

File #: 2025-027

Owner's Name: O.R Plaza, LLC
Ocean Reef Club, INC

Applicant: Smith Hawks, PL

Agent/Contact: Barton Smith/Jess Goodall

Type of Application: LUD

Key: Ocean Reef/Key Largo

RE #: 00573630-002602
00081720-000300
00081740-000400

Additional Information added to File 2025-027

End of Additional File 2025-027

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



RECEIVED
2025-027
FEB 05 2025
MONROE COUNTY
PLANNING DEPT.

Land Use District (Zoning) Map Amendment Application

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

Application Fee: \$5,570.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

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

- Advertising Costs: \$245.00
- Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed
- Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)
- Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

Date of Request: 01 / 31 / 2025
 Month Day Year

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

SMITH HAWKS, PL	Barton W. Smith / Jess Miles Goodall
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
138 Simonton Street, Key West, Florida 33040	
Mailing Address (Street, City, State and Zip Code)	Bart@SmithHawks.com; Jess@SmithHawks.com; Brandi@SmithHawks.com
(305) 296-7227	
Work Phone	Home Phone
	Cell Phone
	Email Address

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

O.R. Plaza, LLC, and Ocean Reef Club, Inc	c/o Agent
(Name/Entity)	Contact Person
c/o Agent	
Mailing Address (Street, City, State and Zip Code)	
c/o Agent	c/o Agent
Work Phone	Home Phone
	Cell Phone
	Email Address

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

See Surveys attached.		Ocean Reef / Key Largo	
Block	Lot	Subdivision	Key Name
00573630-002602, 00081720-000300, and 00081740-000400		9085080, 8654995, and 8574983	
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
See attached correspondence.		106.5	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): See attached correspondence.

Current Land Use District (Zoning) Designation(s): See attached correspondence.

Proposed Land Use District (Zoning) Designation(s): Ocean Reef Overlay District

Total Land Area Affected by Proposed Land Use District (in acres): See attached surveys.

Tier Designation(s): N/A

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

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

Non-residential.

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

See attached correspondence.

The Board of County Commissioners may consider an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

N/A

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

N/A

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

N/A

- 4) **New issues:**

N/A

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

N/A

6) Data updates:

See attached correspondence.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

See attached correspondence.

* * * * *

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) **Tab A**
- Ownership Disclosure Form **Tab A**
- Current Property Record Card(s) from the Monroe County Property Appraiser **Tab B**
- Location map **Tab C**
- Photograph(s) of site(s) from adjacent roadway(s) **Tab D**
- 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 **Tab E**
- 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 **Tab F**
- Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal) **Tab G**
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal) **Tab H**

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

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

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

* * * * *

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

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

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

Signature of Applicant: [Handwritten Signature] Date: January 31, 2025

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 31st day of January, 2025, by Jess Miles Goodall
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Handwritten Signature: Brandi Green]
SIGNATURE OF NOTARY PUBLIC

Brandi Green
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: **06/29/2028**

Send complete application package to:

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



SMITH/HAWKS
ATTORNEYS AT LAW

Barton Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
Email: Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
7718 4836 5026

January 31, 2025

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning and Environmental Resources
2798 Overseas Highway, Suite 400
Marathon, Florida 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

RE: OCEAN REEF CLUB, INC- PROPOSED LAND USE DISTRICT ZONING AMENDMENT FOR THE ADDITION OF PARCELS INTO THE OCEAN REEF OVERLAY DISTRICT, AS ESTABLISHED IN MONROE COUNTY LAND DEVELOPMENT CODE SECTION 130-141.

Dear Emily,

Please accept this correspondence as our clients', O.R. Plaza, LLC, a wholly owned subsidiary of Ocean Reef Club, Inc., and Ocean Reef Club, Inc. (collectively, the "Applicant") Background Letter, providing information, and data and analysis to support the Application for Land Use District Map ("LUD") Amendment ("Application") for the addition of three (3) properties, owned and operated by Ocean Reef Club, Inc., into the Ocean Reef Overlay District, which was previously approved pursuant to Monroe County Board of County Commissioners Ordinances 022-2023, and Monroe County Board of County Commissioners Ordinance 023-2023.

Please find a full and complete copy of this Application package to be date-stamped and returned in the enclosed pre-paid, self-addressed FedEx envelope, together with check no. 9102 and check no. 4542 for a total of \$8,574.00 for the application fees, advertising, and SPONS.

This Application is being filed pursuant to Monroe County Land Development Regulations ("LDR") that provides text for Section 130-141(c) ("Amendment"), which provides "In order for a property owner to utilize the standards, exemptions and reductions established within the Ocean Reef Overlay District (the "Overlay"), the property must be owned and operated by Ocean Reef Club, Inc., or Golf Manor I Condominium Association, an amendment to the Official Land Use District (Zoning) Map shall be required, and such overlay shall be shown on the Official Land Use District (Zoning) Map." The LUD amendment will add three (3) non-residential properties, owned and operated by Ocean Reef Club, Inc., and located within the ocean reef master planned

Emily Schemper, AICP, CFM, Senior Director

Re: Ocean Reef Club, Inc- Proposed LUD – *Amendment for Addition of Parcels*

January 31, 2025

Page 2 of 8

community, into the Overlay and shall be shown as such on the Official Land Use District (zoning) map and shall be added to the existing boundaries of the Ocean Reef Overlay. The Boundaries of each of the parcels is shown on the boundary surveys included in this application package.

I. Amendment Background

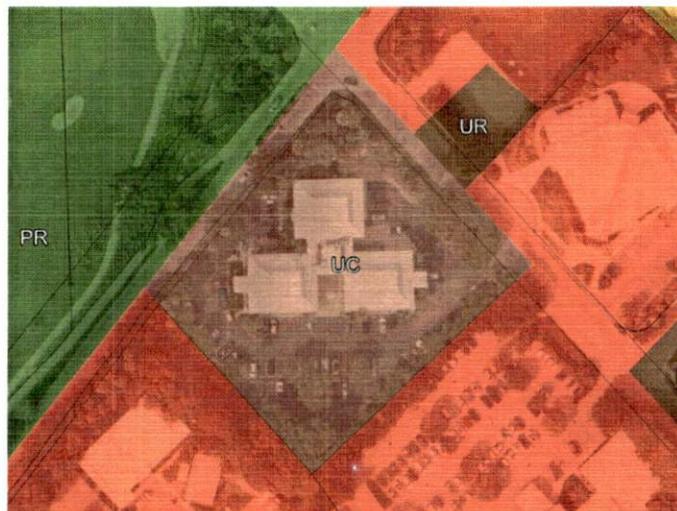
a. Overview

The Application shall amend the LUD zoning district to add three (3) properties, owned and operated by Ocean Reef Club, Inc, into the existing Ocean Reef Overlay District (“Amendment”), and the Overlay Boundary will be amended to include the three (3) additional parcels in addition to the boundaries of the eighteen (18) Ocean Reef Club, Inc. non-residential properties, and the Torchwood property previously approved pursuant to Monroe County Board of County Commissioners Ordinances 022-2023, and Monroe County Board of County Commissioners Ordinance 023-2023.

Monroe County and the State of Florida have already recognized Ocean Reef Community as unique in its development and location and has already excluded the community from multiple provisions of the County’s Comp. Plan and LDR, including but not limited to the County’s Rate of Growth Ordinance (ROGO) and conditional use approval process.¹

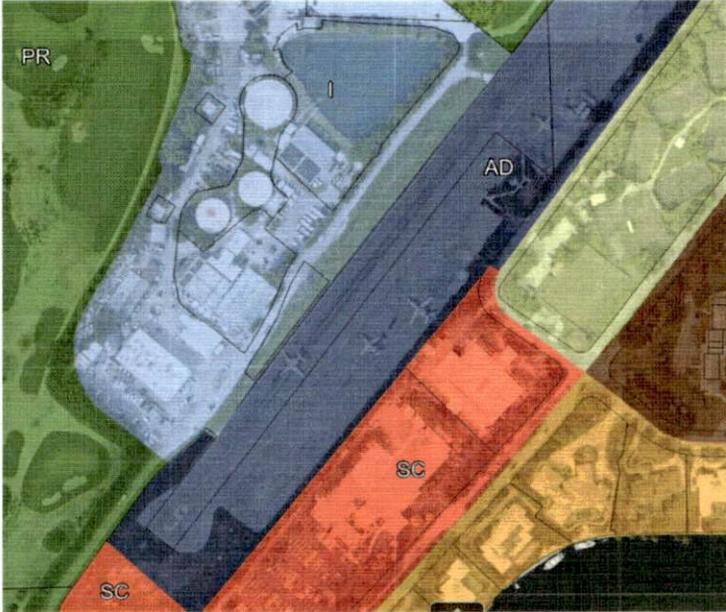
b. Existing LUD districts

31 Ocean Reef Drive



¹ See e.g., Comp. Plan Policy 101.5.27 and Code Sec. 118-9 (clearing restrictions), Code Sec. 130-74 (exemption from conditional use approval), Comp. Plan Policies 105.2.1 and 205.1.1 and Code Sec. 130-130 (exemption from Tier overlay), Comp. Plan Policy 101.3.1 and Code Sec. 138-22 (exemption from ROGO), Comp. Plan Policy 101.4.1 and Code Sec. 138-48 (exemption from NROGO).

