

**File #:** 2025-025

**Owner's Name:** Gregory Burkhardt

**Applicant/Contact:** Andrew Tobin

**Type of Application:** Tier Amend

**Key:** No Name Key

**RE #:**  
00319493-000100  
00319493-000200  
00319493-000300  
00319493-000400  
00319493-000500  
00319493-000600

# **Additional Information added to File 2025-025**

**End of Additional File 2025-025**

MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED  
2025-025  
FEB 04 2025

MONROE COUNTY  
PLANNING DEPT.

**Request to Amend the Tier Overlay District Map**

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

Tier Amendment Application Fee: \$1,970.00 for an IS/URM platted lot  
\$4,670.00 for a non IS/URM platted lot

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

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed  
Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

Date of Request: 11 / 08 / 2024  
Month Day Year

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

Andrew M. Tobin, Esq.

Andrew Tobin

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

P.O. Box 620, Tavernier, Florida 33070

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

3058523388

3053940411

tobinlaw@terranova.net

Work Phone

Home Phone

Cell Phone

Email Address

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

Gregory B. Burkhardt

Andrew Tobin

(Name/Entity)

Contact Person

32029 Marginella Dr, Big Pine Key, Florida 33043

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

Work Phone

Home Phone

Cell Phone

Email Address

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

Dolphin Estates Lots 1, 2, 3, 4, 5 and 6    Dolphin Estates    No Name Key

Block                      Lot                      Subdivision                      Key Name

Lot 1: 00319493-000100 (add'l lots attached)    AK 8622384

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

2158 Spanish Channel Rd, No Name Key, FL                      30

Street Address                      Approximate Mile Marker

**Request an to Amend the Tier Overlay District Map to Correct a Tier Designation assigned in error in accordance with Section 130-130(e) of the Land Development Code**

Size of Site: \_\_\_\_\_

Platted lot (book/page): Plat Book 7, Page 26

Existing Use: Lot 1 - Vacant Res; Lot 2 - Vacant Res; Lot 3 - Vacant Res; Lot 4 - Single

Family Residence; Lot 5 - Vacant Res; Lot 6 - Vacant Res

Total Wetlands/Habitat: N/A

Total area of native upland habitat: \_\_\_\_\_

Has clearing of tropical hardwood hammock or pinelands occurred on the property? Describe: No

Current Tier: 1

Proposed Tier: 3

**Burkhardt, Gregory B. Tier Application – Continued Legal Description of Properties:**

Lot 2: 00319493-000200; AK 8622392  
32045 Maginella Dr, No Name Key, FL MM: 30

Lot 3: 00319493-000300; AK 8622392  
32037 Marginella Dr, No Name Key, FL MM: 30

Lot 4: 00319493-000400; AK 862214  
32029 Marginella Dr, No Name Key, FL MM: 30

Lot 5: 0031949<sup>3</sup>~~4~~-000500; AK 8622422  
32021 Marginella Dr, No Name Key, FL MM: 30

Lot 6: 00319493-000600; AK 8622431  
2151 Tulip Rd, No Name Key, FL MM: 30



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

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

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

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

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

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

\* \* \* \* \*

**All of the following must be submitted in order to have a complete application submittal:**

(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Ownership Disclosure of Interest Form
- Location map
- Photograph(s) of site(s) from adjacent roadway(s)
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- A list of names and addresses of all real property owners within a 600 foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **WILL BE PROVIDED**
- 600 foot radius map from Monroe County Property Appraiser Office **WILL BE PROVIDED**
- Copy of official Land Use District Map (obtain from the Planning & Environmental Resources Department prior to application submittal)
- Copy of official Tier Overlay District Map (obtain from the Planning & Environmental Resources Department prior to application submittal)
- Draft Revised Tier Overlay District Map showing and labeling all proposed changes

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

- Notarized Agent Authorization Letter (required if application is submitted on behalf of another party)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor
- Vegetation survey in accordance with Chapter 118-2 of the Land Development Code

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

\* \* \* \* \*

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: Greg Burkhardt Date: 11/12/24

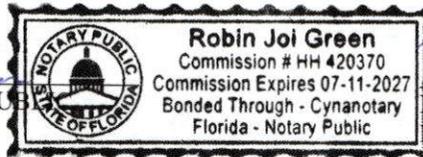
STATE OF Florida

COUNTY OF Manatee

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 12<sup>th</sup> day of November, 2024, by Greg Burkhardt  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Robin Joi Green  
SIGNATURE OF NOTARY PUBLIC



ROBIN JOI GREEN  
PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7-11-2027

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

**E-mail:**  
Tobinlaw@terranova.net  
**Tel:**  
305-852-3388  
**Mailing**  
P.O. Box 620  
Tavernier, FL 33070

**ANDREW M. TOBIN, PA**  
**Attorney at Law**  
**92400 Overseas Hwy, Ste. No. 7**  
**Tavernier FL 33070**

Administrative Law  
Appellate Practice  
Commercial Litigation  
Land Use/ Zoning Law  
Property Law  
Real Estate Closings  
Title Insurance

**Via Courier**

January 21, 2025

Michael Roberts, Assistant Director Environmental Resources  
Monroe County Planning and Environmental Resources Department  
Marathon, Florida

Re: Gregory Burkhardt  
Application to Amend Tier Overlay District Map  
Lots 1-5, Dolphin Estates, Plat Book 7, page 26

Dear Mr. Roberts;

Enclosed is our *Application to Amend Tier Overlay District Map* together with our client's check in the amount of \$4,915 which includes the application fee and advertising fee. We will provide the additional \$3 "SPON" mailing fee prior to the County sending notices to the surrounding owners. We have also included a Tier Evaluation Report from Robert Smith that supports the amendment.

Please acknowledged receipt for my records. I look forward to working with you on this matter.

Sincerely yours,

*Andrew M. Tobin*

AGENT AUTHORIZATION FORM

Date of Authorization: 01 / 15 / 2025
Month Day Year

I hereby authorize Andrew M. Tobin, Esq. be listed as authorized agent
(Print Name of Agent)

representing Gregory B Burkhardt for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Request to Amend the Tier Overlay District Map
(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)

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6 Dolphin Estate PB7-26 & No Name Key
Lot Block Subdivision Key (Island)
00319493-000100, 00319493-000200, 00319493-000300, 00319493-000400, 003919493-000500 & 003919493-000600
Real Estate (RE) / Parcel ID Number Alternate Key Number

Spanish Drive, Marginella Drive & Tuipe Road, Big Pine Key, Fl 33043
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

Andrew M. Tobin, POB 620 Tavernier, Fl 33070
Mailing Address (Street, City, State and Zip Code)

305-852-3388 305-394-0411 tobinlaw@terranova.net
Work Phone Home Phone Cell Phone Email Address

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

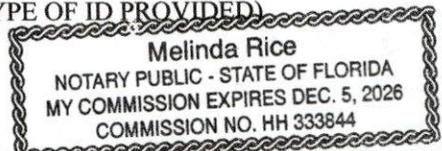
Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature] Date: 01/15/2025
STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization,
on 15TH day of JANUARY, 2025, by GREGORY B BURKHARDT
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [ ] personally known to me OR [X] produced FLDL B626282623320 as
identification. (TYPE OF ID PROVIDED)

[Signature]
SIGNATURE OF NOTARY PUBLIC



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

L 142

Doc# 2146763 12/08/2017 4:21PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

Prepared by and return to:  
Name The Closing Department, Inc.  
Address: 3432 Duck Avenue  
Key West, FL 33040

12/08/2017 4:21PM  
DEED DOC STAMP CL: Krys \$2,800.00

Doc# 2146763  
Blk# 2382 P# 1069

\$400,000.00

# Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 1st day of December A. D. 2017

Between, **MICHAEL BARNES, a married man,**

Whose address is P.O. Box 420288, Summerland Key, Florida 33042  
the County of Monroe, in the State of Florida, party of the first part, and

**GREGORY B. BURKHART,**

Whose address is 66 Blackwater Lane, Key Largo, Florida 33037  
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ——— Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO** taxes for the year 2018 and subsequent years.

**SUBJECT TO** easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**Lots:**

**Parcel Identification Number: 00319493-000100; 00319493-000200**

**Alternate Key: 8622384; 8622392**

**Property Address: Lots 1 and 2, Dolphin Estates, No Name Key, Big Pine Key, FL 33043**

**Undivided Interest in Boat Basin:**

**Parcel Identification Number: 00108010-000103**

**Alternate Key: 9098841**

**Property Address: Boat Basin, Marginella Drive, No Name Key, Big Pine Key, FL 33043**

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

Doc# 2146763  
Bk# 2382 Pg# 1070

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

#1 *Deborah Condella*  
Printed Deborah Condella

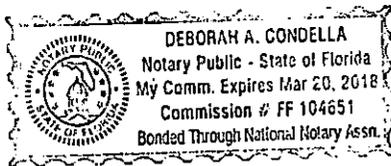
*Michael S. Barnes*  
MICHAEL BARNES

#2 *Vivian Perez*  
Printed VIVIAN PEREZ

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 30th day of November 2017, by **MICHAEL BARNES**, who is/are personally known to me or who has/have produced as identification and who did (did not) take an oath.



*Deborah A. Condella*  
NOTARY PUBLIC  
SEAL:

CD-5912

Doc# 2146763  
Bk# 2382 Pg# 1071

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**Parcel 1 (Lot 1)**

A parcel of land being Lot 1 of Dolphin Estates according to the plat thereof, as recorded in Plat Book 7 at Page 26 of the Public Records of Monroe County, Florida; and land adjacent to said Lot 1, the said parcel being described as follows:

Begin at the Southeast corner of the said Lot 1 and run thence West along the South boundary of the said Lot 1 for a distance of 100 feet; thence North along the West boundary of the said Lot 1 and an extension thereof for a distance of 235.86 feet; thence North 86 degrees 03 minutes 53 seconds East for a distance of 125.30 feet to the centerline of Spanish Channel Drive extended North; thence South along the extension of the said Spanish Channel Drive for a distance of 64.12 feet; thence West along the right of way line of said Drive for a distance of 50 feet; thence South along the right of way line of the said Drive for a distance of 20 feet to the beginning of a curve, concave to the Southwest and having a radius of 25 feet; thence Southeasterly along said curve and right of way line of the said Drive for an arc distance of 39.27 feet to the end of said curve; thence South along the West right of way line of the said Drive for a distance of 135 feet back to the Point of Beginning.

