq.  
Law Office of Kimberly A. Abrams & Associates, P.A.  
3858 Sheridan Street, Hollywood, FL 33021

Parcel No.: Alt. Key: 1115622/Parcel ID: 00098880-000000

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## Warranty Deed

**This Indenture**, made on August 28, 2013, by and between PAUL PFAFF, A SINGLE MAN, AND MELINDA LEE STEWART F/K/A MELINDA PFAFF, A SINGLE WOMAN, "Grantors," whose post office address is P.O. Box 2646, Long Key, FL 33001, and LONG KEY SUNSET LODGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, "Grantee," having its principal place of business at 6700 NW 37th Court, Miami, FL 33147.

### Witnesseth:

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold, transferred and delivered, and by these presents do hereby grant, bargain, sell, transfer and deliver unto the Grantee, its heirs, successors and assigns forever, the following described land, to wit:

**See Attached Exhibit "A"**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO** any and all conditions, easements, restrictions, limitations and reservations of record as well as for the taxes for the current year.

**TO HAVE AND TO HOLD** the same unto the Grantee, its heirs, successors and assigns, forever.

The Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. The Grantors also covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year, and covenants, conditions, restrictions and easements recorded in the Public Records.

*The use of the male gender herein includes the female gender as well as corporate parties; and the use of the singular form includes the plural.*

Warranty Deed Page 1 of 2  
Initials: PA ML

Doc# 1948623  
Bk# 2646 P# 34

Dated On: August 28, 2013

Signed, sealed and delivered in the presence of:

[Signature]

Witness 1 - Sign Name

Lisa Ziels

Witness 1 - Print Name

[Signature]

Witness 2 - Sign Name

John J. Wolf

Witness 2 - Print Name

Paul Pfaff  
PAUL PFAFF

Melinda Lee Stewart  
MELINDA LEE STEWART F/K/A  
MELINDA PFAFF

GRANTORS' ADDRESS: P.O. Box 2646, Long Key, FL 33001

State of Florida  
County of Monroe

Acknowledged and Subscribed before me on August 28, 2013, by PAUL PFAFF AND MELINDA LEE STEWART F/K/A MELINDA PFAFF  who are personally known to me or  who have produced a Florida Driver's License as identification.



{Notarial Seal}

NOTARY PUBLIC:

[Signature]  
State of Florida at Large  
My commission expires:  
My commission number is:

## EXHIBIT "A"

### Legal Description

#### PARCEL I:

That part of Government Lot 1, Section 7, Township 65 South, Range 35 East, on Long Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the East abutment of the Long Key viaduct and the centerline of U.S. Highway No. 1, bear North 69° 05' East along the centerline of U.S. Highway No. 1 for a distance of 685.50 feet to a point; thence at right angles and in a Northwesterly direction for a distance of 50.0 feet to the point of beginning of a parcel of land hereinafter described; from said point of beginning, continue bearing Northwesterly and at right angles to U.S. Highway No. 1 for a distance of 122.49 feet to a point on the shoreline of the Bay of Florida; thence meander the shoreline of the Bay of Florida in a Northeasterly direction to a point which is 300.00 feet measured at right angles to the preceding course; thence bear Southeasterly and at right angles to U.S. Highway No. 1 for a distance of 360.44 feet to a point on the Northwesterly right-of-way line of U.S. Highway No. 1; thence bear Southwesterly along the Northwesterly right-of-way line of U.S. Highway No. 1 for a distance of 300.00 feet, back to the Point of beginning.

Less and except that portion of the above parcel described as follows:

COMMENCE at the intersection of the East abutment of the Long Key Viaduct and the centerline of State Road 5 (U.S. 1) and run North 68°34'41" East 195.52 feet along said centerline; thence North 68°35'03" East 489.92 feet on said road centerline; thence North 21°24'57" West 50.00 feet to the point of

beginning which is the most Southerly corner of the above tract; thence continue North 21°24'57" West 72.77 feet; thence North 72°31'46" East 257.83 feet; thence North 82°37'13" East 44.64 feet; thence South 21°24'57" East 44.17 feet to the Southwesterly corner of OUTDOOR RESORTS OF AMERICA (Long Key Project), according to the plat thereof, recorded in Plat Book 6, Page 44, Public Records of Monroe County, Florida; thence South 68°35'03" West 300.53 feet to the point of beginning.

**PARCEL II:**

A parcel of bay bottom land in the Bay of Florida, Northwesterly of and adjacent to a part of Government Lot 1, Section 7, Township 65 South, Range 35 East, on Long Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the East abutment of the Long Key Viaduct and the centerline of U.S. Highway No. 1, bear North 69° 05' East along the centerline of U.S. Highway No. 1 for a distance of 985.50 feet to a point; thence at right angles and Northwesterly for a distance of 410.44 feet to a point on the shoreline of the Bay of Florida, said point also to be known as the point of beginning of the parcel of bay bottom land hereinafter described; from said point of beginning, continue bearing Northwesterly and at right angles to U.S. Highway No. 1 for a distance of 150 feet, more or less, to a point; thence bear Southwesterly paralleling the mean high water line at a distance of 150 feet from same for a distance of 650 feet more or less, to where said course intersects the Northerly right-of-way line of U.S. Highway No. 1, said right-of-way line being 200 feet, measured at right angles, from the centerline of U.S. Highway No. 1; thence bear Easterly along said right-of-way line for a distance of 150 feet, more or less, back to the shoreline; thence meander the shoreline in a Northeasterly direction for a distance of 420 feet, more or less, back to the point of beginning.

# 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 00098880-000000  
 Account# 1115622  
 Property ID 1115622  
 Millage Group 500L  
 Location 65651 OVERSEAS Hwy, LONG KEY  
 Address  
 Legal 7 65 35 LONG KEY PT LT 1 AND ADJ BAY BTM OR111-46  
 Description OR132-355(II DEED 21815) OR137-63 OR199-183 OR199-185 OR420-815 OR582-520 OR799-123 OR799-124/25 OR803-162B/29C OR999-81/82E OR1336-2053/55 OR2506-645/49F/J OR2648-34/37  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10030  
 Property Class HOTEL - MOTEL (3903)  
 Subdivision  
 Sec/Twp/Rng 07/65/35  
 Affordable No  
 Housing



### Owner

LONG KEY SUNSET LODGE LLC  
 PO Box 434  
 Long Key FL 33001

### Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,541,588	\$1,374,550	\$1,577,928	\$1,807,865
+ Market Misc Value	\$220,227	\$192,858	\$175,325	\$180,787
+ Market Land Value	\$2,642,723	\$2,335,333	\$1,753,253	\$1,627,079
= Just Market Value	\$4,404,538	\$3,902,741	\$3,506,506	\$3,615,731
= Total Assessed Value	\$3,707,137	\$3,370,125	\$3,063,750	\$2,785,228
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,404,538	\$3,902,741	\$3,506,506	\$3,615,731