60 Barracuda Ln.

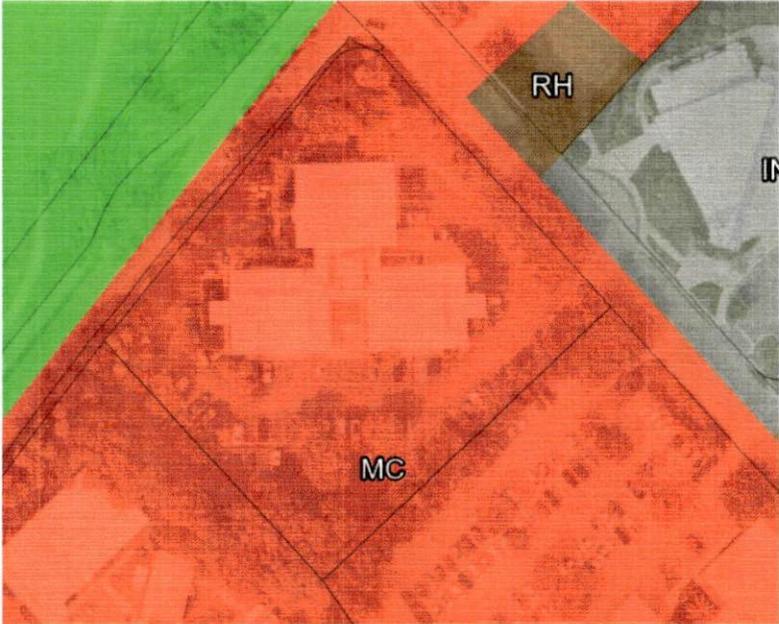


97 South Harbor Drive

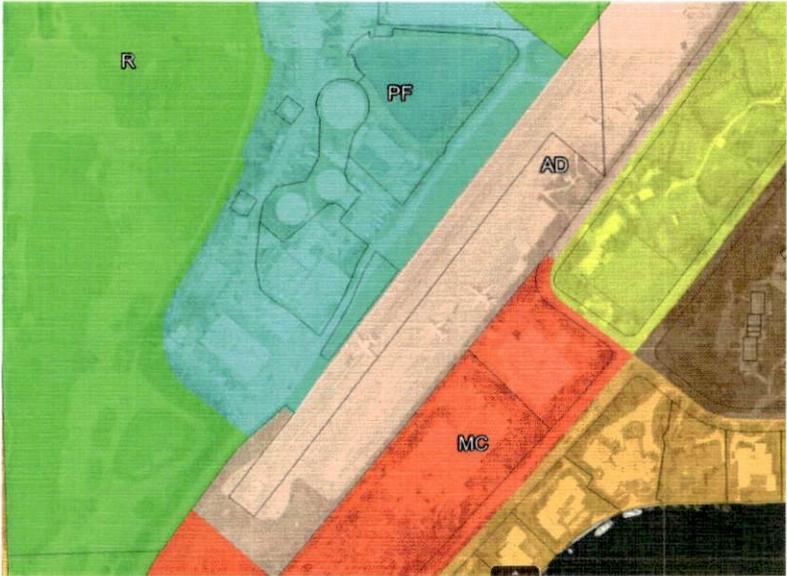


c. Existing FLUM Designations

31 Ocean Reef Drive



60 Barracuda Ln.



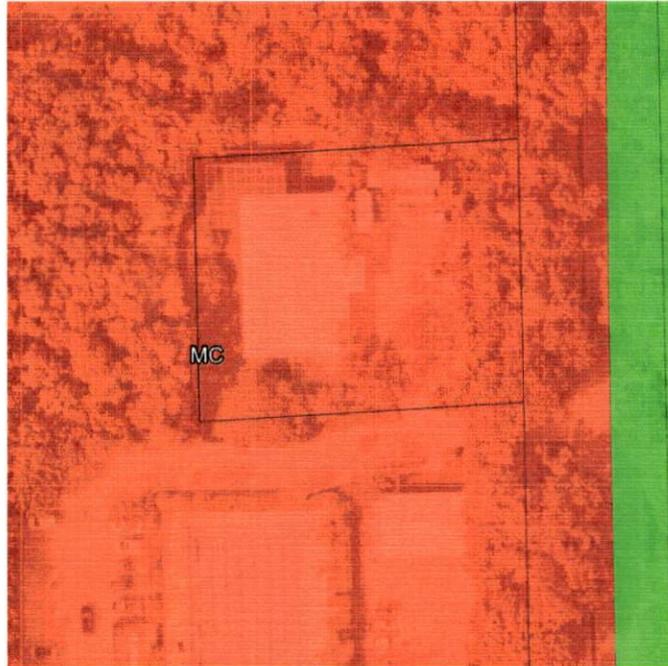
Emily Schemper, AICP, CFM, Senior Director

Re: Ocean Reef Club, Inc- Proposed LUD – *Amendment for Addition of Parcels*

January 31, 2025

Page 5 of 8

97 South Harbor Drive



d. Amendment Request

Ocean Reef is a gated community that is separate and distinct from the rest of Monroe County. The LUD Amendment shall add the three (3) nonresidential parcels (as identified in the table below) into the existing Ocean Reef Overlay District on the official Land Use Designation (zoning) Maps as permitted under Monroe County Land Development Regulations Section 130-141(c). The additional nonresidential parcels are all owned and operated by Ocean Reef Club, Inc, and are located within the boundary of the Ocean Reef Community.

Proposed changes to the relevant portions of the LUD zoning map are set forth below:

II. The Proposed Amendment

a. Land Use District Map Amendment.

Property Owner	Property Address/RE Number	Current LUD	Proposed LUD	FLUM
Ocean Reef Club, Inc.	97 South Harbor Dr. 00573630-002602	Suburban Commercial I (SC)	Ocean Reef Overlay District	Mixed Use Commercial (MC)

Emily Schemper, AICP, CFM, Senior Director

Re: Ocean Reef Club, Inc- Proposed LUD – *Amendment for Addition of Parcels*

January 31, 2025

Page 6 of 8

Ocean Reef Club, Inc.	60 Barracuda Ln. 00081720-000300	Airport District (AD)	Ocean Reef Overlay District	Airport District (AD)
O R PLAZA LLC	31 Ocean Reef Dr. 00081740-000400	Urban Commercial 1 (UR)	Ocean Reef Overlay District	Mixed Use Commercial (MC)

III. Reasons for Proposed LUD Amendment:

a. Data and Analysis

This Application shall adopt the data and analysis that was submitted as part of the Overlay approval pursuant to Monroe County Board of County Commissioners Ordinances 022-2023, and Monroe County Board of County Commissioners Ordinance 023-2023. This LUD Amendment is being submitted in accordance with Monroe County Land Development Regulations Section 130-141(c), which provides “In order for a property owner to utilize the standards, exemptions and reductions established within the Ocean Reef Overlay District (the “Overlay”), the property must be owned and operated by Ocean Reef Club, Inc., or Golf Manor I Condominium Association, an amendment to the Official Land Use District (Zoning) Map shall be required, and such overlay shall be shown on the Official Land Use District (Zoning) Map.” The Properties proposed to be added to the Overlay are all owned and operated by Ocean Reef Club, Inc and are located within the Ocean Reef Community.

Ocean Reef Club was developed prior to the current LDC and Comp. Plan. Substantial improvement or destruction would lead to the structures not being capable of being redeveloped due to setbacks, open space, impervious surface, non-residential floor area or height standards contained in the current Comp. Plan.

The preceding identified development standards that are not connected to FEMA flood protection requirements are presumably required to be complied with to obtain conformity and compliance with the County Code and Comp. Plan when destroyed or undertaking a major renovation. However, renovations are required to keep Ocean Reef Club’s existing improvements in conformity with the community character and aesthetic appeal of Ocean Reef can easily exceed the fifty percent value if Ocean Reef were required to obtain conformity with the LDC and Comp. Plan would cause the loss of Ocean Reef’s community character and aesthetic appeal, in derogation of the purpose of zoning regulations.

The addition of these three (3) nonresidential parcels into the existing Overlay would allow them to utilize the standards contained within the Overlay and maintain the community character of Ocean Reef. As provided above, the addition is permitted under the adopted LDR section 130-141.

Emily Schemper, AICP, CFM, Senior Director

Re: Ocean Reef Club, Inc- Proposed LUD – *Amendment for Addition of Parcels*

January 31, 2025

Page 7 of 8

b. Factors for basis of Amendment

The Board of County Commissioners may consider an amendment if the change is based on one or more factors, including changed projections (e.g., regarding public service needs) from those on which the text was based, changed assumptions (e.g., regarding demographic trends), data errors, new issues, or recognition of a need for additional detail or comprehensiveness. This Amendment is based upon changed projections, changed assumptions, data errors, and new issues.

1. Changed projections

Not Applicable.

2. Changed assumptions

Not Applicable.

3. Data errors

Not Applicable.

4. New issues

Not Applicable.

5. Recognition of a need for additional detail or comprehensiveness

Not Applicable.

6. Data updates

This LUD amendment is being requested to add parcels owned and operated by Ocean Reef Club, Inc, as is permitted under Monroe County LDR Section 130-141(c)), which provides “In order for a property owner to utilize the standards, exemptions and reductions established within the Ocean Reef Overlay District (the “Overlay”), the property must be owned and operated by Ocean Reef Club, Inc., or Golf Manor I Condominium Association, an amendment to the Official Land Use District (Zoning) Map shall be required, and such overlay shall be shown on the Official Land Use District (Zoning) Map.” The LUD is being requested to update the boundary of the existing and approved Overlay District to include three (3) additional nonresidential parcels owned and operated by Ocean Reef Club, Inc pursuant to LDR Section 130-141.

7. No Adverse Community Change

There will be no adverse change to unincorporated Monroe County if the proposed Amendment is approved. The proposed Amendment is geographically limited in scope.

Emily Schemper, AICP, CFM, Senior Director

Re: Ocean Reef Club, Inc- Proposed LUD – *Amendment for Addition of Parcels*

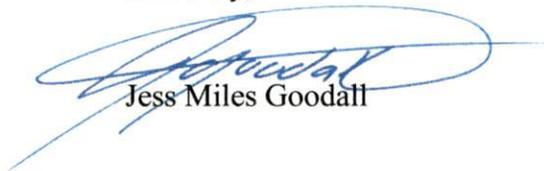
January 31, 2025

Page 8 of 8

Conclusion

Based on the foregoing, Applicant requests Monroe County adopt the Amendment. Thank you for your consideration and assistance, and please feel free to contact me with any questions.