Together with a 1/7 undivided interest in a parcel of land lying at the bottom of that area described as "BOAT BASIN" on the attached legal description marked "EXHIBIT "A" and made a part hereof.

**EXHIBIT "A" BOAT BASIN**

A parcel of land (excavated for Boat Basin) on No Name Key, Monroe County, Florida described by metes and bounds as follows:

COMMENCE at the Southeast corner of Dolphin Estates as recorded in Plat Book 7 at Page 26 of the Public Records of Monroe County, Florida and thence North along the East boundary of the said Plat 384.12 feet to a point; thence South 86 degrees 03 minutes 53 seconds West 125.30 feet to the Point of Beginning of the parcel herein described; thence South along the West line of Lot One of the said plat 159.86 feet to a point; thence West 300.00 feet to a point on the East line of Lots 6 and 7 of the said plat; thence North along the said East line 138.13 feet to a point; thence North 86 degrees 03 minutes 53 seconds East 300.71 feet back to the Point of Beginning.

Doc# 2146753  
Blk# 2382 P# 1072**LEGAL DESCRIPTION CONTINUED:****Parcel 2 (Lot 2)**

A parcel of land being Lot 2 of Dolphin Estates according to the plat thereof, as recorded in Plat Book 7 at Page 26 of the Public Records of Monroe County, Florida; and land adjacent to the said Lot 2, the said parcel being described as follows:

**BEGIN** at the Southwest corner of the said Lot 2 and run thence North along the West boundary of the said Lot 2 and extension thereof for a distance of 166 feet; thence East for a distance of 50 feet; thence South for a distance of 76 feet; thence East for a distance of 100 feet to the West right of way line of Spanish Channel Drive; thence South along the right of way line of the said Drive for a distance of 65 feet to the beginning of a curve, concave to the Northwest and having a radius of 25 feet; thence Southwesterly along said curve and right of way line of the said Drive for an arc distance of 39.27 feet to the end of said curve; thence West along the North right of way line of Marginella Drive for a distance of 125 feet back to the Point of Beginning.

Together with a 1/7 undivided interest in a parcel of land lying at the bottom of that area described as "BOAT BASIN" on the attached legal description marked "EXHIBIT "A" and made a part hereof.

**EXHIBIT "A" BOAT BASIN**

A parcel of land (excavated for Boat Basin) on No Name Key, Monroe County, Florida described by metes and bounds as follows:

**COMMENCE** at the Southeast corner of Dolphin Estates as recorded in Plat Book 7 at Page 26 of the Public Records of Monroe County, Florida and thence North along the East boundary of the said Plat 384.12 feet to a point; thence South 86 degrees 03 minutes 53 seconds West 125.30 feet to the Point of Beginning of the parcel herein described; thence South along the West line of Lot One of the said plat 159.86 feet to a point; thence West 300.00 feet to a point on the East line of Lots 6 and 7 of the said plat; thence North along the said East line 138.13 feet to a point; thence North 86 degrees 03 minutes 53 seconds East 300.71 feet back to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

L3

Doc# 2200726 01/07/2019 9:25AM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

Prepared by and return to:  
Name The Closing Department, Inc.  
Address: 3432 Duck Avenue  
Key West, FL 33040

01/07/2019 9:25AM  
DEED DOC STAMP CL: Brit \$1,925.00

Doc# 2200726  
Bk# 2943 Pg# 909

\$275,000.00

# Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 17<sup>th</sup> day of December A. D. 2018

Between, MICHAEL A. GILBERT and ADRIENNE C. GILBERT, husband and wife

Whose address is 31447 Avenue A, Big Pine Key, Florida 33043  
the County of Monroe, in the State of Florida, party of the first part, and

GREGORY B. BURKHARDT

Whose address is 66 Blackwater Lane, Key Largo, Florida 33037  
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ——— Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

Lot 3, Dolphin Estates according to the Plat thereof, as recorded in Plat Book 7, Page 26 of the Public Records of Monroe County, Florida.

AND ALSO: A Parcel of land described by metes and bounds as follows: Begin at the Northeast corner of the said Lot 3 and thence North 56 feet to a point on the basin; thence West along said basin 100 feet to a point; thence South 56 feet to the Northwest corner of said Lot 3; thence East 100 feet back to the Point of Beginning.

SUBJECT TO taxes for the year 2019 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**Lots:**

Parcel Identification Number: 00319493-000300

Alternate Key: 8622406

Property Address: Lot 3, Dolphin Estates, No Name Key, Big Pine Key, FL 33043

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

#1 *C Clem*  
Printed C CLEM

*Michael A Gilbert*  
MICHAEL A. GILBERT

#2 *Sara Metz Gagliardi*  
Printed SARA METZ GAGLIARDI

*Adrienne C Gilbert*  
ADRIENNE C. GILBERT

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December 2018, by MICHAEL A. GILBERT and ADRIENNE C. GILBERT, who is/are personally known to me or who has/have produced as identification and who did (did not) take an oath.



*Sara Metz Gagliardi*  
NOTARY PUBLIC  
SEAL:

CD-6342

MONROE COUNTY  
OFFICIAL RECORDS

L4

Doc# 2194457 11/15/2018 9:47AM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

Prepared by and return to:  
Name The Closing Department, Inc.  
Address: 3432 Duck Avenue  
Key West, FL 33040

11/15/2018 9:47AM  
DEED DOC STAMP CL: Brit \$3,290.00

\$470,000.00

Doc# 2194457  
Bk# 2936 Pg# 406

# Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 13th day of November A. D. 2018

Between, **MARGINELLA, LLC, an Indiana Limited Liability Company**

Whose address is 8587 N. 850, Fairland, Indiana 46126  
the County of Shelby, in the State of Indiana, party of the first part, and

**GREGORY B. BURKHARDT, a single man**

Whose address is 66 Blackwater Lane, Key Largo, Florida 33037  
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

## LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

**SUBJECT TO** taxes for the year 2019 and subsequent years.

**SUBJECT TO** easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**Parcel Identification Number: 00319493-000400**

**Alternate Key: 8622414**

**Property Address: 32029 Marginella Drive, No Name Key, FL 33043**

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

Doc# 2194457  
Bk# 2936 Pg# 407

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

**MARGINELLA, LLC, an Indiana Limited Liability Company**

#1 Tammy S. Dahl  
Printed Tammy Dahl

Charles J. McCurdy  
CHARLES J. McCURDY, Sole Member

#2 Jodi L. Frazier  
Printed Jodi L. FRAZIER

State of Indiana

County of Shelby

The foregoing instrument was acknowledged before me this 30 day of October 2018, by **CHARLES J. McCURDY, Sole Member of MARGINELLA, LLC, an Indiana Limited Liability Company**, who is/are personally known to me or who has/have produced DRIVERS License State of Indiana as identification and who did (did not) take an oath.

Samantha R. Rodgers  
NOTARY PUBLIC  
SEAL:

CD-6300



SAMANTHA R. RODGERS  
Notary Public  
State of Indiana  
Commission No. 697949  
My Commission Expires  
March 14, 2025

Doc# 2194457  
Bk# 2936 Pg# 408

EXHIBIT "A"

**Lot 4, Dolphin Estates, according to the Plat thereof as recorded in Plat Book 7, at Page 26, of the Public Records of Monroe County, Florida, together with the Parcel lying North of said Lot 4, together with a 1/7 undivided interest in a Parcel of land lying at the bottom of that area described as "Boat Basin" more particularly described as follows:**

**A Parcel of land (excavated for Boat Basin) on No Name Key, Monroe County, Florida, described by Metes and Bounds as follows:**

**Commence at the Southeast Corner of Dolphin Estates as recorded in Plat Book 7, at Page 26, of the Public Records of Monroe County, Florida and thence North along the East boundary of the said Plat 384.12 feet to a Point; thence South 86 degrees 03 minutes 53 seconds West 125.30 feet to the Point of Beginning of the Parcel herein described; thence South along the West Line of Lot One of the said Plat 159.86 feet to a Point; thence West 300.00 feet along the North Line of Lots 2 and 5 to a Point on the East Line of Lots 6 and 7 of the said Plat; thence North along the said East Line 138.13 feet to a Point; thence North 86 degrees 03 minutes 53 seconds East 300.71 feet back to the Point of Beginning.**

**MONROE COUNTY  
OFFICIAL RECORDS**

Prepared by and return to:  
Name The Closing Department, Inc.  
Address 3432 Duck Avenue  
Key West, FL 33040

Doc# 2177441 07/11/2018 10:47AM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

\$289,000.00

07/11/2018 10:47AM  
DEED DOC STAMP CL: Krys \$1,883.00

# Warranty Deed

Whoever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 29th day of June A. D. 2018

Between, **CHARLES JOSEPH McCURDY** Doc# 2177441  
Bk# 2916 Pg# 1021

Whose address is 8587 N. 850, Fairland, Indiana 46126  
the County of Shelby, in the State of Indiana, party of the first part, and

**GREGORY B. BURKHARDT**

Whose address is 66 Blackwater Lane, Key Largo, Florida 33037  
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** ——— Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

**GRANTOR(S) HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.**

**SUBJECT TO** taxes for the year 2018 and subsequent years.  
**SUBJECT TO** easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**Lots:**  
**Parcel Identification Number: 00319493-000500; 00319493-000600**  
**Alternate Key: 8622422; 8622431**  
**Property Address: Lots 5 and 6, Dolphin Estates, No Name Key, Big Pine Key, FL 33043**

**Undivided Interest In Boat Basin:**  
**Parcel Identification Number: 00108010-000103**  
**Alternate Key: 9098841**  
**Property Address: Boat Basin, Marginella Drive, No Name Key, Big Pine Key, FL 33043**

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

Doc# 2177441  
Bk# 2916 Pg# 1022

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

#1 *Christa Hall*  
Printed Christa Hall

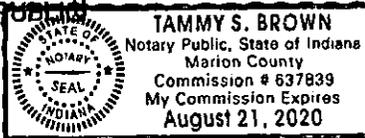
*Charles Joseph McCurdy*  
CHARLES JOSEPH McCURDY

#2 *[Signature]*  
Printed Christina Veras

State of Indiana

County of Shelby

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June 2018, by CHARLES JOSEPH McCURDY, who is/are personally known to me or who has/have produced Indiana Drivers License as identification and who did (did not) take an oath.