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$2,335,333	\$1,374,550	\$192,858	\$3,902,741	\$3,370,125	\$0	\$3,902,741	\$0
2021	\$1,753,253	\$1,577,928	\$175,325	\$3,506,506	\$3,063,750	\$0	\$3,506,506	\$0
2020	\$1,627,079	\$1,807,865	\$180,787	\$3,615,731	\$2,785,228	\$0	\$3,615,731	\$0
2019	\$1,318,198	\$1,186,378	\$131,820	\$2,636,396	\$2,532,026	\$0	\$2,636,396	\$0
2018	\$1,318,198	\$1,186,378	\$131,820	\$2,636,396	\$2,301,842	\$0	\$2,636,396	\$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
(3900)	58,805.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	1.80	Acreeage	0	0

**Buildings**

Building ID	41114	Exterior Walls	C.B.S.
Style		Year Built	1987
Building Type	APTS-B / 03B	EffectiveYearBuilt	1999
Building Name		Foundation	
Gross Sq Ft	5100	Roof Type	
Finished Sq Ft	2800	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	312	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,036	0	0
FLA	FLOOR LIV AREA	2,800	2,800	0
OUF	OP PRCH FIN UL	900	0	0
SBF	UTIL FIN BLK	364	0	0
<b>TOTAL</b>		<b>5,100</b>	<b>2,800</b>	<b>0</b>

Building ID	41115	Exterior Walls	C.B.S.
Style		Year Built	1965
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	1495	Roof Type	
Finished Sq Ft	1399	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	192	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	96	0	0
FLA	FLOOR LIV AREA	1,399	1,399	0
<b>TOTAL</b>		<b>1,495</b>	<b>1,399</b>	<b>0</b>

Building ID	41116	Exterior Walls	C.B.S.
Style		Year Built	1965
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	2146	Roof Type	
Finished Sq Ft	1276	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	160	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,276	1,276	0
OOU	OP PR UNFIN UL	580	0	0
OPF	OP PRCH FIN LL	290	0	0
<b>TOTAL</b>		<b>2,146</b>	<b>1,276</b>	<b>0</b>

Building ID	41117	Exterior Walls	C.B.S.
Style		Year Built	1965
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	2146	Roof Type	
Finished Sq Ft	1276	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	160	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,276	1,276	0
OPU	OP PR UNFIN LL	580	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FIN LL	290	0	0
<b>TOTAL</b>		<b>2,146</b>	<b>1,276</b>	<b>0</b>

Building ID	41118	Exterior Walls	C.B.S.
Style		Year Built	1976
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	1998
Building Name		Foundation	
Gross Sq Ft	4097	Roof Type	
Finished Sq Ft	2854	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	366	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,854	2,854	0
OPU	OP PR UNFIN LL	345	0	0
OPF	OP PRCH FIN LL	211	0	0
OUF	OP PRCH FIN UL	448	0	0
PTO	PATIO	169	0	0
SBF	UTIL FIN BLK	70	0	0
<b>TOTAL</b>		<b>4,097</b>	<b>2,854</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	0 x 0	1	16054 SF	2
CONC PATIO	1975	1976	12 x 14	1	168 SF	2
CONC PATIO	1975	1976	9 x 21	1	189 SF	2
CH LINK FENCE	1975	1976	5 x 500	1	2500 SF	1
BOAT RAMP	1975	1976	12 x 25	1	300 SF	1
CONCRETE DOCK	1975	1976	8 x 50	1	400 SF	3
SEAWALL	1975	1976	3 x 165	1	495 SF	3
CONC PATIO	1975	1976	8 x 8	1	64 SF	2
CONCRETE DOCK	1975	1976	4 x 19	1	76 SF	1
UTILITY BLDG	1985	1986	8 x 12	1	96 SF	4
SEAWALL	1986	1987	3 x 70	1	210 SF	3
RW2	1986	1987	2 x 132	1	264 SF	3
WALL AIR COND	1989	1990	0 x 0	1	21 UT	2
BOAT LIFT	1994	1995	0 x 0	1	1 UT	3
WOOD DOCKS	1994	1995	7 x 46	1	322 SF	3
CONC PATIO	1996	1997	0 x 0	1	1635 SF	2
WOOD DECK	1996	1997	4 x 50	1	200 SF	2
CONC PATIO	1996	1997	7 x 7	1	49 SF	1
CH LINK FENCE	1996	1997	4 x 206	1	824 SF	3
COMM POOL	1996	1997	22 x 41	1	902 SF	1
TIKI	2011	2012	8 x 17	1	136 SF	5
TIKI	2011	2012	10 x 20	1	200 SF	5
CONCRETE DOCK	1975	1976	4 x 67	1	268 SF	1
CONC PATIO	1986	1987	0 x 0	1	663 SF	2
WOOD DOCKS	1994	1995	4 x 65	1	260 SF	3
WOOD DOCKS	1994	1995	4 x 67	1	268 SF	3
WOOD DOCKS	1994	1995	4 x 83	1	332 SF	3
WOOD DOCKS	1994	1995	4 x 92	1	368 SF	3
CONC PATIO	2011	2012	0 x 0	1	430 SF	2
COM CANOPY	1985	1986	12 x 17	1	204 SF	1
TIKI	2011	2012	0 x 0	1	300 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/28/2013	\$2,500,000	Warranty Deed		2648	34	01 - Qualified	Improved		
1/1/1995	\$800,000	Warranty Deed		1336	2053	Q - Qualified	Improved		