Sincerely,



Jess Miles Goodall

Enclosures

BWS/JMG/bg

AGENT AUTHORIZATION FORM

Date of Authorization: 01 / 08 / 2025
Month Day Year

I hereby authorize SMITH/HAWKS, PL / Barton W. Smith, Esq. / Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing O.R. PLAZA, LLC, a wholly owned subsidiary of OCEAN REEF CLUB, INC. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of ANY/ALL MONROE COUNTY PLANNING DEPARTMENT APPLICATIONS
(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)

Key Largo
Lot Block Subdivision Key (Island)
00081740-000400 8574983
Real Estate (RE) / Parcel ID Number Alternate Key Number
31 Ocean Reef Drive, Ocean Reef, Florida 33037 106.5
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)
(305) 296-7227 Bart@SmithHawks.com
Home Phone Cell Phone Email Address
Jess@SmithHawks.com
Brandi@SmithHawks.com

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

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

Signature of Property Owner: [Signature] Date: 01/08/2025

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 8th day of January, 2025, by Alessandro Tanorelli, as
(PRINT NAME OF PERSON MAKING STATEMENT)
of O.R. PLAZA, LLC, a wholly owned subsidiary of OCEAN REEF CLUB, INC., who is [X] personally known to me
(TITLE) (PROPERTY OWNER)

OR [] produced as identification
(TYPE OF ID PROVIDED)



[Signature]
SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/13/2026

AGENT AUTHORIZATION FORM

Date of Authorization: 01 / 08 / 2025
Month Day Year

I hereby authorize SMITH/HAWKS, PL / Barton W. Smith, Esq. / Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing OCEAN REEF CLUB, INC. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of ANY/ALL MONROE COUNTY PLANNING DEPARTMENT APPLICATIONS
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Rows include property details for Key Largo, including Lot 00081720-000300, Block 00573630-002602, and Real Estate (RE) / Parcel ID Number 60 BARRACUDA LN., Ocean Reef, Florida 33037.

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)
(305) 296-7227
Work Phone Home Phone Cell Phone Email Address
Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

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

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

Signature of Property Owner: [Signature] Date: 01/08/2025

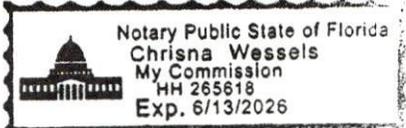
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 8th day of January, 2025, by Alessandro Tonarelli, as
(PRINT NAME OF PERSON MAKING STATEMENT)
of OCEAN REEF CLUB, INC., who is [X] personally known to me
(TITLE) (PROPERTY OWNER)

OR [] produced as identification.
(TYPE OF ID PROVIDED)

[Signature] Wessels
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/13/2026



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

Detail by Entity Name

Florida Not For Profit Corporation
OCEAN REEF CLUB, INC.

Filing Information

Document Number	N92000000498
FEI/EIN Number	65-0371142
Date Filed	11/30/1992
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	01/26/2006
Event Effective Date	NONE

Principal Address

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Changed: 01/10/2003

Mailing Address

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Changed: 07/15/2010

Registered Agent Name & Address

CORPCO, INC
901 Ponce de Leon Blvd.
10th Floor
Coral Gables, FL 33134

Name Changed: 07/12/2022

Address Changed: 07/12/2022

Officer/Director Detail

Name & Address

Title VP, Secretary

Steele, Ryan T.
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title VP, Assistant Treasurer

Mouse, Lauren E.
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title Chairman

Johnston, Charles
35 Ocean Reef Drive
Suite 200
Key Largo, FL 33037

Title President

Tonarelli, Alessandro
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title VC

Urbinati, Joseph, Jr.
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title VP

O'KEEFFE, Brian C.
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2023	04/25/2023
2024	04/28/2024

Document Images

[04/28/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/25/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

07/27/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
07/12/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/23/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
09/19/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/31/2019 -- Off/Dir Resignation	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
10/27/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
07/15/2010 -- ANNUAL REPORT	View image in PDF format
06/23/2010 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format
05/19/2008 -- ANNUAL REPORT	View image in PDF format
03/12/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
01/26/2006 -- Amended and Restated Articles	View image in PDF format
07/13/2005 -- ANNUAL REPORT	View image in PDF format
02/05/2004 -- ANNUAL REPORT	View image in PDF format
01/10/2003 -- ANNUAL REPORT	View image in PDF format
05/14/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
02/01/2000 -- ANNUAL REPORT	View image in PDF format
02/23/1999 -- ANNUAL REPORT	View image in PDF format
01/20/1998 -- ANNUAL REPORT	View image in PDF format
01/24/1997 -- ANNUAL REPORT	View image in PDF format
02/08/1996 -- ANNUAL REPORT	View image in PDF format
04/18/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company

O.R. PLAZA, LLC

Filing Information

Document Number L23000552829

FEI/EIN Number 93-4954691

Date Filed 12/15/2023

State FL

Status ACTIVE

Principal Address

35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Mailing Address

35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Registered Agent Name & Address

CORPCO, INC.
901 PONCE DE LEON BOULEVARD, 10TH FLOOR
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

STEELE, RYAN
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title MGR

TONARELLI, ALEX
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title MGR

O'KEEFFE, BRIAN
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title Manager

Mouse, Lauren
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2024	04/28/2024

Document Images

[04/28/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

Detail by Entity Name

Florida Limited Liability Company
O.R. PLAZA, LLC

Filing Information

Document Number	L23000552829
FEI/EIN Number	93-4954691
Date Filed	12/15/2023
State	FL
Status	ACTIVE

Principal Address

35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Mailing Address

35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Registered Agent Name & Address

CORPCO, INC.
901 PONCE DE LEON BOULEVARD, 10TH FLOOR
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

STEELE, RYAN
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title MGR

TONARELLI, ALEX
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title MGR

O'KEEFFE, BRIAN
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title Manager

Mouse, Lauren
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2024	04/28/2024

Document Images

[04/28/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

This Document Prepared By:

Gerald Schilian, Esq.
Schilian & Watarz, PA
7000 West Palmetto Park Road, Suite 210
Boca Raton, FL 33433

After recording return to:

Erica L. English, Esq.
Katz Barron
901 Ponce De Leon Blvd., 10th Floor
Coral Gables, FL 33134

Tax Folio No.: 00081740-000400

WARRANTY DEED

THIS INDENTURE made and executed this December 29, 2023 by ORU Associates, Inc, a Florida corporation, with a post office address is 31 Ocean Reef Drive, Suite A-301, Key Largo, FL 33037, Grantor, and O. R. Plaza, LLC, a Florida limited liability company, with a post office address of 35 Ocean Reef Drive, Suite 200, Key Largo, FL 33037 Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey to grantee, his heirs and assigns, forever, the following described real property in Monroe County Florida (the "property"), to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever, subject to real property taxes for 2024 and subsequent years, restrictions and other matters appearing on the Plat, public utility easements of record; other matters set forth in Exhibit "B" attached hereto; and zoning and other land use requirements imposed by governmental authority.

TOGETHER WITH, all rights of way, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

AND Grantor hereby covenants that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever and that the Property is free of all encumbrances, except taxes and assessments for the year 2024 and subsequent years and the matters set forth above.

IN WITNESS WHEREOF, the Grantor has signed these presents the date and year first above written:

Signed and delivered in the presence of the undersigned witnesses:

WITNESS 1:

Sign: Kelly Sheehan
Print Name: Kelly Sheehan
Address: 3 Atlantic Ave
Key Largo FL 33037

ORU Associates, Inc., a Florida corporation

BY: Russ Chinnici, President
Russ Chinnici, President

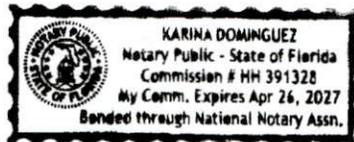
WITNESS 2:

Sign: [Signature]
Print Name: Lianet Gomez
Address: 797 NW 9th St
Homestead, FL, 33030

STATE OF Florida
COUNTY OF Monroe

I HEREBY CERTIFY that the foregoing Warranty Deed was acknowledged before me by means of physical presence or online notarization, this December 27, 2023 by Russ Chinnici, President of ORU Associates, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who produced _____ as identification.

SEAL:



Karina Dominguez
NOTARY PUBLIC
My Commission expires: April 26, 2027

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of MONROE, State of Florida, and is described as follows:

A parcel of land being a portion of the Northeast one-quarter of the Southwest one-quarter of Section 7, Township 59 south, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of Monroe County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said NE 1/4 of the SW 1/4 of said Section 7; thence N 2°16'26" W (bearing derived from Florida Coordinate System, East Zone) along the West line of said NE 1/4 of the SW 1/4 of said Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the center line of Ocean Reef Drive, as shown on the plat of "CHANNEL CAY OCEAN REEF PLAT NO. 4", according to the Plat thereof, as recorded in Plat Book 5, Page 122, of the Public Records of Monroe County, Florida; thence S 43°11'40" E along said Northwesterly extension and along the center line of said Ocean Reef Drive for 443.60 feet to an intersection with the Southwesterly extension of the center line of Anchor Drive, "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10", according to the Plat thereof, as recorded in Plat Book 6, Page 118, of the Public Records of Monroe County, Florida; thence S 39°33'31" W along said Southwesterly extension of the center line of said ANCHOR DRIVE for 324.75 feet; thence S 50°26'29" E for 25.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence S 43°11'40" E for 239.23 feet; thence N 46°48'20" E for 294.00 feet to an intersection with the Southwesterly right-of-way line of said Ocean Reef Drive; thence N 43°11'40" W along said Southwesterly right-of-way line for 248.24 feet to the point of curvature of a circular curve concave to Southeast; thence Northwesterly and Southwesterly along the arc of said curve, having a radius of 25.00 feet and a central angle of 97°14'49" for 42.43 feet to the point of tangency; thence S 39°33'31" W along a line 25.00 feet Southeasterly of as measured at right angles and parallel to said Southwesterly extension of the center line of said Anchor Drive for 267.98 feet to the Point of Beginning.

EXHIBIT B

[Permitted Exceptions]

1. Covenants, conditions, restrictions and easements recorded February 4, 1981, in O.R. Book 825, Page 991, Public Records of Monroe County, Florida, which provide for a private charge or assessment, right of first refusal, and the prior approval of a future purchaser or occupant.
2. Easement in favor of Florida Keys Aqueduct Authority recorded December 6, 1983, as recorded in Book 897, Page 2234 under Public Records of Monroe County, Florida.
3. Terms and conditions of any unrecorded leases and rights of tenants in possession of any portion of the Property, as tenants only.

This Instrument Prepared By:
Donald J. Doody, Esquire
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308

Doc# 2116595
Bk# 2346 Pg# 1058

PIN: 00081720-000000

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 28th day of February, 2017 by and between **Ocean Reef Club, Inc., a Florida corporation not-for-profit**, hereinafter referred to as "Grantor" and **North Key Largo Utility Corp., a Florida not-for-profit corporation** and having its principal place of business at 35 Ocean Reef Drive, Suite 200, Key Largo, Florida 33037, hereinafter referred to as "Grantee."