*Tammy S. Brown*  
NOTARY PUBLIC  
SEAL: 

CD-6154

Doc# 2177441  
BK# 2916 Pg# 1023

**EXHIBIT "A"**

**LEGAL DESCRIPTON:**

A Parcel of land known as Lots 5 and 6, Dolphin Estates, No Name Key, Monroe County, Florida as recorded in Plat Book 7 at Page 26 of the Public Records of Monroe County, Florida but better described by metes and bounds as follows:

Begin at the Southeasterly corner of Lot 5 and thence North for a distance of 167 feet, more or less, to the shoreline of an existing Boat Basin; thence West along said shoreline 50 feet to a Point on the East line of said Lot 6; thence North along the said line for a distance of 14 feet to the Northeast corner of Lot 6; thence West for a distance of 100 feet to a Point on the East right of way boundary line of Tulip Road; thence South along said boundary line for a distance of 155 feet to the beginning of a curve concave to the Northeast and having a Radius of 25 feet and a delta of 90 degrees; thence along said curve an arc distance of 39.27 feet; thence East and along the North right of way boundary line of Marginella Drive for a distance of 125 feet back to the Point of Beginning.

Together with a 2/7<sup>th</sup> undivided interest in the property designated as "Boat Basin" described as follows:

**BOAT BASIN**

A Parcel of land (excavated for Boat Basin) on No Name Key, Monroe County, Florida described by metes and bounds as follows:

Commence at the Southeast corner of Dolphin Estates as recorded in Plat Book 7 at Page 26 of the Public Records of Monroe County, Florida and thence North along the East boundary of the said Plat 384.12 feet to a Point; thence South 86 degrees 03 minutes 53 seconds West 125.30 feet to the Point of Beginning of the Parcel herein described; thence South along the West line of Lot One of the said Plat 159.86 feet to a Point; thence West 300.00 feet to a Point on the East line of Lots 6 and 7 of the said Plat; thence North along the said East line 138.13 feet to a Point; thence North 86 degrees 03 minutes 53 seconds East 300.71 feet back to the Point of Beginning.

**MONROE COUNTY  
OFFICIAL RECORDS**

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

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

### Summary

Parcel ID 00319493-000100  
 Account# 8622384  
 Property ID 8622384  
 Millage Group 110H  
 Location 2158 SPANISH CHANNEL  
 Address Rd, NO NAME KEY  
 Legal LOT 1 DOLPHIN ESTATES  
 Description PB7-26 AND ADJ 125' X 60'  
 PARCEL OR920-1259/1261  
 OR986-1187/1189  
 OR1704-881/85 OR1711-  
 1548/51 OR2882-1069/72  
 (Note: Not to be used on  
 legal documents.)  
 Neighborhood 512  
 Property Class VACANT RES (0000)  
 Subdivision DOLPHIN ESTATES  
 Sec/Twp/Rng 18/66/30  
 Affordable No  
 Housing



### Owner

BURKHARDT GREGORY B  
 32029 Marginella Dr  
 Big Pine Key FL 33043

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$461,742	\$430,959	\$331,770	\$236,002
= Just Market Value	\$461,742	\$430,959	\$331,770	\$236,002
= Total Assessed Value	\$190,903	\$173,548	\$157,771	\$143,428
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$461,742	\$430,959	\$331,770	\$236,002

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$461,742	\$0	\$0	\$461,742	\$190,903	\$0	\$461,742	\$0
2023	\$430,959	\$0	\$0	\$430,959	\$173,548	\$0	\$430,959	\$0
2022	\$331,770	\$0	\$0	\$331,770	\$157,771	\$0	\$331,770	\$0
2021	\$236,002	\$0	\$0	\$236,002	\$143,428	\$0	\$236,002	\$0
2020	\$215,480	\$0	\$0	\$215,480	\$130,389	\$0	\$215,480	\$0
2019	\$215,480	\$0	\$0	\$215,480	\$118,535	\$0	\$215,480	\$0
2018	\$107,759	\$0	\$0	\$107,759	\$107,759	\$0	\$107,759	\$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
RESIDENTIALLANE/LAKE UNPERMITTED (01LM)	24,875.00	Square Foot	0	0

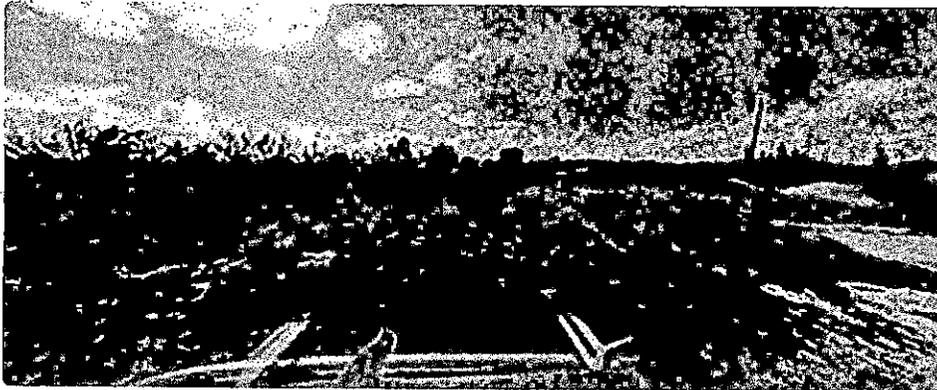
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/30/2017	\$400,000	Warranty Deed	2146763	2882	1069	37 - Unqualified	Vacant	BARNES MICHAEL	
6/8/2001	\$58,000	Warranty Deed		1704	881	M - Unqualified	Vacant		
8/1/1984	\$40,000	Warranty Deed		920	1259	U - Unqualified	Vacant		

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



**Map**



**TRIM Notice**

[2024 TRIM Notice \(PDF\)](#)

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

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# Monroe County, FL

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### Summary

Parcel ID 00319493-000200  
 Account# 8622392  
 Property ID 8622392  
 Millage Group 110H  
 Location 32045 MARGINELLA Dr, NO  
 Address NAME KEY  
 Legal LT 2 DOLPHIN ESTATES  
 Description PB7-26 AND ADJ 50' X 56'  
 PARCEL OR920-1264/1266  
 OR986-1184/1186  
 OR1704-881/85 OR1711-  
 1585/87 OR2882-1069/72  
 OR2917-1897C  
 (Note: Not to be used on  
 legal documents.)  
 Neighborhood 512  
 Property Class VACANT RES (0000)  
 Subdivision DOLPHIN ESTATES  
 Sec/Twp/Rng 18/66/30  
 Affordable No  
 Housing



### Owner

[BURKHARDT GREGORY B](#)  
 32029 Marginella Dr  
 Big Pine Key FL 33043

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$370,764	\$346,046	\$266,401	\$189,502
= Just Market Value	\$370,764	\$346,046	\$266,401	\$189,502
= Total Assessed Value	\$154,840	\$140,764	\$127,967	\$116,334
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$370,764	\$346,046	\$266,401	\$189,502

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$370,764	\$0	\$0	\$370,764	\$154,840	\$0	\$370,764	\$0
2023	\$346,046	\$0	\$0	\$346,046	\$140,764	\$0	\$346,046	\$0
2022	\$266,401	\$0	\$0	\$266,401	\$127,967	\$0	\$266,401	\$0
2021	\$189,502	\$0	\$0	\$189,502	\$116,334	\$0	\$189,502	\$0
2020	\$173,023	\$0	\$0	\$173,023	\$105,758	\$0	\$173,023	\$0
2019	\$173,023	\$0	\$0	\$173,023	\$96,144	\$0	\$173,023	\$0
2018	\$87,404	\$0	\$0	\$87,404	\$87,404	\$0	\$87,404	\$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
RESIDENTIALLANE/LAKE UNPERMITTED (01LM)	17,165.00	Square Foot	0	0

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/30/2017	\$0	Warranty Deed	2178706	2917	1897	11 - Unqualified	Improved		
11/30/2017	\$400,000	Warranty Deed	2146763	2882	1069	37 - Unqualified	Vacant	BARNES MICHAEL	
6/8/2001	\$1	Warranty Deed		1704	881	M - Unqualified	Vacant		
8/1/1984	\$30,000	Warranty Deed		920	1264	U - Unqualified	Vacant		

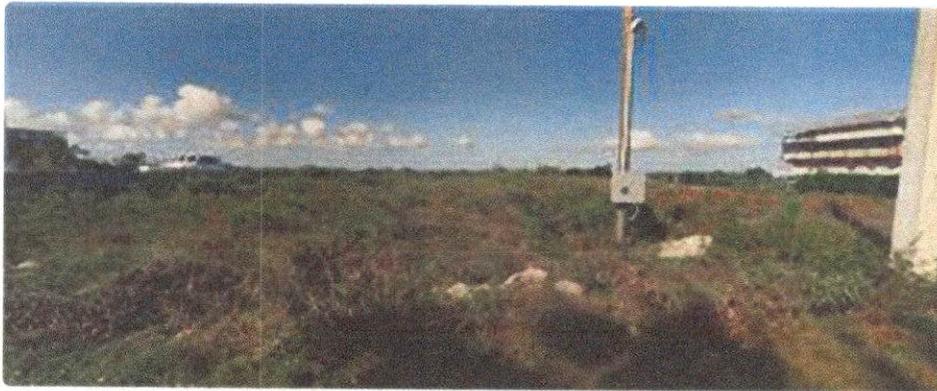
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
19102673	10/11/2019	Canceled	\$4,997	Residential	INSTALL 400 AMP 120-240V ELECTRIC SERVICE - INSTALL 2 SECURITY LIGHTS, 2 QUAD GFI, 100 AMP 3R LOAD CENTER & 2 AEREATORS

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



**Map**



**TRIM Notice**

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No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).