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
C-DEMO-2023-0009	11/30/2023		\$500	Commercial	PP: DEMOLITION OF THREE EXTERIOR CHICKEE HUTS.
TEMP-2023-0001	4/21/2023		\$100	Commercial	add food trailer to motel property
19200056	3/22/2019		\$9,200	Commercial	R/R 1495 SQ FT OF EXISTING ROOF MATERIAL. INSTALL PEEL AND STICK PLOYGLASS TU PLUS UNDERLAYMENT. INSTALL 3 X 3 CUSTOM EAVE DRIP. INSTALL 5-V CRIMP METAL ROOF.
17204213	12/21/2017	3/28/2018	\$15,000	Commercial	RE-ROOF TO METAL
15206053	12/1/2015	12/4/2015	\$6,500	Commercial	RE-ROOF - REMOVE / REPLACE 1,566 SF ROOFING WITH METAL ROOFING
11201845	5/6/2011	12/20/2011	\$5,000		CONSTRUCT (3) TIKI HUTS
09204975	12/21/2009	12/20/2011	\$18,000		SPALLING REPAIRS/NEW DECKS
01203004	8/9/2001	12/30/2001	\$2,000		CAMERA SECURITY SYSTEM
00205331	12/20/2000	11/1/2013	\$15,376		2013/07/26 RE-OPEN PERMIT FOR FINAL INSPECTION OF ASPHALT OVERLAY TO 1809 SQ YD OF EXISTING DRIVEWAY
0205331	12/20/2000	11/1/2013	\$15,376		ASPHALT OVERLAY DRIVEWAY
0201827	5/25/2000	11/1/2013	\$5,200		RE-ROOF 2600 SF
9800958	2/10/1999	11/1/2013	\$4,500		RE-ROOF 1400 SF
97201113	9/24/1997	11/1/2013	\$2,400		VINYL SIDING
9720146	4/14/1997	11/1/2013	\$75,000		POOL
96201353	2/27/1997	11/1/2013	\$2,320		DECKING/DOCKS
96201065	10/9/1996	11/1/2013	\$14,000		2013/07/26 - REOPEN PERMIT FOR FINAL INSPECTION - INSTALL BOAT LIFT ON WOOD SUPPORTED PILINGS
96201065	10/9/1996	11/1/2013	\$14,000		DAVITS
92203446	10/20/1992	11/1/2013	\$3,335	Commercial	BTH UNIT 9/10
24227	9/28/1971	11/1/2013	\$1,100	Commercial	REPL WINDOWS
21490	9/11/1970	11/1/2013	\$3,000	Commercial	WAREHOUSE
06202877	5/1/1906	11/9/2007	\$0	Commercial	REPAIR PIER

**View Tax Info**

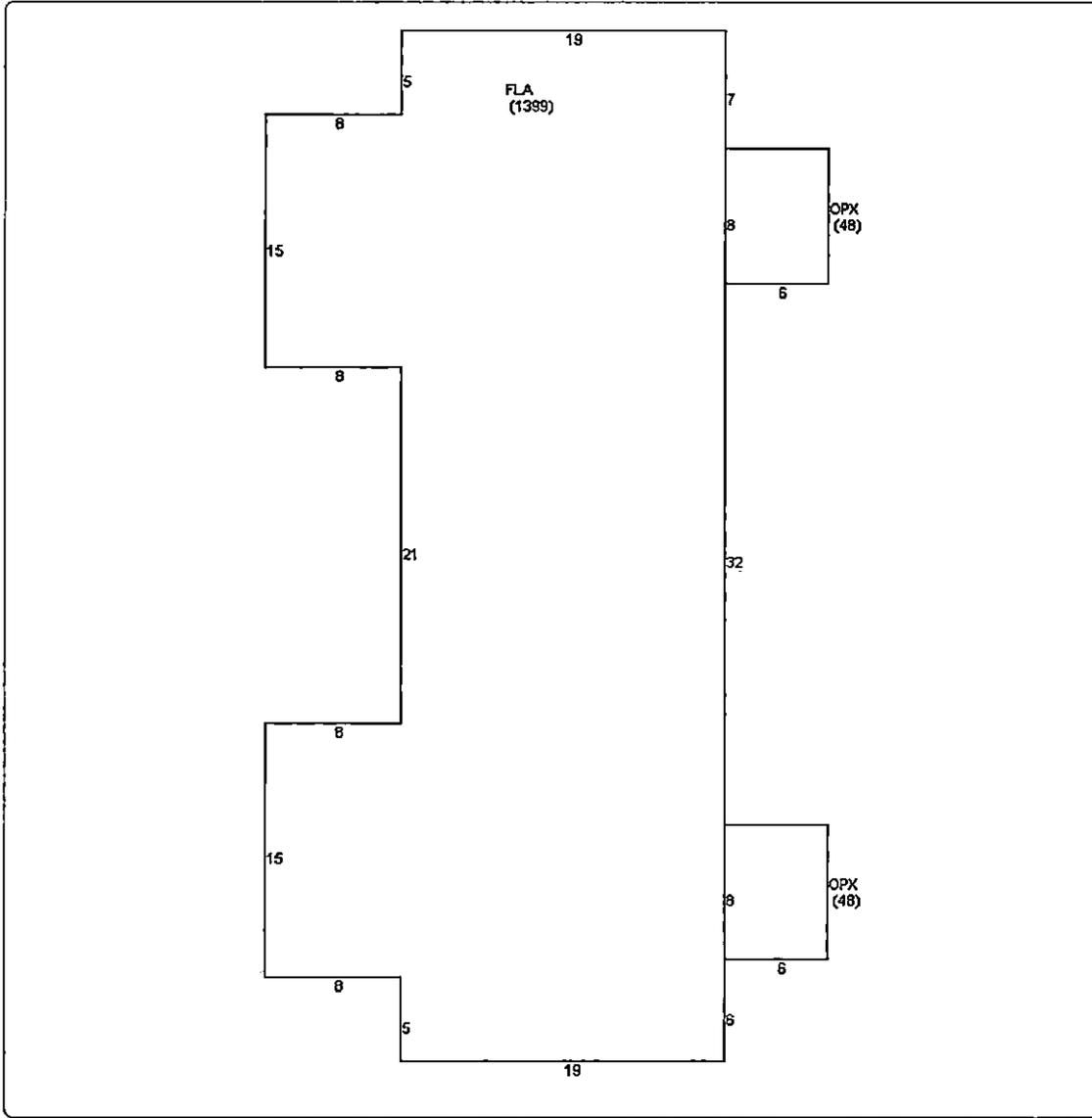
[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

37	13
CPF (1036)	28 SBF (364)

6	OUF	4
4	(252)	42
28	FLA (1400)	28
10	36	4
	OUF	6
	(216)	

6	OUF	4
4	(252)	42
28	FLA (1400)	28
10	30	10
	OUF	6
	(180)	



CUU (580)		
	58	
FLA (1276)		
	58	
OPF (290)		