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee certain real property located in Monroe County, Florida ("Property") which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO: Taxes accruing subsequent to December 31, 2016, zoning and/or easements, restrictions, limitations and other matters of record, if any, provided that this reference shall not serve to reimpose same.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

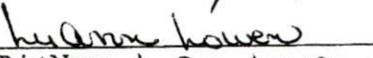
TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances made by Grantor, except as set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands as of the day and year first above written.

Witnesses:


Print Name: Mary Jackson


Print Name: LuAnn Bowen

Ocean Reef Club, Inc., a Florida corporation
not-for-profit


By: Michael G. Leemhuis
Title: President

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 3rd day of March, 2017 by Michael G. Leemhuis, as President of Ocean Reef Club, Inc., a Florida corporation not-for-profit, on behalf of the Club, who () is personally known to me or () has produced a Florida driver's license as identification.



Nicole Lynn Neves
NOTARY PUBLIC

EXHIBIT "A"

Well No. 4

A Parcel of Land lying in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 59 South, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 7; thence proceed S87°19'22"W (Bearings derived from the "Florida Coordinate System, East Zone") along the North line of said Section 7 for 1802.53 feet to an intersection with the Southeasterly boundary of "Barracuda Golf Course" as shown hereon; thence proceed S38°01'47"W along said Southeasterly boundary for 1978.89 feet to the most Southerly corner of said "Barracuda Golf Course"; thence N52°59'16"W for 213.28 feet; thence N12°18'59"E for 144.65 feet; thence N61°44'50"W for 289.77 feet to the Southwesterly Boundary of "Barracuda Golf Course"; thence S25°05'46"W for 579.65 feet to the POINT OF BEGINNING of the hereinafter described Easement; thence N37°29'44"E for 45.15 feet; thence S52°30'16"E for 45.75 feet; thence S37°29'44"W for 45.03 feet; thence N52°39'14"W for 45.75 feet to the POINT OF BEGINNING.

Prepared by:
Erica L. English, Esq.
Katz, Barron, Friedberg, English & Allen, P.A.
901 Ponce de Leon Blvd., 10th Floor
Coral Gables, Florida 33134

Parcel I.D. No. 00573630-002602
Property ID No. 9085080

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 22 day of July, 2024, by ORCAT, INC., a Florida not-for-profit corporation (hereinafter referred to as "Grantor"), whose post office address is 35 Ocean Reef Drive, Suite 220, Key Largo, Florida 33037, to OCEAN REEF CLUB, INC., a Florida corporation not-for-profit (hereinafter referred to as "Grantee"), whose post office address is 35 Ocean Reef Drive, Suite 200, Key Largo, Florida 33037 (the words "Grantor" and "Grantee" include their respective heirs, successors, legal representatives and assigns where the context requires or permits).

WITNESSETH, That:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the execution and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain tract or parcel of land described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"), subject to and without warranty as to those certain matters set forth and described on Exhibit B, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its heirs, successors, legal representatives and assigns, forever in fee simple.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee, its heirs, successors, legal representatives and assigns, against the claims of all persons claiming, through and under Grantor (other than a claim arising out of the Permitted Exceptions), but not otherwise.

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract C of HARBOR COURSE SOUTH, SECTION TWO, OCEAN REEF PLAT NO. 13, according to the plat thereof, as recorded in Plat Book 7, at Page 5, of the Public Records of Monroe County, Florida, more particularly described as follows:

A Parcel of Land lying in the SE 1/4 of Section 13, Township 59 South, Range 40 East, MONROE COUNTY, FLORIDA, more particularly described as follows:

Commence at the Southwest Corner of the Southeast 1/4 of Section 13, Township 59 South, Range 40 East; thence N 00° 03' 03" W along the West line of the Southeast 1/4 of Section 13, 244.74 feet to a point; thence N 89° 56' 57" E for a distance of 195.20 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence N 01° 33' 42" W for 127.00 feet; thence N 86° 25' 19" E for a distance of 160.00 feet to a point on the Westerly Right-of-Way line of SOUTH HARBOR DRIVE; thence S 01° 33' 42" E for a distance of 127.00 feet; thence S 86° 25' 19" W for a distance of 160.00 feet to the POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Covenants, conditions, restrictions, reservations, easements, provisions for assessments and creation of liens, membership requirements, and other provisions of the Declaration of Restrictions, Limitations, Conditions and Agreements, dated October 25, 1976, recorded October 28, 1976, in Book 678, Page 154. NOTE: There is a perpetual easement reserved over, on and across a strip of land twelve (12) feet in width running along the street frontage, and a strip of land six (6) feet in width running along the sidelines of each of the lots.
2. Restrictions, dedications, and easements contained on the Plat of HARBOR COURSE SECTION TWO, OCEAN REEF PLAT NO. 13, recorded in Plat Book 7, Page 5, including, but not limited to statement setting forth that the drive, lane and court as shown on the Plat are not dedicated to the public, but are reserved for the non-exclusive use of owners of property in the subdivision, their successors or assigns, together with members of the police and fire departments and other necessary governmental agencies engaging in their official capacities; and utility easements of ten (10) feet running along the street frontage and six (6) feet running along the sidelines of every lot in the subdivision.
3. Non-exclusive Easement Grant dated August 1, 1977, recorded October 3, 1977, in Book 733, Page 603, granting Key Largo Foundation and Driscoll Properties, Inc., the right to use all streets, roads, bridges, and utility easements in the Ocean Reef Complex.
4. Non-exclusive perpetual Easement dated December 1, 1983, recorded December 6, 1983, in Book 897, Page 2234, granting Florida Keys Aqueduct Authority, a governmental agency of the State of Florida, use for the purpose of installation and maintenance of water mains and water lines.
5. Right of Access and License Agreement dated December 1, 1983, and recorded December 6, 1983, in Book 897, Page 2243, granting Florida Keys Aqueduct Authority, a governmental agency of the State of Florida, the right of access and license over, on and across the private roadways in the Ocean Reef Complex.
6. Transfer, Assignment and Conveyance Agreement by Ocean Reef Club, Inc., a Florida corporation, to Florida Keys Aqueduct Authority, dated December 1, 1983, recorded December 6, 1983, in Book 897, Page 2298.
7. Assignment of Easements between Ocean Reef Club, Inc., and North Key Largo Utility Corp., a Florida not-for-profit corporation, dated March 9, 1995, and recorded March 10, 1995, in Book 1344, Page 2079.
8. Grant of Easement dated March 9, 1995, made by Ocean Reef Club, Inc., a Florida not-for-profit corporation, in favor of North Key Largo Utility Corp., a Florida not-for-profit corporation, and recorded March 9, 1995, in Book 1344, Page 1772.
9. Grant of Easement dated March 9, 1995, made by Ocean Reef Community Association, a Florida not-for-profit corporation, in favor of North Key Largo Utility Corp., a Florida not-for-profit corporation, and recorded March 9, 1995, in Book 1344, Page 1769.

10. Non-Exclusive Easement Grant dated March 1, 1993, recorded April 12, 1992, in Book 1252, Page 836, granting Ocean Reef Club, Inc., Great American Life Insurance Company, and Ocean Reef Club Properties, Inc., the right to use all streets, roads, bridges, and parking lots, in the Ocean Reef Complex.
11. Consent for Use of Public Easements between Ocean Reef Cable Television, a general partnership, and Ocean Reef Club, Inc., dated July 18, 1979, and recorded in Book 811, Page 1463; and Easement Agreement between Ocean Reef Club, Inc., now known as Key Largo Group, Inc., and Ocean Reef Cable Television, recorded February 22, 1995, in Book 1342, Page 1428.
12. Certificate of Amendment to the Fifth Amended and Restated Bylaws (hereinafter referred to as the "Bylaws") of Ocean Reef Community Association, Inc., recorded December 30, 1996, in Book 1436, Page 1192; and Affidavit executed by the President for Ocean Reef Community Association, Inc., a Florida corporation not for profit, acknowledged October 21, 1996, and recorded December 30, 1996, in Book 1436, Page 1198.;
13. Agreement between Seaboard Properties, Inc., and Ocean Reef Improvement Association, dated August 9, 1963, filed August 14, 1963, in Book 287, Page 421, wherein the right was granted to all property owners to use all streets, roadways, etc., in all the Ocean Reef plats.
14. All roadways, and bridges within the Ocean Reef Complex as contained in the Quit Claim Deed and Easement from Ocean Reef Club, Inc., to Ocean Reef Community Association, dated April 19, 1994, and recorded January 26, 1995, in Book 1339, Page 255.

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



Ownership Disclosure of Interest

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

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

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

FORM

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

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

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
OCEAN REEF CLUB, INC. <small>35 Ocean Reef Dr., Ste. 200, Key Largo, FL 33037</small>	

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

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

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

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

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

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

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

* Please provide date of contract _____

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: 

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 8th day of January, 2025, by Alessandro Tonarelli
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as identification.

(TYPE OF ID PRODUCED)



Chrisna Wessels
SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/13/2026

FORM

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



Ownership Disclosure of Interest

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

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

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

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

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

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
O.R. PLAZA, LLC <small>35 Ocean Reef Dr., Ste. 200, Key Largo, FL 33037</small>	
OCEAN REEF CLUB, INC.	100 %

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

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

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

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

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

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

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

* Please provide date of contract _____

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: Alexandro Torrelli

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 8th day of January, 2025, by Alessandro Torrelli
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced identification.