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# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

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### Summary

Parcel ID 00319493-000300  
 Account# 8622406  
 Property ID 8622406  
 Millage Group 110H  
 Location 32037 MARGINELLA Dr, NO NAME KEY  
 Address  
 Legal LT 3 DOLPHIN ESTATES PB7-26 AND ADJ 100' X 56' PARCEL OR871-910 OR876-794C OR982-158C OR1078-2173 OR1353-1 OR1593-629 OR1626-485/86  
 Description OR1704-523/24 OR2347-1964/65 OR2777-2196/97 OR2777-2198/99 OR2943-0909  
 (Note: Not to be used on legal documents.)  
 Neighborhood 512  
 Property Class VACANT RES (0000)  
 Subdivision DOLPHIN ESTATES  
 Sec/Twp/Rng 18/66/30  
 Affordable No  
 Housing



### Owner

[BURKHARDT GREGORY B](#)  
 32029 Marginella Dr  
 Big Pine Key FL 33043

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$24,415	\$24,760	\$23,036	\$23,036
+ Market Land Value	\$364,163	\$339,885	\$261,658	\$186,128
= Just Market Value	\$388,578	\$364,645	\$284,694	\$209,164
= Total Assessed Value	\$278,397	\$253,088	\$230,080	\$209,164
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$388,578	\$364,645	\$284,694	\$209,164

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$364,163	\$0	\$24,415	\$388,578	\$278,397	\$0	\$388,578	\$0
2023	\$339,885	\$0	\$24,760	\$364,645	\$253,088	\$0	\$364,645	\$0
2022	\$261,658	\$0	\$23,036	\$284,694	\$230,080	\$0	\$284,694	\$0
2021	\$186,128	\$0	\$23,036	\$209,164	\$209,164	\$0	\$209,164	\$0
2020	\$169,943	\$0	\$23,036	\$192,979	\$192,979	\$0	\$192,979	\$0
2019	\$169,943	\$0	\$23,036	\$192,979	\$192,979	\$0	\$192,979	\$0
2018	\$82,004	\$0	\$18,310	\$100,314	\$53,396	\$0	\$100,314	\$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
RESIDENTIALLANE/LAKE UNPERMITTED (01LM)	16,600.00	Square Foot	0	0

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1982	1983	13 x 15	1	195 SF	2
CONCRETE DOCK	1982	1983	5 x 100	1	500 SF	5
FENCES	1999	2000	6 x 390	1	2340 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/17/2018	\$275,000	Warranty Deed	2200726	2943	0909	37 - Unqualified	Vacant		
1/7/2016	\$100	Quit Claim Deed		2777	2198	11 - Unqualified	Vacant		
1/7/2016	\$100	Quit Claim Deed		2777	2196	11 - Unqualified	Vacant		
3/21/2000	\$80,000	Warranty Deed		1626	485	Q - Qualified	Vacant		
4/1/1995	\$70,000	Warranty Deed		1353	0001	Y - Unqualified	Vacant		
1/1/1983	\$20,000	Warranty Deed		871	910	U - Unqualified	Vacant		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
19103631	01/28/2020	Completed	\$2,376	Residential	REPAIR 6 FT X 20 FT GATE, 6 FT X 167 FT FENCE IN EXISTING PERMITTED FOOTPRINT
19102479	10/25/2019	Completed	\$200	Residential	DEMOLITION OF OPEN AIR POLE BARN

**View Tax Info**

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**Photos**



**Map**



**TRIM Notice**

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No data available for the following modules: Buildings, Sketches (click to enlarge).

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# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

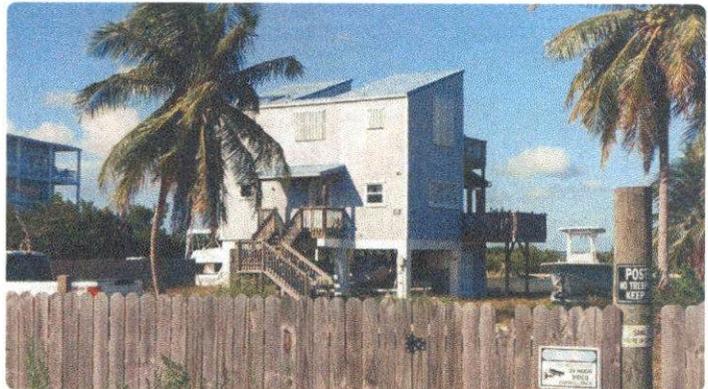
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### Summary

Parcel ID 00319493-000400  
 Account# 8622414  
 Property ID 8622414  
 Millage Group 110H  
 Location 32029 MARGINELLA Dr, NO NAME KEY  
 Address  
 Legal LT 4 DOLPHIN ESTATES PB7-26 AND ADJ 100' X 56' PARCEL  
 Description OR894-618/619 OR892-159C OR991-1890C OR1053-1446/48 OR1485-494/95 OR1635-1109/10 OR2145-1708/09 OR2936-0406  
 (Note: Not to be used on legal documents.)  
 Neighborhood 512  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision DOLPHIN ESTATES  
 Sec/Twp/Rng 18/66/30  
 Affordable No  
 Housing



### Owner

[BURKHARDT GREGORY B](#)  
 32029 Marginella Dr  
 Big Pine Key FL 33043

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$149,765	\$144,154	\$139,572	\$122,625
+ Market Misc Value	\$27,028	\$27,431	\$30,804	\$30,931
+ Market Land Value	\$677,073	\$633,913	\$553,248	\$412,978
= Just Market Value	\$853,866	\$805,498	\$723,624	\$566,534
= Total Assessed Value	\$829,662	\$805,498	\$623,187	\$566,534
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$804,662	\$780,498	\$723,624	\$566,534

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$677,073	\$149,765	\$27,028	\$853,866	\$829,662	\$25,000	\$804,662	\$24,204
2023	\$633,913	\$144,154	\$27,431	\$805,498	\$805,498	\$25,000	\$780,498	\$0
2022	\$553,248	\$139,572	\$30,804	\$723,624	\$623,187	\$0	\$723,624	\$0
2021	\$412,978	\$122,625	\$30,931	\$566,534	\$566,534	\$0	\$566,534	\$0
2020	\$380,608	\$124,328	\$31,324	\$536,260	\$536,260	\$0	\$536,260	\$0
2019	\$345,540	\$126,031	\$31,721	\$503,292	\$503,292	\$0	\$503,292	\$0
2018	\$334,750	\$141,368	\$29,382	\$505,500	\$423,443	\$0	\$505,500	\$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
RESIDENTIALLANE/LAKE (010L)	16,600.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	32450	<b>Exterior Walls</b>	WD FRAME
<b>Style</b>	STILT 2 STORY	<b>Year Built</b>	1992
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2002
<b>Building Name</b>		<b>Foundation</b>	CONC PILINGS
<b>Gross Sq Ft</b>	2434	<b>Roof Type</b>	IRR/CUSTOM
<b>Finished Sq Ft</b>	1020	<b>Roof Coverage</b>	METAL
<b>Stories</b>	3 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR DUCTED
<b>Perimeter</b>	188	<b>Bedrooms</b>	2
<b>Functional Obs</b>	15	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	30	<b>Grade</b>	500
<b>Interior Walls</b>	DRYWALL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	480	0	92
ELF	ELV FIN FD	171	0	56
FLA	FLOOR LIV AREA	1,020	1,020	188
OUU	OP PR UNFIN UL	384	0	124
OUF	OP PRCH FIN UL	40	0	28
PUF	SC PRCH FIN UL	240	0	76
SBU	UTIL UNFIN BLK	99	0	40
<b>TOTAL</b>		<b>2,434</b>	<b>1,020</b>	<b>604</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1989	1990	2 x 100	1	200 SF	1
CISTERNS	1992	1993	0 x 0	1	12400 GAL	3
WOOD DOCKS	1989	1990	6 x 100	1	600 SF	3
FENCES	1994	1995	6 x 440	1	2640 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/30/2018	\$470,000	Warranty Deed	2194457	2936	0406	37 - Unqualified	Improved		
8/18/2005	\$640,000	Warranty Deed		2145	1708	Q - Qualified	Improved		
5/20/2000	\$170,000	Warranty Deed		1635	1109	Q - Qualified	Improved		
11/1/1997	\$160,000	Warranty Deed		1485	0494	Q - Qualified	Improved		
5/1/1988	\$26,500	Warranty Deed		1053	1446	M - Unqualified	Vacant		
9/1/1983	\$25,000	Warranty Deed		894	618	U - Unqualified	Vacant		