ATTACHED TO

10	OPLJ (560)	58
22	FLA (1276)	58
5	OPF (280)	





Long Key Project

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00386571-008900	AIRADO LUIS MARIANO REVOCABLE TRUST 07/06/2022	C/O LUIS MARIANO AIRADO TRUSTEE	9890 SW 213 ST	Cutler Bay, FL 33189
00386571-011900	ALONSO ROY	10250 SW 19th St		Miami, FL 33165
00386571-016500	ALVAREZ ADRIANA K	8370 SW 91st St		Miami, FL 33156
00386571-007600	ALVAREZ LEONARDO	PO Box 740		Long Key, FL 33001
00386571-009700	ANAYA FANNY	14111 SW 14th St		Miami, FL 33184
00386571-012200	ATKINS EDWARD R	PO Box 444		Long Key, FL 33001
00386413-001000	BARRERA EMILIO	189 Morningside Dr		Miami Springs, FL 33166
00386571-009300	BARROSO LAZARO A	444 E 17th St		Hialeah, FL 33010
00386414-000115	BELL JOSEPH WARREN	931 Lagoon Dr		Summerland Key, FL 33042
00386414-000105	BETTS NANCY M LIVING TRUST 9-9-2014	PO Box 471		Long Key, FL 33001
00098870-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee, FL 32399
00386571-012600	BOUDET CARLOS A	5026 Homeland Rd		Lake Worth, FL 33449
00386413-000500	BROCHE JOVAN MANUEL	9300 SW 90th St		Miami, FL 33176
00386571-004600	BUSQUET DANAY	15043 SW 38th St		Davie, FL 33331
00386571-004500	BUSQUET RAUL A	7901 NW 181		MIAMI, FL 33015
00386571-001800	CABRERA OLGA LIDIA	14830 SW 82nd St		Miami, FL 33193
00386413-000900	CAMERON MARJORIE J LIV TR AGR 3/8/1994	8055 SW 122nd St		Pinecrest, FL 33156
00386571-011800	CAPO ROSEMARY D	1333 W 62nd St		Hialeah, FL 33012
00386571-004000	CASA DEL SOL LAND TRUST 11/30/2018	5400 Sycamore Dr		Naples, FL 34119
00386414-000114	CASA PLAYA LONG KEY LLC	1400 NW 107th Ave	Ste 410	Sweetwater, FL 33172
00386571-005000	CATA JOSE A	6190 W 6th Ave		Hialeah, FL 33012
00386571-012300	CEBALLOS JR SAMUEL	901 Riviera Ave		Clewiston, FL 33440
00386571-003800	CHOUZA CARLOS REYES	6367 Trails of Foxford Ct		West Palm Beach, FL 33415
00386412-000300	CHUTE SHAUN R AND PATRICIA A REVOCABLE TRUST 08/22/202	418 Samar Ave		Naples, FL 34113
00386412-000100	CLEMMONS MERYCE M	c/o Tedi Starns	1861 E 205th St	Lyndon, KS 66451
00386414-000107	COGSWELL BARBARA	19864 Cobblestone Cir		Venice, FL 34292
00386414-000113	COSSEBOOM LORRAINE E 2011 REV TR 8/30/2011	PO Box 241		Cornish Flat, NH 03746
00386571-016700	DE LA ROSA SALVADOR EMIL CAMPILLO	4456 SW 164th Path		Miami, FL 33185
00386571-013000	DEL REY MARILYN	7740 NW 160th Ter		Miami Lakes, FL 33016
00386414-000104	DEL VALLE FERNANDEZ LEON DIANA	11011 SW 166th Ter		Miami, FL 33157
00386414-000109	DEPRIEST FAMILY TRUST 1/16/2017	6114 Willow Grove Rd		Longview, WA 98632
00386571-009100	DIAZ FRANK	11301 NW 62nd Ct		Hialeah, FL 33012
00386571-011600	DIAZ MARIBEL SOCARRAS	65821 OVERSEAS Hwy	118	LONG KEY, FL 33001
00386571-007000	DIAZ MAURICIO	16220 NW 91st Ct		Hialeah, FL 33018
00386571-003500	DIFATO DANIELLE	16465 NW 13th St		Pembroke Pines, FL 33028
00386414-000103	DOCK'S LIFE LLC	PO Box 541		Long Key, FL 33001
00386571-004900	DOGER FAMILY TRUST 03/24/2023	C/O PEDRO DOGER CO TRUSTEE	1441 SW 139 AVE	Miami, FL 33184
00386571-012100	DONE CHRISTINA L H/W	8215 Menteith Ter		Miami Lakes, FL 33016
00386571-002401	DOT/ST.OF FL	(STATE ROAD DEPARTMENT)		TALLAHASSEE, FL 32399
00098880-000100	DOT/ST.OF FL	3900 The Capitol		Tallahassee, FL 32399
00386571-004200	DUQUE LILIANA M	7315 SW 87th Ave	Ste 300	Miami, FL 33173
00386571-002000	DURAN ALDO	530 SW 25th Rd		Miami, FL 33129
00386571-012000	EAST MOLINE CORP	4367 9th St		Wayland, MI 49348
00386571-002600	ELGUEZABAL EDDY	5470 Bristlecone Pine Way		Cumming, GA 30040
00386571-011500	EMPIRE KENNY REVOCABLE LIVING TRUST 04/12/2023	9107 Nassau Rd		Bradenton, FL 34210
00386571-012800	ESTEVEZ ANAIDE	1802D NORTHWEST 42ND PLACE		MIAMI GARDENS, FL 33055
00386571-004400	FERNANDEZ RAMON	5801 SW 17th St		Miami, FL 33155
00386571-012400	FERNANDEZ VIRTUDES	PO Box 1663		Key West, FL 33041
00386571-004700	FISHING CAMP 49 LLC	1330 West Ave	Apt 2911	Miami Beach, FL 33139
00386571-008400	GINER ENRIQUE	6025 SW 89th Ave		Miami, FL 33173
00386571-001700	GONZALEZ JUSTO REV TR 5/5/2011	7820 NW 162nd Ter		Miami Lakes, FL 33016
00386571-016600	GONZALEZ NANCY POBIONES	16694 NW 89th Ct		Hialeah, FL 33018
00386571-007200	GONZALEZ YOANNE	21357 SW 236th St		Homestead, FL 33031
00386414-000111	GORLITZ 1998 QUALIFIED PERSONAL RESIDENCE TRUST	C/O GORLITZ KENNETH M TRUSTEE	29 Lakecrest Ln	Grosse Pointe Farms, MI 48236