Wessels
SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/13/2026

FORM

Monroe County, FL

PROPERTY RECORD CARD

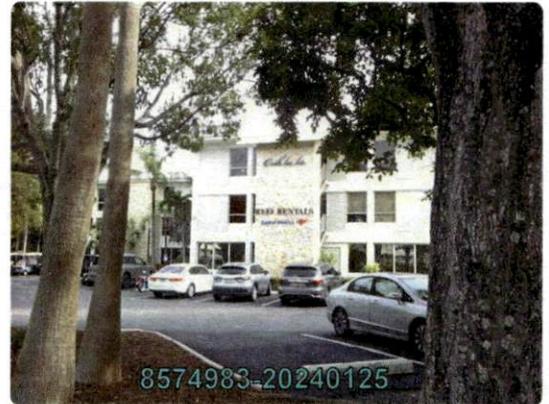
Disclaimer

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 00081740-000400
 Account# 8574983
 Property ID 8574983
 Millage Group 500R
 Location 31 OCEAN REEF Dr, OCEAN REEF
 Address
 Legal Description 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4 OR435-855 OR825-991 OR880-2219 OR1584-1056 OR1584-1060 OR1584-1064AFF OR1584-1066AFF OR2186-775 OR2795-1312 OR3257-0095
 (Note: Not to be used on legal documents.)
 Neighborhood 10010
 Property Class SHOPPING CENTER (1600)
 Subdivision
 Sec/Twp/Rng 07/59/41
 Affordable No
 Housing



Owner

O R PLAZA LLC
 35 Ocean Reef Dr
 Ste 200
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$2,883,183	\$2,795,071	\$3,006,823	\$3,040,045
+ Market Misc Value	\$141,060	\$105,452	\$105,452	\$106,445
+ Market Land Value	\$15,047,780	\$16,436,977	\$20,436,977	\$19,178,966
= Just Market Value	\$18,072,023	\$19,337,500	\$23,549,252	\$22,325,456
= Total Assessed Value	\$18,072,023	\$19,337,500	\$23,549,252	\$21,649,834
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$18,072,023	\$19,337,500	\$23,549,252	\$22,325,456

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$15,047,780	\$2,883,183	\$141,060	\$18,072,023	\$18,072,023	\$0	\$18,072,023	\$0
2023	\$16,436,977	\$2,795,071	\$105,452	\$19,337,500	\$19,337,500	\$0	\$19,337,500	\$0
2022	\$20,436,977	\$3,006,823	\$105,452	\$23,549,252	\$23,549,252	\$0	\$23,549,252	\$0
2021	\$19,178,966	\$3,040,045	\$106,445	\$22,325,456	\$21,649,834	\$0	\$22,325,456	\$0
2020	\$16,535,178	\$3,040,045	\$106,445	\$19,681,668	\$19,681,668	\$0	\$19,681,668	\$0
2019	\$14,910,052	\$3,117,261	\$107,441	\$18,134,754	\$18,134,754	\$0	\$18,134,754	\$0
2018	\$14,910,052	\$2,758,982	\$69,271	\$17,738,305	\$17,738,305	\$0	\$17,738,305	\$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
(1600)	75,655.00	Square Foot	0	0

Buildings

Building ID	62039	Exterior Walls	CUSTOM
Style		Year Built	1980
Building Type	SHOPPING CENTR-COMTY / 16C	EffectiveYearBuilt	1998
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	15327	Roof Type	IRR/CUSTOM with 40% FLAT OR SHED
Finished Sq Ft	11860	Roof Coverage	METAL with 40% TAR & GRAVEL
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	350
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,891	0	660
FLA	FLOOR LIV AREA	11,860	11,860	1,038
OUF	OP PRCH FIN UL	576	0	192
TOTAL		15,327	11,860	1,890

Building ID	62040	Exterior Walls	CUSTOM
Style		Year Built	1982
Building Type	SHOPPING CENTR-COMTY / 16C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	11712	Roof Type	IRR/CUSTOM with 40% FLAT OR SHED
Finished Sq Ft	9984	Roof Coverage	CONC/CLAY TILE with 40% TAR & GRAVEL
Stories	3 Floor	Flooring Type	
Condition	FAIR	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	350
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,248	0	360
FLA	FLOOR LIV AREA	9,984	9,984	696
OPF	OP PRCH FIN LL	160	0	52
OUF	OP PRCH FIN UL	320	0	104
TOTAL		11,712	9,984	1,212

Building ID	62041	Exterior Walls	CUSTOM
Style		Year Built	1982
Building Type	SHOPPING CENTR-COMTY / 16C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	11712	Roof Type	IRR/CUSTOM with 40% FLAT OR SHED
Finished Sq Ft	9984	Roof Coverage	CONC/CLAY TILE with 40% TAR & GRAVEL
Stories	3 Floor	Flooring Type	
Condition	FAIR	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	350
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,248	0	360
FLA	FLOOR LIV AREA	9,984	9,984	696
OPF	OP PRCH FIN LL	160	0	52
OUF	OP PRCH FIN UL	320	0	104
TOTAL		11,712	9,984	1,212

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1998	1999	0 x 0	1	34971 SF	2
BRICK PATIO	2002	2003	0 x 0	1	5250 SF	2
Elevator	1980	1981	0 x 0	0	1	3
Elevator Landing	1980	1981	0 x 0	0	3 UT	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/29/2023	\$22,750,000	Warranty Deed	2446465	3257	0095	01 - Qualified	Improved		
4/29/2016	\$21,208,000	Warranty Deed		2795	1312	01 - Qualified	Improved		
6/30/1999	\$4,500,000	Warranty Deed		1584	1056	Q - Qualified	Improved		
5/1/1983	\$2,600,000	Warranty Deed		880	2219	Q - Qualified	Improved		
1/1/1981	\$227,000	Warranty Deed		825	991	Q - Qualified	Vacant		

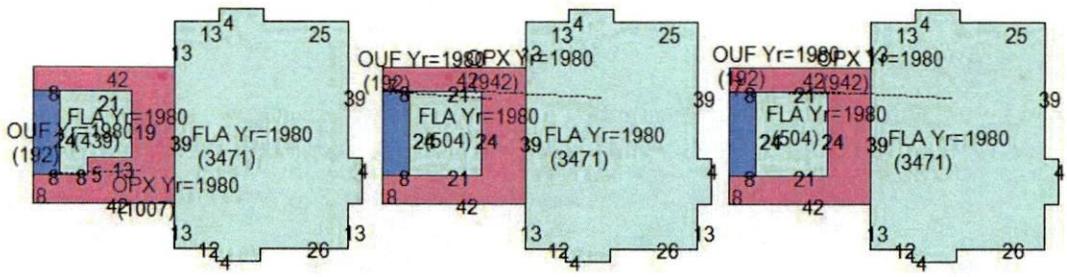
Permits

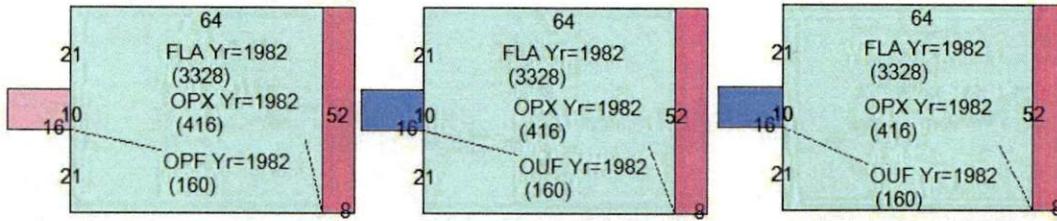
Number	Date Issued	Status	Amount	Permit Type	Notes
C-MECH-2024-0023	09/23/2024	Completed	\$2,400	Commercial	Installation of a 1 Ton Mini Split for Elevator Machine Room
C-ELEC-2024-0029	04/18/2024	Completed	\$7,500	Commercial	REPLACE EXISTING MAIN LINE DISCONNECT IN MACHINE ROOM AND REPLACE EXISTING PIT LIGHTS IN PIT AREA.
22400331	10/24/2022	Completed	\$79,948	Commercial	LIGHTING UPGRADE FOR ATM COMPLIANCE
20400059	04/14/2021	Completed	\$6,990	Commercial	REPLACE A 5 TON A/C UNIT
19400364	02/06/2020	Completed	\$40,000	Commercial	1800 SQFT INTERIOR REMODEL/REPAIR
17403628	05/12/2017	Completed	\$16,500	Commercial	REPLACE (3) 5 TON A/C UNITS IN SAME LOCATION AS PER APPROVED PLANS
15403859	09/09/2015	Completed	\$25,000		INTERIOR REMODEL/REPAIR
14303111	09/18/2014	Completed	\$1		INT REMODEL/REPAIR
14303111	09/18/2014	Completed	\$25,000	Commercial	1550 SQ FT INTERIOR REMODEL/REPAIR
13303538	10/09/2013	Completed	\$1		INTERIOR REMODEL/REPAIR
13300301	04/23/2013	Completed	\$1		SIGN
12300220	01/31/2012	Completed	\$1		REMODEL/REPAIR INTERIOR
10304500	09/22/2010	Completed	\$1		INT REMODEL
10300811	03/02/2010	Completed	\$1		INTERIOR REMODEL
06305588	10/06/2006	Completed	\$1		REPAIR WOOD FRAME
06304067	10/04/2006	Completed	\$1		INTERIOR RENOVATION
06302690	05/31/2006	Completed	\$1		INT. RENOVATION
05302753	06/14/2005	Completed	\$1		INTERIOR OFFICE REMODEL
02304324	10/18/2002	Completed	\$1		REROOF
2302964	09/04/2002	Completed	\$1		PAVERS
302797	06/29/2000	Completed	\$1		TILE EXISTING WALKWAYS
9931729	08/06/1999	Completed	\$1	Commercial	COMMERCIAL ROOFING

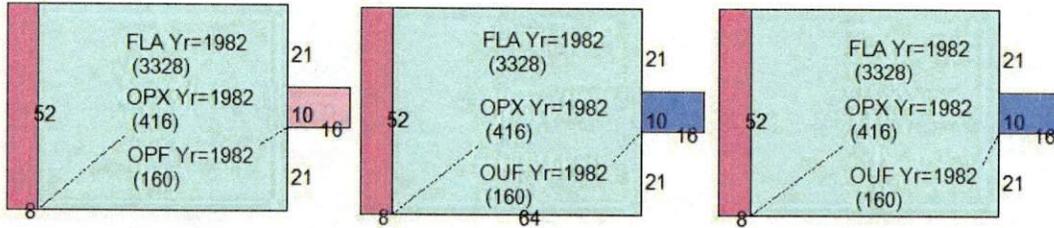
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