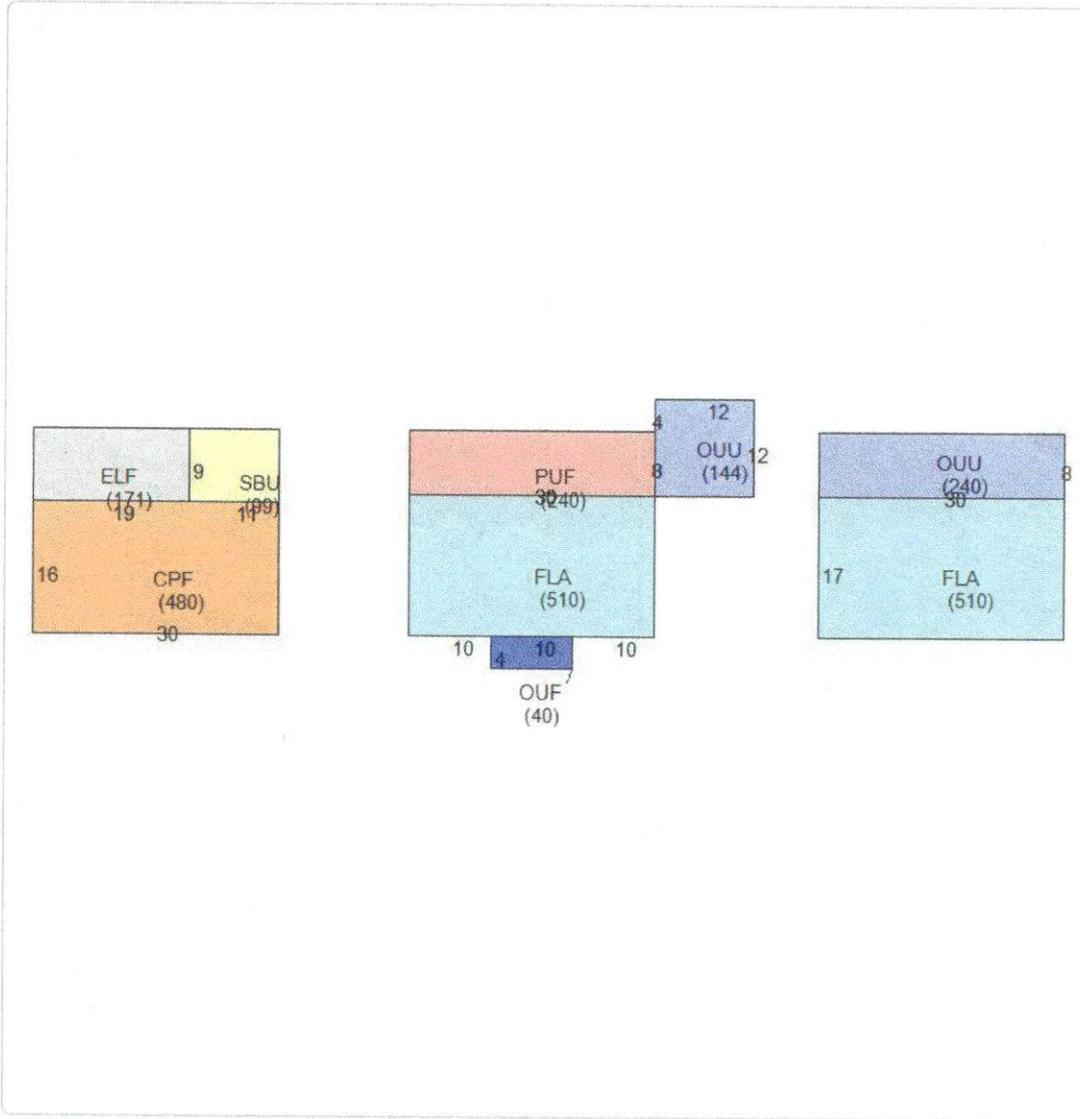
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
R-PLUMB-2022-0010	12/19/2022	Completed	\$2,400	Residential	RUN 115 LF WATER LINE
19103689	01/29/2020	Completed	\$2,000	Residential	INSTALLATION OF LATERAL WASTEWATER CONNECTION
19103614	10/25/2019	Completed	\$100	Residential	DEMOLITION OF GENERATOR SHED
19100174	06/26/2019	Completed	\$2,000	Residential	INVASIVE EXOTICS REMOVAL
19101360	05/10/2019	Completed	\$4,757	Residential	UPGRADE EXISTING 100 AMP 240V SERVICE TO 200 AMP 240V - REPLACE INSIDE PANEL
13102325	07/01/2013	Completed	\$2,000	Residential	INSTALL 100 AMP SERVICE & CONNECT TO EXISTING MAIN PANEL
11101142	07/05/2011	Completed	\$900	Residential	INSTALL ONE WINDOW, 3 SHEETS T-11 SIDING, RELOCATE WASHER & DRYER TO FIRST FLOOR
11101769	06/01/2011	Completed	\$800	Residential	DEMO ENCLOSURE & BRING ENCLOSURE INTO FEMA COMPLIANCE
11100086	01/07/2011	Completed	\$0	Residential	ENCLOSURE INSPECTION UPON SALE
00103700	08/29/2000	Completed	\$1,500	Residential	SLAB (600 SF) & ENCLOSURE (90SF) FOR STORAGE
91102702	06/01/1991	Completed	\$32,000	Residential	SFR - 1,490 SF WITH PORCH, DECK & STAIRS, 12400 GALLON CISTERN, 13 CY FILL
89100766	06/01/1989	Completed	\$500	Residential	INSTALLATION OF 120 LINEAL FEET OF 6' HIGH CHAIN LINK FENCE
89100620	03/21/1989	Completed	\$500	Residential	INSTALL 100 LINEAL FEET OF WOOD FENCE 6' HIGH

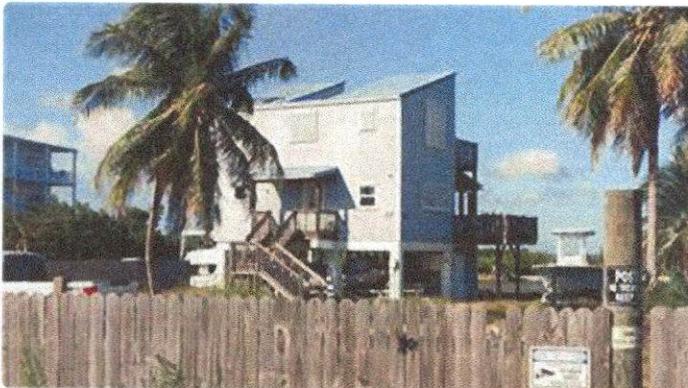
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**Sketches (click to enlarge)**



Photos



Map



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# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

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

### Summary

Parcel ID 00319493-000500  
 Account# 8622422  
 Property ID 8622422  
 Millage Group 110H  
 Location Address 32021 MARGINELLA Dr, NO NAME KEY  
 Legal Description LT 5 DOLPHIN ESTATES AND ADJ 50' X 56' PARCEL PB7-26 OR962-367/368 OR1036-25/28 OR2105-181/84 OR2916-1021/23  
 (Note: Not to be used on legal documents.)  
 Neighborhood 512  
 Property Class VACANT RES (0000)  
 Subdivision DOLPHIN ESTATES  
 Sec/Twp/Rng 18/66/30  
 Affordable Housing No

### Owner

[BURKHARDT GREGORY B](#)  
 32029 Marginella Dr  
 Big Pine Key FL 33043

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$10,092	\$10,495	\$10,899	\$11,303
+ Market Land Value	\$379,080	\$353,808	\$272,376	\$193,752
= Just Market Value	\$389,172	\$364,303	\$283,275	\$205,055
= Total Assessed Value	\$272,929	\$248,117	\$225,561	\$205,055
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$389,172	\$364,303	\$283,275	\$205,055

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$379,080	\$0	\$10,092	\$389,172	\$272,929	\$0	\$389,172	\$0
2023	\$353,808	\$0	\$10,495	\$364,303	\$248,117	\$0	\$364,303	\$0
2022	\$272,376	\$0	\$10,899	\$283,275	\$225,561	\$0	\$283,275	\$0
2021	\$193,752	\$0	\$11,303	\$205,055	\$205,055	\$0	\$205,055	\$0
2020	\$176,904	\$0	\$11,706	\$188,610	\$188,610	\$0	\$188,610	\$0
2019	\$176,904	\$0	\$5,148	\$182,052	\$182,052	\$0	\$182,052	\$0
2018	\$82,630	\$0	\$4,100	\$86,730	\$30,228	\$0	\$86,730	\$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
RESIDENTIALLANE/LAKE UNPERMITTED (01LM)	17,550.00	Square Foot	0	0

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2019	2020	6 x 395	1	2370 SF	1
CONCRETE DOCK	1989	1990	9 x 50	1	450 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/26/2018	\$269,000	Warranty Deed	2177441	2916	1021	37 - Unqualified	Vacant		
4/15/2005	\$1	Warranty Deed		2105	181	M - Unqualified	Vacant		
12/1/1987	\$1	Warranty Deed		1036	25	M - Unqualified	Vacant		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
19100120	06/28/2019	Completed	\$5,001	Residential	PERMIT FOR 6 FT HIGH WOOD FENCE IN SAME FOOTPRINT AS PREVIOUS PERMIT #88100792
971916	02/06/1998	Completed	\$2,300	Residential	AFTER-THE-FACT AND TO-COMPLETE STORAGE CONTAINERS (2) EACH 8'X40' AND 1560SF ROOF IN BETWEEN THE CONTAINERS.
88100790	05/02/1988	Completed	\$3,400	Residential	300SF DOCK & AUGERS
88100792	05/02/1988	Completed	\$2,000	Residential	CHAINLINK FENCE - 500LF 6' HIGH

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[View Taxes for this Parcel](#)

**Map**



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# Monroe County, FL

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### Summary

Parcel ID 00319493-000600  
 Account# 8622431  
 Property ID 8622431  
 Millage Group 110H  
 Location Address 2151 TULIP Rd, NO NAME KEY  
 Legal Description LT 6 DOLPHIN ESTATES PB7-26 OR962-367/368 OR1036-25/28 OR2105-181/84 OR2916-1021/23  
 (Note: Not to be used on legal documents.)  
 Neighborhood 512  
 Property Class VACANT RES (0000)  
 Subdivision DOLPHIN ESTATES  
 Sec/Twp/Rng 18/66/30  
 Affordable No  
 Housing



### Owner

[BURKHARDT GREGORY B](#)  
 32029 Marginella Dr  
 Big Pine Key FL 33043

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,066	\$1,066	\$1,066	\$1,066
+ Market Land Value	\$54,177	\$51,597	\$38,698	\$28,378
= Just Market Value	\$55,243	\$52,663	\$39,764	\$29,444
= Total Assessed Value	\$39,190	\$35,627	\$32,388	\$29,444
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$55,243	\$52,663	\$39,764	\$29,444

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$54,177	\$0	\$1,066	\$55,243	\$39,190	\$0	\$55,243	\$0
2023	\$51,597	\$0	\$1,066	\$52,663	\$35,627	\$0	\$52,663	\$0
2022	\$38,698	\$0	\$1,066	\$39,764	\$32,388	\$0	\$39,764	\$0
2021	\$28,378	\$0	\$1,066	\$29,444	\$29,444	\$0	\$29,444	\$0
2020	\$25,799	\$0	\$1,066	\$26,865	\$26,865	\$0	\$26,865	\$0
2019	\$25,799	\$0	\$1,066	\$26,865	\$26,865	\$0	\$26,865	\$0
2018	\$21,499	\$0	\$1,066	\$22,565	\$19,409	\$0	\$22,565	\$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
RESIDENTIAL DRY UNPERMITTED (01DM)	9,000.00	Square Foot	0	0

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1985	1986	6 x 200	1	1200 SF	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/26/2018	\$269,000	Warranty Deed	2177441	2916	1021	37 - Unqualified	Vacant		
4/15/2005	\$251,000	Warranty Deed		2105	181	M - Unqualified	Vacant		
12/1/1987	\$35,000	Warranty Deed		1036	25	M - Unqualified	Vacant		