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00386571-009400	GRAY LESLIE KRISTA	PO Box 653		Long Key, FL 33001
00386571-009500	GROSSMAN JOANNE K	147 Sawmill Ln		Butler, PA 16001
00386571-010900	GRÜNDER KIRK LIVING TRUST 6/24/2003	25535 Valley Dr		Bettendorf, IA 52722
00386571-016900	GUNGLER GERALD J	PO Box 468		Long Key, FL 33001
00386571-009800	GUZMAN RIGOBERTO	601 SW 71st Pl		Miami, FL 33144
00386571-010000	HEALY ARTHUR	5843 NW 126th Ter		Coral Springs, FL 33076
00386571-001600	HERNANDEZ MARITZA	6759 NW 189th Ter		Hialeah, FL 33015
00386571-003000	HERNANDEZ YEVETTE	2820 Drake Dr		Orlando, FL 32810
00386412-000500	HOOVER MARILDA	641 NE 29th Pl		Boca Raton, FL 33431
00386571-011700	HUBBS R LIVING TRUST 03/03/2023	234 Kitti Wake Dr		West Columbia, SC 29170
00386571-010400	IMBROGNO ORLANDO DANIEL	11901 SW 51st Ct		Cooper City, FL 33330
00386571-011000	KELLER ASHLI N	7564 Oldfield Rd		Crestline, OH 44827
00386571-011400	KENNY REALTY 2 LLC	9107 Nassau Rd		Bradenton, FL 34210
00386413-000100	KEYS LIFE LLC	1847 Bowling Green Dr		Lake Forest, IL 60045
00386571-012900	KIEDAISCH DEBRA	3 Forester Ave		Warwick, NY 10990
00386414-000106	KRAWCZYK DANIEL MATTHEW	10145 Cedar Ridge Dr		Alpharetta, GA 30004
00386571-003300	LAND TRUST 07/12/2023	C/O ELAINE PERSON TRUSTEE	65821 Overseas Hwy Apt 33	Long Key, FL 33001
00386571-009900	LAND TRUST 101	PO Box 527501		Miami, FL 33152
00386412-000200	LAWRENCE DAVID LUCERO FIFTH LIMITED PARTNERSHIP	PO Box 775		Long Key, FL 33001
00386413-000400	LEE EDDIE	911 Columbus Blvd		Coral Gables, FL 33134
00386411-000500	LEVY AMY M	PO Box 3617		Long Key, FL 33001
00386571-005100	LONG KEY INVESTMENTS LLC	111 San Lorenzo Ave		Coral Gables, FL 33146
00098830-000000	LONG KEY TOWNHOUSE CONDOMINIUM ASSOCIATION INC	PO Box 371578		Key Largo, FL 33037
00386410-000100	LONG KEY TOWNHOUSE CONDOMINIUM ASSOCIATION INC	PO BOX 406		LONG KEY, FL 33001
00386571-004300	LOPEZ SONIA S	7710 SW 114th St		Pincrest, FL 33156
00386571-003400	LOPEZ VLADIMIR	15031 E Waterford Dr		Davie, FL 33331
00386430-000000	LOT 8 LLC	30 N Gould St	Ste R	Sheridan, WY 82801
00386572-000400	LUSHBAUGH FAMILY LIVING TRUST 4/5/2002	103 Willow Leaf Dr		Yorktown, VA 23692
00386571-017200	MACHADO MIRTA	PO Box 496		Long Key, FL 33001
00386571-003900	MACHADO ROSA M	2313 Ridgewood Cir		Royal Palm Beach, FL 33411
00386571-002200	MARTINEZ JUANCARLOS	10443 SW 99th Ter		Miami, FL 33176
00386571-004800	MARTINEZ OSMEL	854 NW 30th Pl		Miami, FL 33125
00386571-010700	MATHRE BRIAN R	12064 Sleezer Rd		Newark, IL 60541
00386413-000800	MCCARTNEY GINA M	611 Winspear Rd		Elma, NY 14059
00386414-000112	MCINNIS JOHN P AND KATHLEEN M FAMILY TRUST 04/21/2008	PO Box 82		Hampton Falls, NH 03844
00386571-003100	MENDEZ DRIOBAN	15675 SW 9th Ln		Miami, FL 33194
00386571-008600	MICHOS LLC	1219 Rowayton Cir		Wellington, FL 33414
00386571-002400	MILIAN JULIO	PO Box 2635		Long Key, FL 33001
00386571-017000	MONZON MARTIZA	4588 56th Ln		Vero Beach, FL 32967
00386411-000300	MOORE AMY M	109 W Islip Rd		West Islip, NY 11795
00386571-002700	MORALES CLARA	PO Box 780		Long Key, FL 33001
00386571-007800	MORIYON GIGLIOLA	14011 SW 43rd St		Miami, FL 33175
00386412-000600	MUNNICH ADELAIDE REVOCABLE TRUST 04/24/1996	8 Sage Rd		Port Jefferson Station, NY 11776
00386571-002100	MUNOZ ANA	15337 SW 43rd Ct		Miramar, FL 33027
00386571-017300	NEW FUTURE LEGACY LLC	7785 NW 169th Ter		Miami Lakes, FL 33016
00386571-009000	NICOLAU AYMETT REVOCABLE TRUST 04/21/2023	888 Biscayne Blvd	Apt 4105	Miami, FL 33132
00386411-000100	NONIS CAROL	16 Cazenove St		Boston, MA 02116
00386413-000200	NUMBER ONE LLC	16385 Biscayne Blvd	Unit 3204	Aventura, FL 33160
00386571-002900	NUNEZ JENNIFER	7151 SW 3rd St		Miami, FL 33144
00386413-000700	OLIVER RICHARD W	PO Box 337		Kennebunk, ME 04043
00386571-007500	ORTEGA MARCOS ANTONIO	982 W 43rd St		Hialeah, FL 33012
00386571-002800	OTANO DOMINGO	4798 NW 5th St		Miami, FL 33126
00386440-000100	OUT DOOR RESORTS AT LONG KEY IN A CONDOMINIUM	PO Box 816		Long Key, FL 33001
00386571-004100	OUTDOOR LONG KEY LLC	183 NE 110th St		Miami, FL 33161