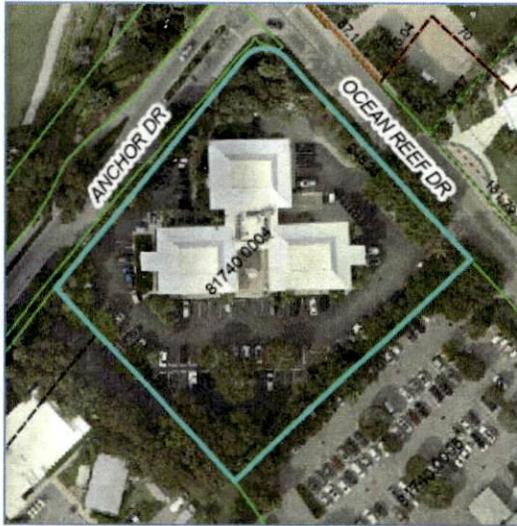




Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 2/1/2025, 1:16:41 AM

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 00573630-002602
 Account# 9085080
 Property ID 9085080
 Millage Group 500R
 Location 97 S HARBOR Dr, OCEAN REEF
 Address
 Legal Description PT OF TRACT C OF HARBOR COURSE SOUTH TWO OCEAN REEF PLAT 13 PB-7-5 OR856-1810 OR881-1943 OR881-2002(SUB-LEASE) OR1247-1891(ASSN) OR1417-1599 OR2190-1075 OR2190-1082 OR2753-1327 OR3285-1435
 (Note: Not to be used on legal documents.)
 Neighborhood 10010
 Property Class PROF. BLDG (1900)
 Subdivision HARBOR COURSE SEC 2 O.R. #13 REPLAT
 Sec/Twp/Rng 13/59/40
 Affordable No
 Housing



Owner

[OCEAN REEF CLUB INC](#)
 35 Ocean Reef Dr
 Ste 200
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$429,255	\$416,140	\$437,758	\$437,758
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$537,667	\$537,667	\$537,667	\$537,667
= Just Market Value	\$966,922	\$953,807	\$975,425	\$975,425
= Total Assessed Value	\$141,801	\$128,910	\$117,191	\$106,538
- School Exempt Value	(\$966,922)	(\$953,807)	(\$975,425)	(\$975,425)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$537,667	\$429,255	\$0	\$966,922	\$141,801	\$966,922	\$0	\$0
2023	\$537,667	\$416,140	\$0	\$953,807	\$128,910	\$953,807	\$0	\$0
2022	\$537,667	\$437,758	\$0	\$975,425	\$117,191	\$975,425	\$0	\$0
2021	\$537,667	\$437,758	\$0	\$975,425	\$106,538	\$975,425	\$0	\$0
2020	\$537,667	\$459,376	\$0	\$997,043	\$96,853	\$997,043	\$0	\$0
2019	\$635,813	\$459,376	\$0	\$1,095,189	\$88,049	\$1,095,189	\$0	\$0
2018	\$426,720	\$411,181	\$0	\$837,901	\$80,045	\$837,901	\$0	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	20,320.00	Square Foot	0	0

Buildings

Building ID	5447	Exterior Walls	CONC BLOCK
Style		Year Built	2006
Building Type	PROFESS BLDG-A / 19A	EffectiveYearBuilt	2006
Building Name		Foundation	
Gross Sq Ft	4629	Roof Type	
Finished Sq Ft	2802	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	268	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,802	2,802	0
OPF	OP PRCH FIN LL	96	0	0
PTO	PATIO	100	0	0
SPF	SC PRCH FIN LL	1,631	0	0
TOTAL		4,629	2,802	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/22/2024	\$200,000	Warranty Deed	2469083	3285	1435	30 - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
18400514	03/14/2019	Active	\$10,000	Commercial	TO REPLACE 300 FEET OF 8 FEET HIGH VINYL C/L WIRE POSTS TO REMAIN AND INSTALL 50 FEET OF ALL NEW VINYL C/L.
15300863	09/29/2015	Completed	\$28,000		2,900 SQ FT SCREEN ENCLOSURE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

No data available for the following modules: Yard Items.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 2/1/2025 1:16:41 AM

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 00081720-000300
Account# 8654995
Property ID 8654995
Millage Group 500R
Location 60 BARRACUDA Ln, OCEAN REEF
Address
Legal Description 7 59 41 ISLAND OF KEY LARGO PB4-83 PT NE1/4 OF SW1/4 & PT SW1/4 OF NE1/4 & PT SE1/4 OF NW1/4 & PT NW1/4 OF NE1/4 AND 6 59 41 ISLAND OF KEY LARGO PB4-83 PT GOV LOT 9 (OCEAN REEF FLIGHT STRIP) G62-114/115 OR435-855/861 OR571-919Q OR594-631Q OR884-2221/27 OR1247-1856/1876 OR1247-1877/81 OR2846-1053/57 OR2846-1058
(Note: Not to be used on legal documents.)
Neighborhood 10010
Property Class AIRPORT/STRIP (2002)
Subdivision
Sec/Twp/Rng 07/59/41
Affordable No
Housing



Owner

[OCEAN REEF CLUB INC](#)
 35 Ocean Reef Dr
 Ste 200
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$83,627	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,195,134	\$975,891	\$975,891	\$975,891
= Just Market Value	\$1,278,761	\$975,891	\$975,891	\$975,891
= Total Assessed Value	\$151,056	\$137,324	\$124,840	\$113,491
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,278,761	\$975,891	\$975,891	\$975,891

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,195,134	\$83,627	\$0	\$1,278,761	\$151,056	\$0	\$1,278,761	\$0
2023	\$975,891	\$0	\$0	\$975,891	\$137,324	\$0	\$975,891	\$0
2022	\$975,891	\$0	\$0	\$975,891	\$124,840	\$0	\$975,891	\$0
2021	\$975,891	\$0	\$0	\$975,891	\$113,491	\$0	\$975,891	\$0
2020	\$975,891	\$0	\$0	\$975,891	\$103,174	\$0	\$975,891	\$0
2019	\$93,795	\$0	\$0	\$93,795	\$93,795	\$0	\$93,795	\$0
2018	\$81,150	\$109,459	\$0	\$190,609	\$108,011	\$0	\$190,609	\$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
(2002)	858,535.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1979	1980	0 x 0	1	1700 SF	2
FENCES	2015	2016	10 x 400	1	4000 SF	2
ASPHALT PAVING	2016	2017	0 x 0	1	454261 SF	3
CARPORT	2022	2025	30 x 17	1	510 SF	2
UTILITY BLDG	2012	2025	20 x 20	1	400 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/3/2017	\$225,200	Warranty Deed	2116594	2846	1053	20 - Unqualified	Improved	OCEAN REEF CLUB INC	
2/1/1993	\$37,262,100	Warranty Deed		1247	1877	O - Unqualified	Vacant		
6/1/1983	\$1	Warranty Deed		884	2221	M - Unqualified	Vacant		

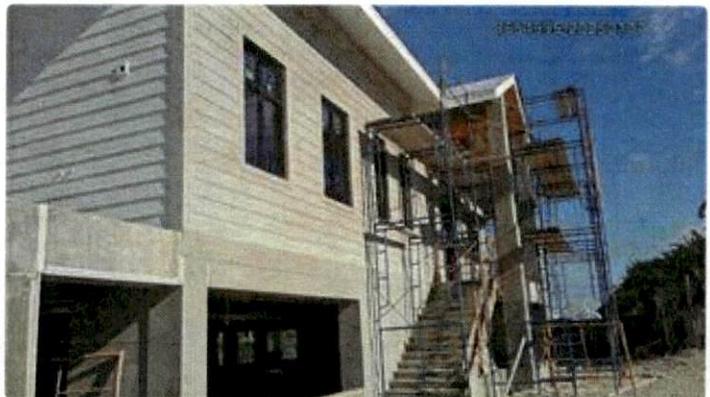
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
TEMP-2024-0013	05/30/2024	Completed	\$85,000	Commercial	Temporary 4 unit Trailer (complex) during the demo and redevelopment of the ORC Airport Terminal to continue business operation while construction is underway. COPYING PERMIT NOTES OVER TO 1090115 WHERE TERMINAL IS PHYSICALLY LOCATED.
COMBLDG-2024-0001	05/17/2024	Active	\$4,000,000	Commercial	1- Story, 3,044 Private Airport - New terminal (demo applied under separate permit)
C-DEMO-2024-0001	04/26/2024	Completed	\$30,000	Commercial	DEMOLITION OF EXISTING PRIVATE AIRPORT. NEW AIRPORT WILL BE SUBMITTED UNDER A SEPARATE PERMIT NUMBER.
19400067	03/26/2019	Completed	\$3,878,476	Commercial	
15405059	10/14/2015	Completed	\$35,000		WOOD FENCE
15402451	06/22/2015	Completed	\$500,000		RESURFACE EXISTING ASPHALT TO AIRPORT RUNWAY
14302443	06/20/2014	Completed	\$1		WOOD FENCE
13301124	06/26/2013	Completed	\$112,125	Commercial	FLORIDAN AQUIFER RAW WATER WELL NO. 7- MOVED TO AK 8867948 AS PART OF TRANSFER OR2846-1053 FOR THE 2017 TAX ROLL YEAR
09302877	09/01/2009	Completed	\$1		DEMO NORTH SHED/RE-ROOF SOUTH SHED
304707	11/27/2000	Completed	\$1		ROOFING
9832164	09/10/1998	Completed	\$1		ENCLOSURE

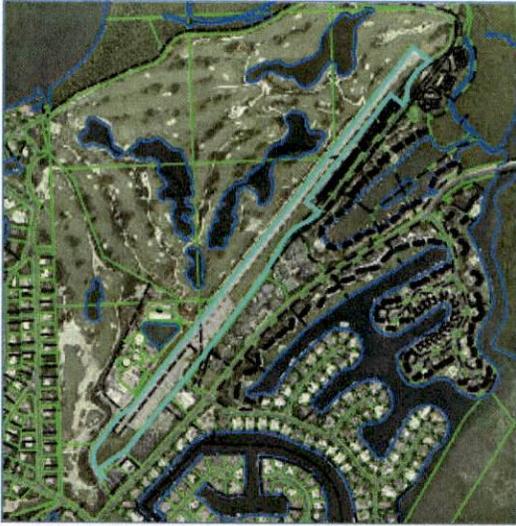
View Tax Info

[View Taxes for this Parcel](#)

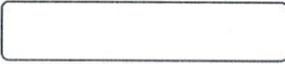
Photos



Map



TRIM Notice



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



[User Privacy Policy](#) [GDPR Privacy Notice](#)
[Last Data Upload: 2/1/2025, 1:16:41 AM](#)