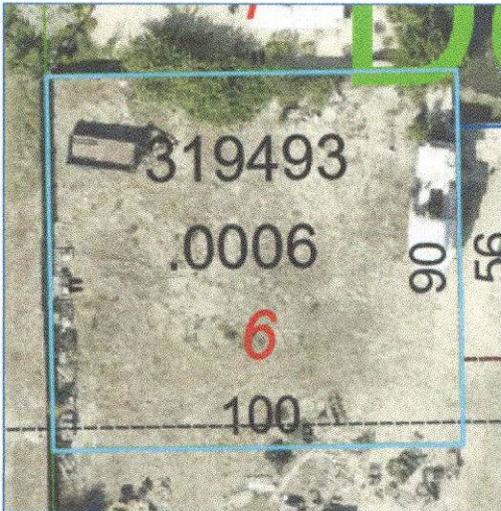
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### Photos



### Map



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BURKHARDT GREGORY B  
32029 Marginella Dr  
Big Pine Key, FL 33043

CASTILLO ROBERTO LUNA DEL  
945 Ibis Ave  
Miami Springs, FL 33166

CERKLESKI ALYSSA P  
2046 Bahia Shores Rd  
Big Pine Key, FL 33043

COLEMAN KATHRYN H TRUST 4/13/1994  
755 NW 79th Ave  
Margate, FL 33063

COSENTINO JOHN MICHAEL  
2083 Bahia Shores Rd  
Big Pine Key, FL 33043

DORAL INVESTMENT GROUP LLC  
7828 NW 116th Ave  
Medley, FL 33178

GALLEON BAY CORPORATION  
1179 SW 21st St  
Boca Raton, FL 33486

GUY KEVIN M  
1471 State Road 4A  
Summerland Key, FL 33042

HALL LINDA J REV TRUST 12/15/2006  
2150 No Name Dr  
Big Pine Key, FL 33043

HALL LINDA J REV TRUST 12/15/2006  
3941 Tamiami Trl  
UNIT 3157-502  
Punta Gorda, FL 33950

L12 HOLDINGS LLC  
C/O DAVIS GREG  
8600 NW 36th Ave  
Miami, FL 33147

LANGER JAMES M  
2148 Bahia Shores Rd  
Big Pine Key, FL 33043

LEFFERS DANIEL R TRUST 8/25/2016  
2137 Bahia Shores Rd  
Big Pine Key, FL 33043

MCCOMBS FAMILY TRUST 09/04/2024  
C/O TERRELL E MCCOMBS TRUSTEE  
41 SW 5th St  
Dania Beach, FL 33004

MCININCH ROBYN  
2163 Tulip Rd  
Big Pine Key, FL 33043

MONROE COUNTY COMPREHENSIVE P  
1200 Truman Ave  
Ste 207  
Key West, FL 33040

PARKER MICHAEL J  
13410 SW 16th Ct  
Davie, FL 33325

PICHEL MIRKOS  
7828 NW 116th Ave  
Medley, FL 33178

PRESS ANNE  
2159 Spanish Channel Dr  
Big Pine Key, FL 33043

RASER RANDALL A  
7 Ebelhare Rd  
Pottstown, PA 19465

REYNOLDS JULIANNE C  
10395 SW 58th Ct  
Pinecrest, FL 33156

SANDRONI JOHN J  
PO Box 608123  
Orlando, FL 32860

STOLTZ LEE A  
130 White Birch Rd  
East Hampton, CT 06424

USA DEPARTMENT OF FISH AND WILDL  
1875 Century Blvd NE  
Ste 420  
Atlanta, GA 30345



GIS Layers

Layers

- Planning\_Environmental\_Public
- US1 Mile Markers
- Streets
- Parcel ID Text
- Current Parcels
- Coastal Barrier Resources System (CBRS)
- Flood Hazard Zone Lines
- Flood Hazard Zone Areas
- CommunityCenters
- Usable Communities Program (UCP)
- Tavernier Historic District
- Land Cover - Habitat 2009
- Land Cover - Habitat 2023 Update
- Tier Overlay District
- LUD - Zoning
- FLUM

Tier I

Planning & Environmental Resources - Public Map Application



no name key

Show search results for no name

GIS Layers

- Planning\_Environmental\_Public
- US1 Mile Markers
- Streets
- Parcel ID Text
- Current Parcels
- Coastal Barrier Resources System (CBRS)
- Flood Hazard Zone Lines
- Flood Hazard Zone Areas
- CommunityCenters
- Usable Communities Program (LCP)
- Tavernier Historic District
- Land Cover - Habitat 2009
- Land Cover - Habitat 2023 Update
- Tier Overlay District
- LUD - Zoning
- FLUM

Revise to tier III (3)

**ROBERT SMITH**  
BIOLOGIST ESA # 141627  
31 OCEAN REEF DRIVE C-209  
KEY LARGO, FL 33037  
305-394-3173  
[solinvestmentstam@gmail.com](mailto:solinvestmentstam@gmail.com)

## TIER EVALUATION

September 25, 2024

To: ANDREW M. TOBIN , ESQ.  
Re: Burkhardt (Lots 1-6 Dolphin Estates, No Name Key)  
Current Zoning: Commercial Fishing Special District # 2  
Current Tier: I

### I. INTRODUCTION:

The subject parcels are located on No Name Key. The subject parcels were inspected on September 24, 2024 and numerous times during the time that this Biologist was employed as the Senior Biologist for Monroe County. The parcels are platted lots, within a platted subdivision of which two lots have single family residences. One of the subject parcels has a single family residence and the others are very disturbed with commercial fishing uses such as traps and marine equipment. The additional lots surround the home. Fences are present on all but 2 lots within the subdivision. All had permits from Monroe County issued. The lots abut a paved roadways (Tulip Rd, Marginella Drive or Spanish Channel Drive). All lots are either cleared of native vegetation or have invasive exotic pest plant infiltration. All lots abut onto a dredged waterway basin and a paved roadway. Fences are on all lots except for lots 1 & 2, which are dominated by invasive exotic pest plants. Fences also exist around all of the lots with houses adjacent to the subject parcels on the entire street.

Access to this portion of the subdivision is via a paved roadway (Spanish Channel Drive), which effectively creates a peninsula with platted lots and a dredged canal to the east and a dredged large borrow pit to the west. The lots on this roadway have been misidentified on the Monroe County GIS habitat type maps as being either Saltmarsh or Tropical Hardwood Hammock. These lots were all created from dredge spoils presumably when the canals and the borrow pit were done. The vast majority of the lots on the east side of the road are Disturbed with Saltmarsh & Buttonwood Association or a mixture of very low elevation Disturbed Hammock, Saltmarsh or exotic infiltrated habitat types. The areas adjacent to the west side of the road are within the dredged borrow pit or with very little vegetation/scarified. The parcel located to the south of Marginella Drive is a borrow pit with a mostly scarified habitat type. (please see attached aerials)

The areas located to the north of the parcels all abut onto dredged waters and canals which open into the open waters of the Big Spanish Channel.

## II. TIER REVIEW:

The subject parcels currently have a Tier designation as Tier 1. Tier 1 areas within Monroe County are usually areas that are large with little to no infrastructure present. The subject parcels all have infrastructure such as Electricity, Paved Roads, etc. Monroe county has a Tier system which breaks down overall land types found within the Florida Keys. Attached is Table (2.7 Tier Classification System vacant privately owned lands) which was derived from the county LDRs and the HCP for the general Big Pine Key area as it relates to Listed species such as the Key Deer, Indigo snake, Lower Keys Marsh Rabbit complex.

Tier 1 Description: Lands where all or a significant portion of the land area is characterized as environmentally sensitive and important for the continued viability of HCP covered species (mean H per 10 x10 meter cell = 0.259 x 10 to the minus 3 factor) These lands are high quality Key Deer habitat, generally representing large contiguous patches of native vegetation that provide habitat for other protected species as well.

COMMENT : THE SUBJECT PARCELS DO NOT CONTAIN LARGE CONTIGUOUS AREAS OF NATIVE VEGETATION. THEY ARE EITHER BUILT UPON AND FENCED IN, OR HAVE ALMOST NO VEGETATION WITH VERY SPARSE GRASS (LOTS 3,4,5&6) AND A SINGLE FAMILY HOME) OR ARE NOT FENCED IN (LOTS 1 &2) AND CONTAIN ALMOST EXCLUSIVELY EXOTIC PEST PLANTS (SEE PHOTO). OF THE PARCELS WITHIN THIS CFSD AREA, EXISTS A SECOND HOME WHICH IS ALSO FENCED IN.

Tier 2 Description: Scattered lots and fragments of environmentally sensitive lands that may be found in platted subdivision (mean H per 10 x 10 meter cell = 0.183 x 10 to the minus 3 factor). A large number of these lots are located on canals and are of minimal value to the Key Deer and other protected species because the canal presents a barrier to dispersal.

COMMENT: THE SUBJECT PARCELS ABUT TO THE NORTH ONTO A DREDGED CANAL. THE ENTIRE EAST SIDE OF THE ENTRANCE ROADWAY (SPANISH CHANNEL DRIVE) ABUT A DREDGED CANAL. THE AREA TO THE WEST OF THIS PAVED ROADWAY AND AS WELL TO THE SOUTH OF THE SUBJECT PARCELS ARE ALL WITHIN A DREDGED BORROW PIT, OR ARE PREDOMINANTLY SCARIFIED.

Tier 3 Description: Scattered lots within already heavily developed areas that provide little habitat value to the Key Deer and other protected species. (mean H per 10 x 10 meter cell = 0.168 x 10 to the minus 3 factor). Some of the undeveloped lots in this Tier are located between the US-1 corridor or are located on canals.

COMMENT: THE SUBJECT PARCELS ARE NOT FOUND WITHIN THE CORRIDOR BUT DO ABUT CANALS OR OTHER DREDGED AREAS AND ARE ALMOST COMPLETELY FENCED IN AND AS SUCH DO NOT PRESENT ACCESS FOR KEY DEAR.