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00386571-008300	PADDOCK PARK INVESTMENTS LLC	2001 Corsica Dr		Wellington, FL 33414
00386571-017100	PARKER TRUST 10/3/1978	15288 Harbor Ln		Clearlake, CA 95422
00386571-001500	PEREZ BARBARA	622 E 35th St		Hialeah, FL 33013
00386571-001900	PEREZ LUIS M	65821 Overseas Hwy	# 19	Long Key, FL 33001
00098830-000100	PESCH WILLIAM S	13483 158th St N		Jupiter, FL 33478
00386370-000000	PESCH WILLIAM S	PO Box 491014		Key Biscayne, FL 33149
00386571-003600	PINO FAMILY REVOCABLE TRUST 12/19/2023	9330 NW 24th Pl		Pembroke Pines, FL 33024
00386412-000400	PLYER BOBBY JOEL REV TRUST 06/30/1994	C/O BETANCOURT SHARI LISA TRUSTEE	9441 SW 150th St	Miami, FL 33176
00386571-003200	QUINTANA JOHN	7401 SW 108th Pl		Miami, FL 33173
00386414-000108	REASNER ROSE MARY TRUST 9/13/1996	PO Box 421		Long Key, FL 33001
00386571-007900	ROGERS JENNIFER ANN	8 Alice St		Portland, ME 04103
00386414-000110	ROSEBERRY BRADLEY W	10867 Pembrook Ct		Frankfort, IL 60423
00386413-000300	RUTZ KENNETH A	24851 22 Mile Rd		Macomb, MI 48042
00386571-009200	SANCHEZ ANA L	19720 W Oakmont Dr		Hialeah, FL 33015
00386571-010800	SAVI BEST INVESTMENTS LLC	17132 SW 142nd Ct		Miami, FL 33177
00386413-000600	SECOND MOUNTAIN HOLDINGS LLC	7600 W 20th Ave	Ste 213	Hialeah, FL 33016
00386571-001400	SOCARRAS MARIA S	698 W 65th Dr		Hialeah, FL 33012
00386571-011300	SOTO JULIO	7285 W 34th Ln		Hialeah, FL 33018
00386571-012500	STEVENS HARRY W	PO Box 642		Long Key, FL 33001
00386571-016800	STUART IV ROBERT JOHN	8932 White Ln		Easton, MD 21601
00386571-010100	SUAREZ JUAN MICHAEL	4660 W 9th Ct		Hialeah, FL 33012
00386571-002500	SUAREZ RICARDO	7853 W 14th Ct		Hialeah, FL 33014
00386411-000200	TAYLOR KENT C	PO Box 844		Long Key, FL 33001
00386571-010500	THE REVOCABLE TRUST 05/31/2000	C/O POPP DONALD E AND POPP JEAN A CO-TRUSTEES	308 N Maple	Oconomowoc, WI 53066
00386411-000400	THEILMAN KARLA	663 Lanark Ln		Loveland, OH 45140
00386571-008700	TIGERA LISBETH	65821 Overseas Hwy	Lot 89	Long Key, FL 33001
00386571-008710	TIGERA LUIS ALBERTO	65821 OVERSEAS Hwy	UNIT 90	Long Key, FL 33001
00386571-011100	TOMAS MARIA E	11600 NW 19th Dr		Coral Springs, FL 33071
00386572-000300	TORRES ABILIO ANDRES	18729 NW 14th St		Pembroke Pines, FL 33029
00386571-003700	TUDOR ROBERT C AND BRENDA L LIV TR 4/18/06	PO Box 482		Long Key, FL 33001
00386414-000101	VANDERDUSSEN GREENHOUSES (FLORIDA), INC	5201 FIFTH LINE		MILTON, ONTARIO L9T 2X8 CA
00386350-000000	VERNON LONG KEY LLC	205 E Enid Dr		Key Biscayne, FL 33149
00386571-012700	WEINRAUB EUGENE REVOCABLE TRUST 4/16/2014	55 NW 5th Ave		Boca Raton, FL 33432
00386571-009600	WEINSTEIN RONALD MITCHELL	1330 West Ave	Apt 2911	Miami Beach, FL 33139
00386411-000600	WIBLE JR JAMES H	PO Box 533		Long Key, FL 33001
00386571-011200	WILLIAMS EDNA L REVOCABLE TRUST 7/26/2000	1320 Turwill Ln		Kalamazoo, MI 49006
00386571-007100	ZELENAK II THOMAS A	17620 SW 89th Ct		Palmetto Bay, FL 33157
	<b>145 Owners X \$3.00 each = \$435.00</b>			
	Owner:			
00098880-000000	LONG KEY SUNSET LODGE LLC	PO Box 434		Long Key, FL 33001



# Monroe County, FL



### Overview



### Legend

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

Parcel ID	00098880-000000	Alternate ID	1115622	Owner Address	LONG KEY SUNSET LODGE LLC
Sec/Twp/Rng	07/65/35	Class	HOTEL - LUXURY		16321 Ontario Pl
Property Address	65651 OVERSEAS Hwy				Davie, FL 33331
	LONG KEY				
District	500L				
Brief Tax	7 65 35 LONG KEY PT LT 1 AND ADJ BAY BTM OR111-46 OR132-355(II DEED 21815) OR137-63 OR199-183 OR199-185 OR420-815				
Description	OR582-520 OR799-123 OR799-124/25 OR803-1628/29C OR999-81/82E OR1336-2053/55 OR2506-645/49F/J OR2648-34/37				
	(Note: Not to be used on legal documents)				

Date created: 9/14/2023  
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## Detail by Entity Name

Florida Limited Liability Company  
LONG KEY SUNSET LODGE, LLC

### Filing Information

Document Number	L13000097152
FE/EIN Number	<a href="#">46-3146103</a>
Date Filed	07/09/2013
Effective Date	07/09/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	03/26/2024
Event Effective Date	NONE

### Principal Address

65651 OVERSEAS HWY  
LONG KEY, FL 33001

Changed: 01/15/2020

### Mailing Address

PO BOX 434  
LONG KEY, FL 33001

Changed: 02/03/2023

### Registered Agent Name & Address

BUSQUET, RAUL A  
65821 OVERSEAS HIGHWAY, LOT 47  
LONG KEY, FL 33001

Name Changed: 03/26/2024

Address Changed: 03/26/2024

### Authorized Person(s) Detail

Name & Address

Title AMBR

CAMARAZA, JORGE L, SR.  
6365 Collins Ave  
Apt 2201  
MIAMI, FL 33141

Title AMBR

SUAREZ, AMANCIO JORGE  
6700 NW 37TH COURT  
MIAMI, FL 33147

Title AMBR

BUSQUET, RAUL A  
65821 OVERSEAS HIGHWAY, LOT 47  
LONG KEY, FL 33001

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/03/2022
2023	02/03/2023
2024	04/17/2024

#### **Document Images**

<a href="#">04/17/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2024 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/08/2015 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">12/08/2015 -- CORLCAUTH</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/09/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>





# BOUNDARY AND MEAN HIGH WATER LINE SURVEY

SCALE: 1" = 40'

RECEIVED  
2024-08-28  
SEP 03 2024  
MONROE COUNTY  
PLANNING DEPT.

## LOCATION MAP

SCALE: N.T.S.

SEC. 7, T. 65 S, R. 35 E.