Monroe County, FL



Overview



Legend

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



Parcel ID	00081720-000300	Alternate ID	8654995	Owner Address	OCEAN REEF CLUB INC
Sec/Twp/Rng	07/59/41	Class	AIRPORT/STRIP		35 Ocean Reef Dr
Property Address	60 BARRACUDA Ln				Ste 200
	OCEAN REEF				Key Largo, FL 33037
District	500R				
Brief Tax	7 59 41 ISLAND OF KEY LARGO PB4-83 PT NE1/4 OF SW1/4 & PT SW1/4 OF NE1/4 & PT SE1/4 OF NW1/4 & PT NW1/4 OF NE1/4				
Description	AND 6 59 41 ISLAND OF KEY LARGO PB4-83 PT GOV LOT 9 (OCEAN REEF FLIGHT STRIP) G62-114/115 OR435-855/861 OR571-919Q OR594-631Q OR884-2221/27 OR1247-1856/1876 OR1247-1877/81 OR2846-1053/57 OR2846-1058				

(Note: Not to be used on legal documents)

Date created: 2/3/2025

Last Data Uploaded: 2/1/2025 1:16:41 AM

Developed by SCHNEIDER
GEOSPATIAL



Monroe County, FL



Overview



Legend

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

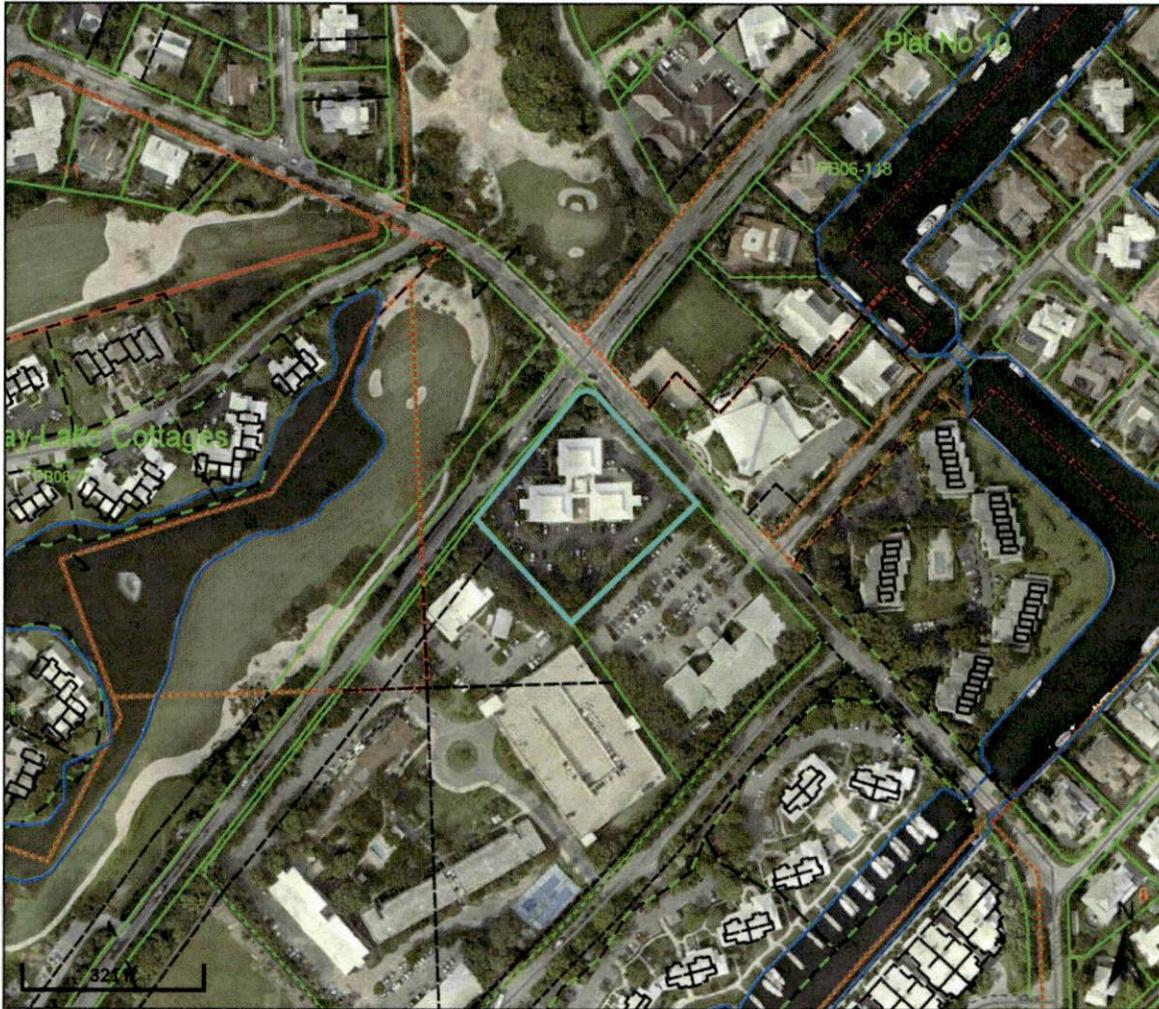
Parcel ID	00573630-002602	Alternate ID	9085080	Owner Address	OCEAN REEF CLUB INC
Sec/Twp/Rng	13/59/40	Class	PROF. BLDG		35 Ocean Reef Dr
Property Address	97 S HARBOR Dr				Ste 200
	OCEAN REEF				Key Largo, FL 33037
District	500R				
Brief Tax	PT OF TRACT C OF HARBOR COURSE SOUTH TWO OCEAN REEF PLAT 13 PB-7-5 OR856-1810 OR881-1943 OR881-2002(SUB-				
Description	LEASE) OR1247-1891(ASSN) OR1417-1599 OR2190-1075 OR2190-1082 OR2753-1327 OR3285-1435				
	(Note: Not to be used on legal documents)				

Date created: 2/3/2025
 Last Data Uploaded: 2/1/2025 1:16:41 AM

Developed by SCHNEIDER
 GEOSPATIAL



Monroe County, FL



Overview



Legend

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

Parcel ID	00081740-000400	Alternate ID	8574983	Owner Address	O R PLAZA LLC
Sec/Twp/Rng	07/59/41	Class	SHOPPING CENTER		35 Ocean Reef Dr
Property Address	31 OCEAN REEF Dr				Ste 200
	OCEAN REEF				Key Largo, FL 33037
District	500R				
Brief Tax	7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4 OR435-855 OR825-991 OR880-2219 OR1584-1056 OR1584-1060 OR1584-1064AFF				
Description	OR1584-1066AFF OR2186-775 OR2795-1312 OR3257-0095				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/3/2025
 Last Data Uploaded: 2/1/2025 1:16:41 AM

Developed by SCHNEIDER
 GEOSPATIAL





ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
1	00570730-000000	1 COUNTRY CLUB LLC	2777 Walsh Rd		Cincinnati, OH 45208	
2	00572795-000600	111 ANCHORS AWAY LLC	318 Erin Dr	Ste 11	Knoxville, TN 37919	
3	00572796-000505	123 SAINT ANNES LLC	2600 E Southlake Blvd	Ste 120	Southlake, TX 76092	
4	00081780-000215	14 & 15 BARRACUDA LANE LLC	19000 Loxahatchee River Rd		Jupiter, FL 33458	
5	00569442-000201	16 ANGELFISH CAY LLC	24 Dockside Ln	# 105	Key Largo, FL 33037	
6	00573670-000200	2 HARBOR ISLAND LLC	10048 SW 125th St		Miami, FL 33176	
7	00081712-000200	2 J'S PROPERTIES LLC	PO Box 1089		Conway, AR 72033	
8	00573670-001000	21 HARBOR ISLAND LLC	4220 Sandy Bay Dr		Virginia Beach, VA 23455	
9	00570720-000000	3 COUNTRY CLUB ROAD LLC	2308 Inlet Dr		Fort Lauderdale, FL 33316	
10	00081711-001800	34 OCEAN REEF DRIVE CH2C LLC	2 Commonwealth Ave		Boston, MA 02116	
11	00569370-000000	38 ISLAND DRIVE LLC	565 Marquesa Dr		Coral Gables, FL 33156	
12	00569511-003314	3N INVESTMENTS LLC	PO Box 6767		Boise, ID 83707	
13	00569442-000317	42A ANGELFISH LLC	316 Marlowe Rd		Raleigh, NC 27609	
14	00081711-003600	4E CAY HARBOR LLC	4520 East West Hwy	Ste 200	Bethesda, MD 20814	
15	00569511-003318	56 ANCHOR DRIVE LLC	56 Anchor Dr	Unit B	Key Largo, FL 33037	
16	00569511-003322	58B ANCHOR LLC	C/O PARAMAX CORPORATION	333 International Dr Ste A	Buffalo, NY 14221	
17	00569511-003324	59B ANCHOR DRIVE LLC	30725 US Highway 19 N		Palm Harbor, FL 34684	
18	00081780-000207	7 BARRACUDA LLC	7 Barracuda Ln		Key Largo, FL 33037	
19	00572793-000408	7B FAIRWAY LAKES LLC	147 Deforest Rd		Burlington, VT 05401	
20	00081712-001800	96 DAY LILY LANE LLC	155 Birch Hill Rd		Locust Valley, NY 11560	
21	00569442-000207	AC19A LLC	2627 S Bayshore Dr	Apt 3202	Miami, FL 33133	
22	00569511-003303	AC56A LLC	C/O GRANDIS LESLIE A	120 E HILLCREST AVE	Richmond, VA 23226	
23	00081713-000900	ACM REAL ESTATE HOLDING LLC	9195 SW 72nd St	Ste 110	Miami, FL 33173	
24	00569442-000122	ADAMS JENNIFER CALLOWAY	1 Delavue Rd		Yardley, PA 19067	
25	00572795-000500	ANCHOR DRIVE HOLDINGS LLC	109 Anchor Dr		Key Largo, FL 33037	
26	00081712-001500	ANDERSON THOMAS C TRUST 01/12/2016	2031 Long Lake Rd		New Brighton, MN 55112	
27	00569442-000118	ANGELFISH 13B LLC	4541 Bellaire Dr S	Ste 100	Fort Worth, TX 76109	
28	00569442-000109	ANGELFISH CAY 2 GROUP LLC	5 A Anchor Dr		Key Largo, FL 33037	
29	00569442-000218	ANGELFISH CAY 24B LLC	1346 SW Mulberry Way		Boca Raton, FL 33486	
30	00569442-000107	ANGELFISH CAY 7 LLC	11045 SW 69th Ave		Pinecrest, FL 33156	
31	00569442-000204	ANGELFISH EQUITY LLC	648 E Vine Ct		Sturgeon Bay, WI 54235	
32	00569442-000211	ANGELFISH KEY LARGO LLC	24 Dockside Ln	# 399	Key Largo, FL 33037	
33	00081691-000600	ANGELFISH ORC LLC	11 Landings	Unit B	Key Largo, FL 33037	
34	00569511-003329	ANGELFISH PROPERTY LLC	62 Anchor Dr	Unit 62A	Key Largo, FL 33037	
35	00569511-003335	ANGELFISHLLC	102 Camilo Ave		Coral Gables, FL 33134	
36	00081712-002800	ARBIL PROPERTIES INC	C/O GONZALEZ MIGUEL M ESQ	P O BOX N-3016	NASSAU, BS	
37	00573720-004900	ARGUELLO LUIS	6103 Aqua Ave		Miami Beach, FL 33141	
38	00081712-001900	ARMAS ADA G	225 Arvida Pkwy		Miami, FL 33156	
39	00081711-001300	ARQUILLA RICK L	9105 Old Indian Hill Rd		Cincinnati, OH 45243	
40	00081690-000215	ATC FISHERMEN LLC	14600 SW 136th St		Miami, FL 33186	
41	00081690-000217	AUSTIN ANN TATE	1807 Commerce Rd		Louisville, KY 40208	
42	00569442-000324	B & C HOLDINGS LLC	326 E Madison St		Yazoo City, MS 39194	
43	00569442-000307	B&R HOLDINGS LLC	1327 Cutter Cv		Slidell, LA 70458	
44	00081711-002900	BAILEY JR JAMES H P	517 E Fort Macon Rd		Atlantic Beach, NC 28512	
45	00081694-001200	BAIRD CYNTHIA SUE	44 Moorings	# B	Key Largo, FL 33037	
46	00572793-000412	BARNES ANNE	130 E 75th St	# 10A	New York, NY 10021	
47	00569442-000328	BARNES SOUND LLC	3825 Barrett Dr	Ste 100	Raleigh, NC 27609	
48	00572793-000420	BARNHILL LISA A	19 Lakeside Ln	Unit B	Key Largo, FL 33037	
49	00081660-000505	BARRET STORAGE INC	49 SW Flagler Ave	Ste 201	Stuart, FL 34994	
50	00569442-000209	BATTLES JANE M REVOCABLE TRUST 09/19/2024	20 Anchor Dr	Unit A	Key Largo, FL 33037	
51	00081690-000229	BAYREUTHER GERALD	190 Tahlulah Ln		West Islip, NY 11795	
52	00081712-002300	BELLA LILY LLC	2100 S Ocean Ln	Apt 1906	Fort Lauderdale, FL 33316	
53	00081660-000501	BERKLEY WILLIAM R	600 Brickell Ave	Fl 39	Miami, FL 33131	
54	00572796-000508	BERMANT HARBOUR LLC	411 Walnut St	# 13917	Green Cove Springs, FL 32043	
55	00081711-000500	BERROS LLC	1244 N Stone St	# 6	Chicago, IL 60610	
56	00081694-001100	BERRY BRUCE C	44 Moorings	Unit A	Key Largo, FL 33037	
57	00081693-000900	BERRY JUDITH A REVOCABLE TRUST 05/20/2024	31 Ocean Reef Dr	Ste C101-158	Key Largo, FL 33037	
58	00081693-000500	BETZ DOROTHY CLAIRE	24 Dockside Ln		Key Largo, FL 33037	
59	00572796-000509	BETZ MICHAEL J REVOCABLE TRUST 10/28/2015	24 Dockside Ln	Unit 378	Key Largo, FL 33037	
60	00081694-000700	BEYER RICHARD AND NIKKI FAMILY TRUST 4/19/1995	42 Moorings	Unit A	Key Largo, FL 33037	