III. HCP ASPECTS:

The subject parcels all have permitted infrastructure such as electric lines and service( Permit 19101360 UPGRADE 100 AMP 240V SERVICE TO 200 MAP 240V SERVICE) and abut paved roadways

The HCP was developed in order to determine the overall carrying capacity of the protected species complex for the lower keys. An H value (Human related mortality factor) was evaluated for the various habitat types found within the HCP designated area. Overall H values have a weighted factor that relates to land use within different habitat types and density of structures or uses present.

Assigning of H value to Development Activities: The HCP premises itself with the potential to change the level of traffic (traffic is the major factor related to high H values as mortality of deer are associated with about 50 % of all deer deaths). The assignment of H values as they relate to development activities are broken down into 3 types.

Type 1 If development occurs on an undeveloped parcel, the impact equals the H of the parcel. The HCP assumption is that Key Deer have a fully accessible access to the parcel.

COMMENT: LOTS 1 & 2 DO NOT HAVE FENCES. LOTS 3,4,5 &6 ARE FENCED AND AS SUCH KEY DEER DO NOT CURRENTLY HAVE ACCESS AVAILABLE.

Type 2 If development occurs on a developed parcel, the impact of development equals the H of the footprint of the additional development. The H of development is calculated via the increase in additional activities.

COMMENT: ACCESSORIES ALLOWED WITHIN THE ZONING CATEGORY OF THE SUBJECT PARCELS ARE RELATED TO COMMERCIAL FISHING SUCH AS TRAP STORAGE AND MARINE USAGE. LOTS 3,4,5 & 6, SINCE BEING FENCED, WOULD NOT CHANGE THE H VALUE FOR THE SUBJECT PARCELS. LOTS 1 &2 HAVE DISTURBED VEGETATIVE AND SOIL CHARACTERISTICS AND ACCESSORY USES SUCH AS TRAP STORAGE WOULD AFFECT THE H VALUE MINIMALLY WITH A SLIGHT INCREASE IN THE H VALUE.

Type 3 The effect of the development activity depends on the type of development or land use. This factor relates to the increase in traffic generated by the use of the parcel.

COMMENT: ACCESSORY USES WITHIN THE ZONING CATEGORY INCLUDE TRAP STORAGE AND MARINE USAGE AND POTENTIALLY SINGLE FAMILY HOMES THAT HAVE A COMMERCIAL FISHING COMPONENT. 4 OF THE 6 LOTS WOULD NOT BE ASSOCIATED WITH AN INCREASE IN H VALUE.

TABLE 2.6 Calculation of H for different development activities:

Lots 1 & 2: Undeveloped parcel type: Construction of a single family home results in a loss of habitat and traffic increase

Accessory use: cause only a loss of open minimal value habitat

Lots 3,4,5 &6: Developed Expansion: Loss of additional habitat via larger construction size.

Accessory Use: Loss of open habitat

COMMENT: LOTS 3,4,5 & 6 ARE CURRENTLY FENCED AND AS SUCH THERE WOULD NOT BE LOSS OF OPEN HABITAT EITHER VIA RESIDENTIAL OR ACCESSORY USES ALLOWED IN THIS ZONING CATEGORY. LOTS 1 & 2 ARE DISTURBED HABITATS AND AS SUCH WOULD NOT BE AFFECTED VIA ACCESSORY USES SUCH AS TRAP STORAGE.

GENERAL CONCLUSION: THE SUBJECT PARCEL DO NOT CORRESPOND WITH THE TIER 1 CHARACTER AND HAVE OBTAINED FENCE AND RESIDENTIAL PERMITS WITH ABUNDENT INFRASTRUCTURE SUCH AS PERMITTED ELECTRIC SERVICE UPGRADES. THE CORRECT TIER FOR THESE PARCELS SHOULD BE TIER 3. THE SUBJECT PARCELS HAVE DEER ACCESS RESTRICTED VIA FENCING AS WELL AS ABUTTING CANALS WHICH HINDER USE BY THE KEY DEER AND THE LISTED SPECIES COMPLEX AS A BARRIER (SEE TIER DESIGNATION TABLE). THE HCP H VALUES WILL NOT BE SIGNIFICANTLY AFFECTED AS DENOTED ABOVE. TIERS 2-3 SPECIFICALLY STATES THAT CANALS PRESENT A BARRIER TO DISPERSAL AND HAVE LIMITED VALUE TO THE KEY DEER.

THE PROTECTED COMPLEX OF ANIMALS INCLUDE THE MARSH RABBIT WHICH HAS LIMITED HABITAT ON NO NAME KEY AND NONE ASSOCIATED WITH THE SUBJECT PARCELS. THE INDIGO SNAKE HAS NOT BEEN OBSERVED WITHIN THE AREA IN GREATER THAN 15 YEARS.

PAGE 49 OF THE HCP STATES THAT 'NEW DEVELOPMENT WILL BE CONCENTRATED ON ALREADY DISTURBED LANDS IN ORDER TO MINIMIZE THE LOSS OF PRIME HABITAT FOR THE COVERED SPECIES'. ALL OF THE LOTS HAVE DISTURBED LANDS WITH SIGNIFICANT EXOTIC VEGETATION INFILTRATION AND AS SUCH WOULD BE CONSIDERED TO HAVE ANY PRIME HABITAT VALUE.

LIST OR PERMITS ISSUED FOR THE SUBJECT PARCEL:

- 1) 19102673
- 2) 19103631
- 3) 19102479
- 4) R-PLUMB-2022-0010
- 5) 19103689
- 6) 19103614
- 7) 19100174
- 8) 19101360
- 9) 13102324
- 10) 11101142
- 11) 11101769
- 12) 1110003700
- 13) 91102702
- 14) 89100766
- 15) 89100620
- 16) 19100120
- 17) 971916