### LEGAL DESCRIPTION:

#### PARCEL I

THAT PART OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 65 SOUTH, RANGE 35 EAST, ON LONG KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST ABUTMENT OF THE LONG KEY VIADUCT AND THE CENTERLINE OF U.S. HIGHWAY No.1, BEAR NORTH 69°05' EAST ALONG THE CENTERLINE OF U.S. HIGHWAY No.1 FOR A DISTANCE OF 685.50 FEET TO A POINT; THENCE AT RIGHT ANGLES AND IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTHWESTERLY AND AT RIGHT ANGLES TO U.S. HIGHWAY No.1 FOR A DISTANCE OF 122.49 FEET TO A POINT ON THE SHORELINE OF THE BAY OF FLORIDA; THENCE MEANDER THE SHORELINE OF THE BAY OF FLORIDA IN A NORTHEASTERLY DIRECTION TO A POINT WHICH IS 300.00 FEET MEASURED AT RIGHT ANGLES TO THE PRECEDING COURSE; THENCE BEAR SOUTHEASTERLY AND AT RIGHT ANGLES TO U.S. HIGHWAY No.1 FOR A DISTANCE OF 360.44 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No.1; THENCE BEAR SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No.1 FOR A DISTANCE OF 300.00 FEET, BACK TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE PARCEL DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST ABUTMENT OF THE LONG KEY VIADUCT AND THE CENTERLINE OF STATE ROAD 5 (U.S.) 1 AND RUN NORTH 68°34'41" EAST 195.52 FEET ALONG SAID CENTERLINE; THENCE NORTH 68°35'03" EAST 489.92 FEET ON SAID ROAD CENTERLINE; THENCE NORTH 21°24'57" WEST 50.00 FEET TO THE POINT OF BEGINNING WHICH IS THE MOST SOUTHERLY CORNER OF THE ABOVE TRACT; THENCE CONTINUE NORTH 21°24'57" WEST 72.77 FEET; THENCE NORTH 72°31'46" EAST 257.83 FEET; THENCE NORTH 82°37'13" EAST 44.64 FEET; THENCE SOUTH 21°24'57" EAST 44.17 FEET TO THE SOUTHWESTERLY CORNER OF OUTDOOR RESORTS OF AMERICA (LONG KEY PROJECT). ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 44, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: THENCE SOUTH 68°35'03" WEST 300.53 FEET TO THE POINT OF BEGINNING.

#### PARCEL II

A PARCEL OF BAY BOTTOM LAND IN THE BAY OF FLORIDA, NORTHWESTERLY OF AND ADJACENT TO A PART OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 65 SOUTH, RANGE 35 EAST, ON LONG KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST ABUTMENT OF THE LONG KEY VIADUCT AND THE CENTERLINE OF U.S. HIGHWAY No. 1, BEAR NORTH 69°05' EAST ALONG THE CENTERLINE OF U.S. HIGHWAY No. 1 FOR A DISTANCE OF 985.50 FEET TO A POINT; THENCE AT RIGHT ANGLES AND NORTHWESTERLY FOR A DISTANCE OF 410.44 FEET TO A POINT ON THE SHORELINE OF THE BAY OF FLORIDA, SAID POINT ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE PARCEL OF BAY BOTTOM LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTHWESTERLY AND AT RIGHT ANGLES TO U.S. HIGHWAY No. 1 FOR A DISTANCE OF 150 FEET, MORE OR LESS, TO A POINT; THENCE BEAR SOUTHWESTERLY PARALLELING THE MEAN HIGH WATER LINE AT A DISTANCE OF 150 FEET FROM SAME FOR A DISTANCE OF 650 FEET MORE OR LESS, TO WHERE SAID COURSE INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1, SAID RIGHT-OF-WAY LINE BEING 200 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF U.S. HIGHWAY No. 1; THENCE BEAR EASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150 FEET, MORE OR LESS, BACK TO THE SHORELINE; THENCE MEANDER THE SHORELINE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 420 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

#### NOTES:

- Lands shown hereon were not researched by the surveyor for easement, legal overlaps, or any other instruments of record.
- No utilities located.
- Fence ownership not determined by this survey.
- There may be additional restrictions/Easements that are not shown on this survey that may be found in the public records of this county.
- Surveyor makes no claims to subsurface features other than evidence of same as shown hereon.
- This drawing is the property of LINCOLN ITURREY, PA. and shall not be used in whole or part without the written permission of LINCOLN ITURREY, PA.
- Liability limited to survey fee charged.
- Legal description provided by client.
- Elevations when shown Refer to N.G.V.D. 1929.
- Riparian rights not determined by this survey.
- All Measurements and Distances are in U.S. Standard Feet.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property.
- Location and identification of utilities on and/or adjacent to the property were not secured, as such information was not requested.
- Ownership is subject to opinion of title.
- This survey is performed for: LONG KEY SUNSET LODGE LLC., for the singular purpose of obtaining MORTGAGE and TITLE INSURANCE, and does not extend to any unnamed party.

#### WE HEREBY CERTIFY:

That the attached Boundary survey of the above described property is true and correct to the best of our knowledge and meets standards of practice set forth by the FLORIDA BOARD OF LAND SURVEYORS. Pursuant to Chapter 5 J-17 Florida Administrative Code.



Digitally signed by  
lincoln D Iturrey  
Date: 2024.08.02

LINCOLN ITURREY, P.A.

This survey not valid without the original signature and seal of the appropriate registered Land Surveyor and Mapper.

PREPARED BY: **LINCOLN ITURREY, P.A.**  
Professional Land Surveyors and Mappers, L.B. 8190  
Mailing Address: P.O. BOX 755, LONG KEY, FLORIDA, 33001.  
Office Address: 65821 OVERSEAS HIGHWAY, No. 255, LONG KEY, FLORIDA, 33001.  
PHONE: (305) 664-2727 / (305)975-3141 (CEL) Email = liturrey@gmail.com

DATE: 02-20-2024 SCALE: 1" = 40' FB: FILE PG: FILE

PREPARED FOR: LONG KEY SUNSET LODGE LLC.  
ADDRESS: 65651 OVERSEAS HIGHWAY, LONG KEY, FLORIDA, 33001.

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM	ZONE	BASE ELEVATION
125129	1186	K	02-18-2005	AE/VE	8-9/11
CLOSURE AT LEAST 1:7500		DRAWN BY: J.M.		DRAWING No. 13-8203	

UPDATED: 04-29-2024 to show Mean High Water Line.

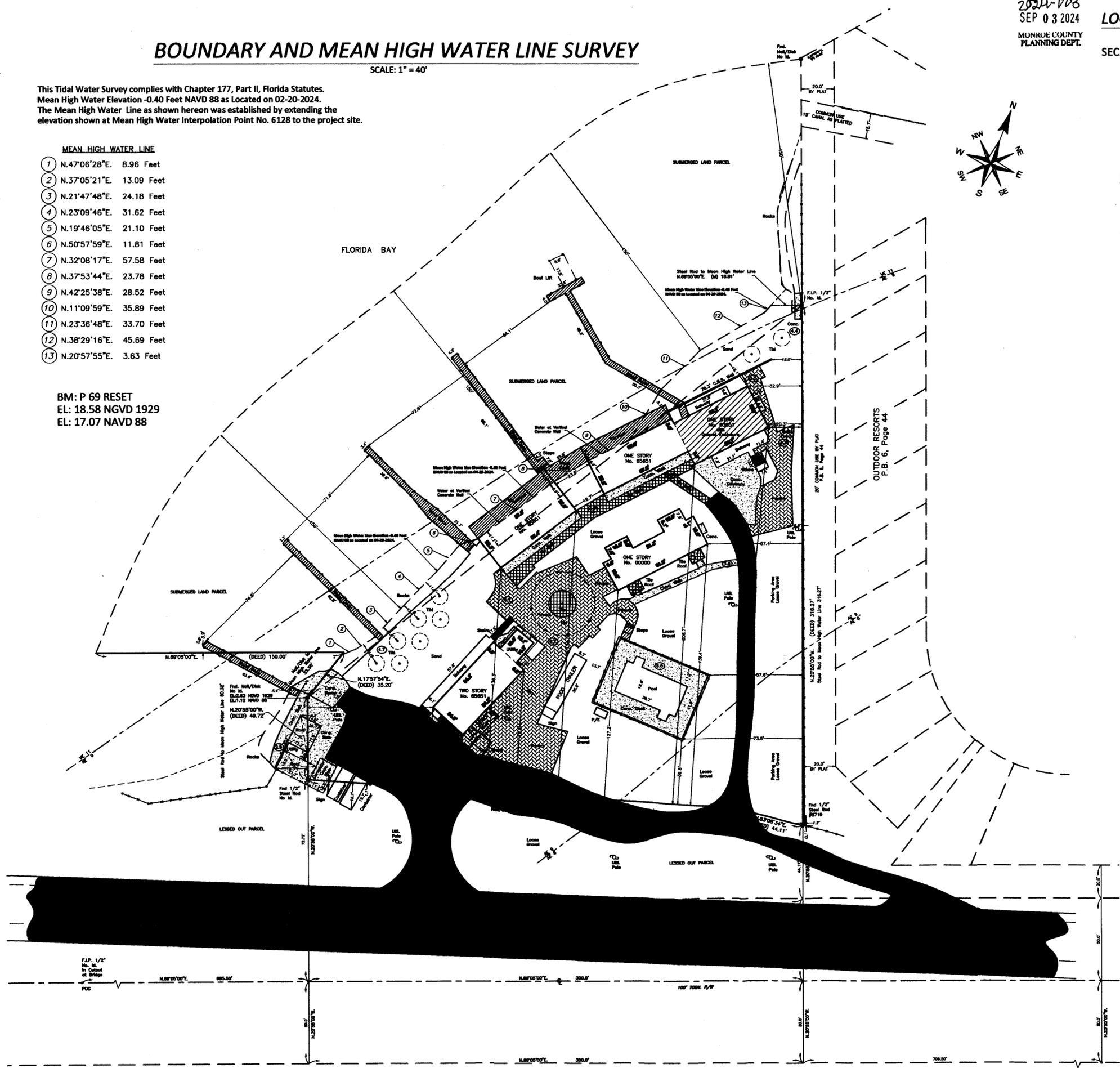
GROUND FLOOR ENCLOSURE

This Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes.  
Mean High Water Elevation -0.40 Feet NAVD 88 as Located on 02-20-2024.  
The Mean High Water Line as shown hereon was established by extending the elevation shown at Mean High Water Interpolation Point No. 6128 to the project site.

#### MEAN HIGH WATER LINE

1	N.47°06'28"E.	8.96 Feet
2	N.37°05'21"E.	13.09 Feet
3	N.21°47'48"E.	24.18 Feet
4	N.23°09'46"E.	31.62 Feet
5	N.19°46'05"E.	21.10 Feet
6	N.50°57'59"E.	11.81 Feet
7	N.32°08'17"E.	57.58 Feet
8	N.37°53'44"E.	23.78 Feet
9	N.42°25'38"E.	28.52 Feet
10	N.11°09'58"E.	35.89 Feet
11	N.23°36'48"E.	33.70 Feet
12	N.38°29'16"E.	45.69 Feet
13	N.20°57'55"E.	3.63 Feet

BM: P 69 RESET  
EL: 18.58 NGVD 1929  
EL: 17.07 NAVD 88



#### ABBREVIATIONS & LEGEND

- |  |  |   |   |  |  |
|--|--|---|---|--|--|
| A.S. = ALUMINUM SHED<br>A.C. = AIR CONDITIONING PAD<br>BLK = BLOCK<br>BM = BENCH MARK<br>B.D. = BOAT DIRT<br>C.B. = CATCH BASIN<br>C.B.S. = CONCRETE BLOCK STRUCTURE<br>C.G. = CURB & GUTTER<br>C.S. = CONCRETE SLAB | EL = ELEVATION<br>CL = CLEAR<br>CONC = CONCRETE<br>CH = CHORD DISTANCE<br>ET P = ELECTRIC TRANSFORMER PAD<br>ENC = ENCROACHMENT<br>FF.E = FINISHED FLOOR ELEVATION<br>F.H. = FIRE HYDRANT<br>F.I.P. = FOUND 1/2" IRON PIPE | FN = FOUND NAIL<br>F.N.D. = FOUND NAIL & DISK<br>F.R. = FOUND REBAR<br>F.S. = FOUND SPIRE<br>L.P. = LIGHT POLE<br>L = AND DISTANCE<br>M.O.E. = MAINTENANCE & DRAINAGE EASEMENT<br>M.S. = METAL SHED ON CONCRETE<br>MEAS. = MEASURED | FL = FLANTER<br>POB = POINT OF BEGINNING<br>POC = POINT OF COMMENCEMENT<br>N.T.S. = NOT TO SCALE<br>O.E.L. = OVERHEAD ELECTRIC LINE<br>O.R.B. = OFFICIAL RECORDS BOOK<br>P.B. = PLAT BOOK<br>P.C.P. = PERMANENT CONTROL POINT<br>PG. = PAGE | REC = RECORDED<br>RES. = RESIDENCE<br>S.I.P. = SET IRON PIPE No. 1 1/2" I.D.<br>S.R. = SET ROD No. 1 1/2" I.D.<br>T = TOWNSHIP<br>U.E. = UTILITY EASEMENT<br>U.P. = UTILITY POLE<br>V.G. = VALLEY GUTTER<br>C.A. = CENTRAL ANGLE | — = CENTER LINE<br>— = MONUMENT LINE<br>— = PLAT<br>— = PLAT AND MEASURE<br>— = C.B.S. WALL<br>— = CHAIN LINK FENCE (C.L.F.)<br>— = OVERHEAD ELECTRIC<br>— = EXISTING ELEVATION<br>— = WOOD FENCE (W.F.) |
|--|--|---|---|--|--|