18) 88100790

19) 88100792

THE CHAIN LINK FENCES WERE PERMITTED IN 1985-1986

**SEE PHOTOGRAPHS AND DIAGRAMS ATTACHED HERETO**

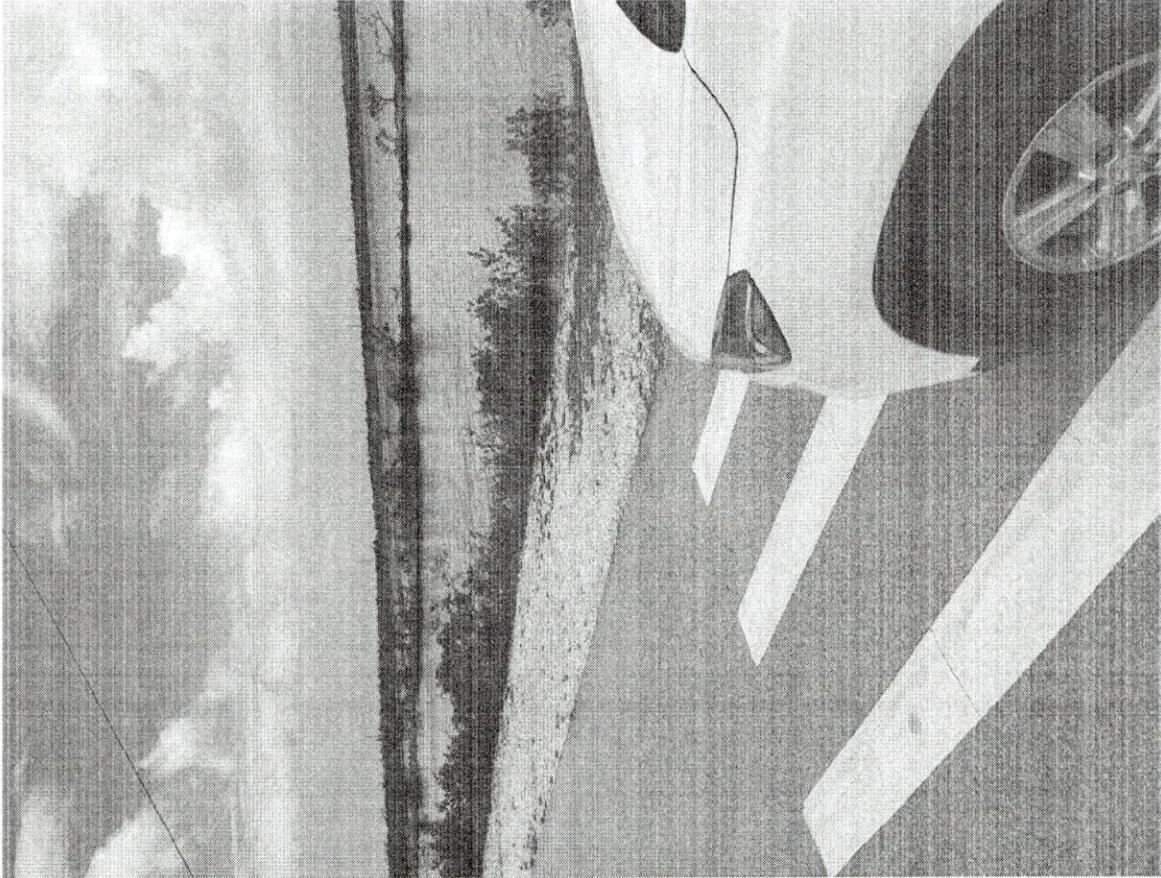


PHOTO SHOWS DREDGED AREA ON WEST SIDE OF ENTRANCE ROADWAY AND ALSO TO THE SOUTH OF THE SUBJECT PARCELS

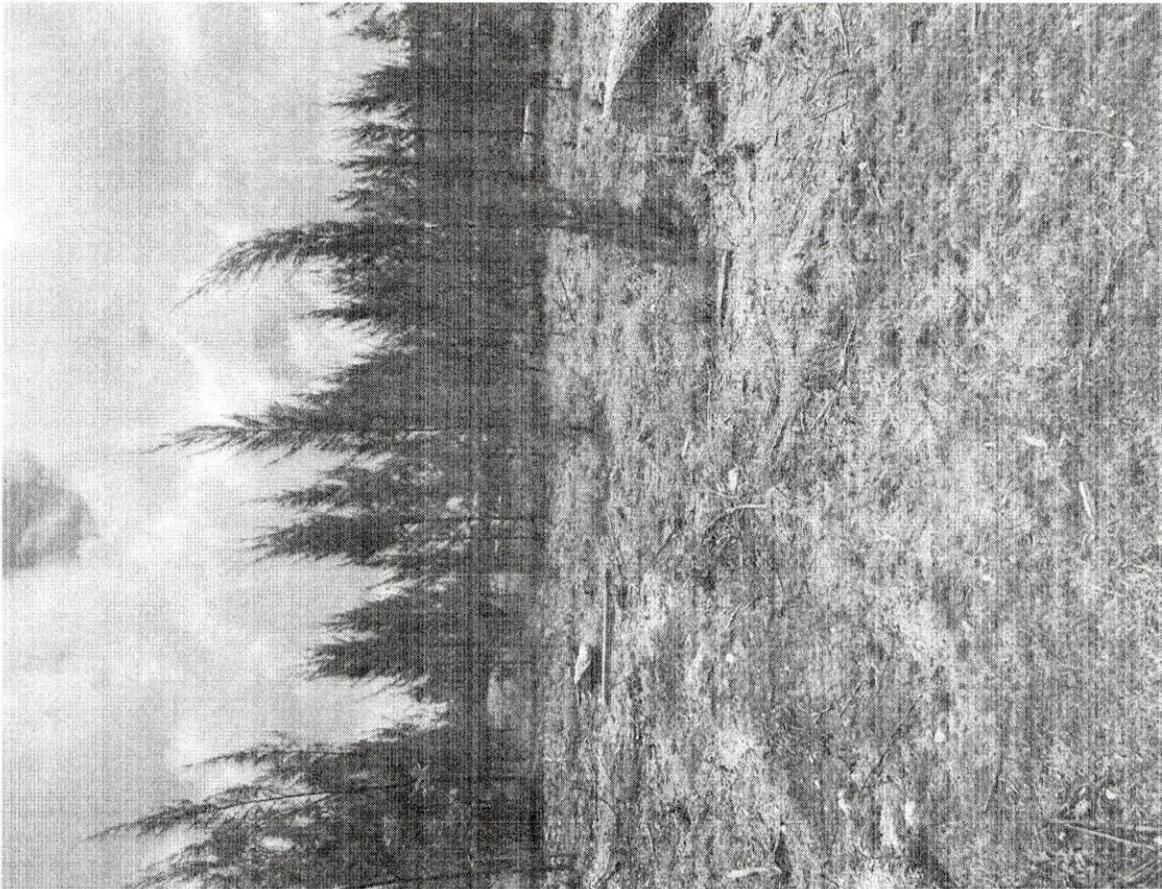


PHOTO SHOWS DISTURBED WITH EXOTIC PEST PLANTS VEGETATION ON LOTS 1 & 2

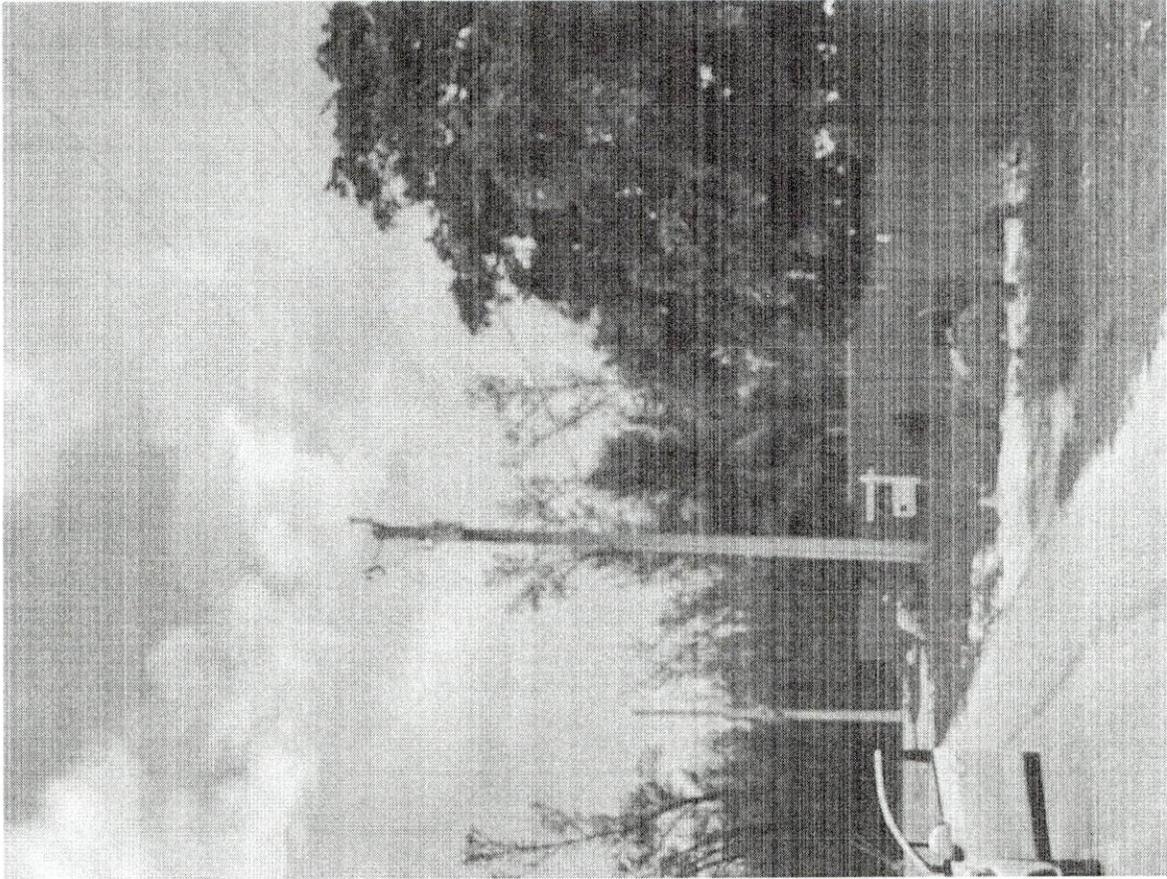
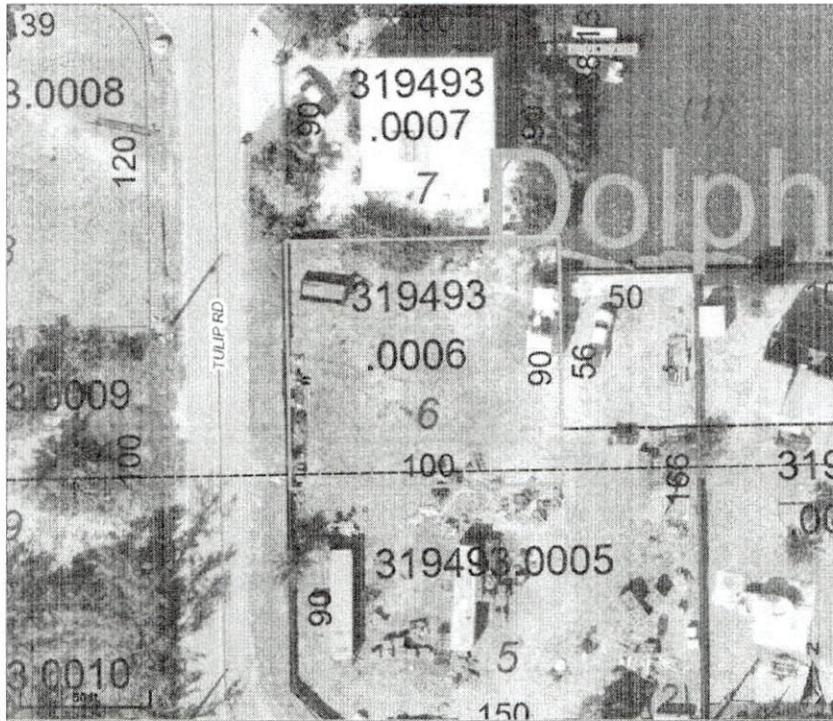


PHOTO SHOWS EXISTNG ELECTRIC LINES ACROSS ALL LOTS



PHOTO SHOWS DREDGED CANAL ON EAST SIDE OF ENTRANCE ROADWAY SPANISH CHANNEL DRIVE



Overview



Legend

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

Parcel ID 00319493-000600      Alternate ID 8622431      Owner Address BURKHARDT GREGORY B  
 Sec/Twp/Rng 18/66/30      Class VACANT RES      32029 Marginella Dr  
 Property Address 2151 TULIP Rd      Big Pine Key, FL 33043  
 NONAMEKEY  
 District 110H  
 Brief Tax Description LT 6 DOLPHIN ESATES P 37-26 OR 962-367/368 OR 1036-25/26 OR 2105-181/84 OR 2916-1021/23  
 (Note: Not to be used on legal documents)

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# Monroe County, FL



### Overview



### Legend

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

<b>Parcel ID</b>	00319493-000500	<b>Alternate ID</b>	8622422	<b>Owner Address</b>	BURKHARDT GREGORY B
<b>Sec/Twp/Ring</b>	18/66/30	<b>Class</b>	VACANT RES		32029 Marginella Dr
<b>Property Address</b>	32021 MARGINELLA DR				Big Pine Key, FL 33043
	NONAMEKEY				
<b>District</b>	110H				
<b>Brief Tax</b>	LT 5 DOLPHIN ESTATES AND ADJ 57 X 56 PARCEL P67-26 OF 862-367/368 OR 1036-25/28 OF 2105-181/84 OF 2916-				
<b>Description</b>	1021/23				
	(Note: Not to be used on legal documents)				

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Overview



Legend

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

Parcel ID	00319493-000200	Alternate ID	8822392	Owner Address	BURKHARDT GREGORY B
Sect/Twp/Rng	18/66/30	Class	VACANT RES		32029 Marginella Dr
Property Address	32045 MARGINELLA Dr				Big Pine Key, FL 33043
	NONAMEKEY				
District	110H				
Brief Tax	LT 2 DOLPHIN ESTATES PB 7-26 AND ADJ 50' X 56' PARCEL OR 920-1264-1266 OF 886-1184/1186 OR 1704-881/85 OR 1711-				
Description	1585/87 OR 2882-1069/72 OR 2917-1897C				
	(Note: Not to be used on legal document(s))				

Date created: 7/19/2024  
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