61	00569442-000219	BISSELL HOWARD C	6801 Carnegie Blvd	Ste 425	Charlotte, NC 28211
62	00081694-000600	BORNEMAN J RALPH JR REVOCABLE TRUST 2/16/2015	160 Emerald Ln		Boyetown, PA 19512
63	00081660-000400	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee, FL 32399
64	00569442-000316	BOTY LLC	5659 Virginia Beach Blvd E		Norfolk, VA 23502
65	00081711-002000	BOYD DOUGLAS J	5124 Arrowhead Ln		Plano, TX 75093
66	00570710-000000	BOZEMAN DONALD	5 Country Club Rd		Key Largo, FL 33037
67	00572796-000109	BRADY DEBORAH REVOCABLE TRUST 05/02/2008	22 Harbour House		Key Largo, FL 33037
68	00572796-000203	BRAXTON CAPITAL LLC	7106 Braxton Cir		Fayetteville, NY 13066
69	00569415-000200	BREMER GAYLEa A	579 Highbank Rd		Severna Park, MD 21146
70	00569511-003311	BRIDGE ORC PROPERTY LLC	PO Box 975		Osterville, MA 02655
71	00573670-000100	BRIGHTHARBOR LLC	7321 Brightside Rd		Baltimore, MD 21212
72	00569448-000700	BROEMAN MARILYN	178 Barnwood Dr		Edgewood, KY 41017
73	00081694-000400	BROTON LIVING TRUST 9/29/1990	C/O BROTON ROBERT MICHAEL CO-TRUSTEE	40 Moorings Unit B	Key Largo, FL 33037
74	00081780-000210	BROWN BARRACUDA LLC	240 NW 76th Dr	Ste D	Gainesville, FL 32607
75	00572793-000418	BROWN FAMILY REVOCABLE TRUST 3/16/10 AMD 10/30/2018	C/O MAX DOUGLAS BROWN AND MARY BROWN TRUSTEES	7575 Lake St Apt 2A Apt 2A	River Forest, IL 60305
76	00081711-003700	BROWN JANET K REVOCABLE TRUST AGR 3/20/1992	5 Cromwell Ct		Old Saybrook, CT 06475
77	00081712-000400	BROYHILL MARKHAM HUNT	800 Hickory Blvd SW		Lenoir, NC 28645
78	00081694-000300	BUCKINGHAM WILLIAM T LIVING TRUST AGR10/22/2015	PO Box 3027		Ponte Vedra Beach, FL 32004
79	00569511-003333	BURTON DONALD	2720 47th St NE		Lighthouse Point, FL 33064
80	00081713-001000	C AND M REAL PROPERTIES LTD	C/O ENRIQUEZ MARIA C	1234 Andora Ave	Coral Gables, FL 33146
81	00569511-003336	CAMAJI INC	5959 Collins Ave	Apt 802	Miami Beach, FL 33140
82	00081680-000100	CARD SOUND GOLF CLUB INC	100 Country Club Rd		Key Largo, FL 33037
83	00081690-000223	CARLSSON MARGARETA SAHLBERG	26 A Fishermans Cv		Key Largo, FL 33037
84	00081711-003300	CAY HARBOR 1 E LLC	301 E Yamato Rd	Ste 1200	Boca Raton, FL 33431
85	00081711-002100	CAY HARBOR REEF LLC	13555 Fiji Way		Marina del Rey, CA 90292
86	00081780-000211	CCK PROPERTIES LLC	83 Fairfield Rd		Greenwich, CT 06830
87	00081780-000205	CENTER MEETING ASSOCIATES LLC	300 Water St	Ste 300	Wilmington, DE 19801
88	00569410-000000	CHANEY WILLIAM R REVOCABLE TRUST 12/16/2010	40 Island Dr		Key Largo, FL 33037
89	00081711-003200	CHANEY WILLIAM R TRUST 12/16/2010	40 Island Dr		Key Largo, FL 33037
90	00569442-000222	CHIAPPY CARIDAD	880 Jeronimo Dr		Coral Gables, FL 33146
91	00081712-001200	CLARKE CHARLOTTE ANNE 2012 TRUST 12/14/2012	C/O GALIMIDI GARY A TRUSTEE	247 Greco Ave	Coral Gables, FL 33146
92	00569370-000200	CLUB DL LLC	401 Milford Pkwy		Milford, OH 45150
93	00569442-000226	COCHAB INVESTMENTS LLC	748 Jacaranda Cir		Hillsborough, CA 94010
94	00569511-003312	COHEN JEFF 2021 FAMILY TRUST 11/02/2021	10 Exuma Rd		Key Largo, FL 33037
95	00572793-000403	COLEMAN ELIZABETH N TRUST RESTATED 9/22/14	3 Lakeside Ln	Unit A	Key Largo, FL 33037
96	00569511-003334	COMFER REEF PROPERTY	637 Almeria Ave		Coral Gables, FL 33134
97	00081780-000212	CONGDON JEFFREY W REV TRUST 08/29/1991	24 Dockside Ln		Key Largo, FL 33037
98	00572793-000407	CONLEY MICHAEL A REVOCABLE TRUST 9/22/2006	7 Lakeside Ln	# A	Key Largo, FL 33037
99	00081712-001300	COOK PARTNERS MARINA VILLAGE LLC	31 Ocean Reef Dr	# C101-194	Key Largo, FL 33037
100	00573670-001100	COPELAND DARRYL W	22 Harbor Island Dr		Key Largo, FL 33037
101	00569511-003309	COSSETTE DANI J TRUST 07/24/09	14141 Nicklaus Dr		Overland Park, KS 66223
102	00569442-000227	CYPEN NICOLE A	4800 N Bay Rd		Miami Beach, FL 33140
103	00081711-001700	DALE JERRY M REVOCABLE TRUST	6455 SW 122nd Ave		Miami, FL 33183
104	00081694-001000	DAVIDSON BARRY R	43 Moorings	Unit B	Key Largo, FL 33037
105	00572796-000205	DAVIDSON JOHN CULLEN	7 Sunrise Cay Dr		Key Largo, FL 33037
106	00572796-000212	DAVIDSON PATRICIA K	37 Harbour House		Key Largo, FL 33037
107	00081711-002400	DAVIS C RICHARD II REVOCABLE TRUST 01/29/2013	343 Millridge Dr		Carmel, IN 46290
108	00081690-000206	DE SOUSA BARBARA A	PO Box 687		Rumson, NJ 07760
109	00572793-000409	DE VILLIERS JR DAVID H	42 Woodward Ln		Lutherville, MD 21093
110	00081712-001600	DELLIGATTI ELEANOR B REVOCABLE TRUST 12/30/2022	118 Riding Trail Ln		Pittsburgh, PA 15215
111	00572796-000207	DELLIGATTI JAMES	31 Ocean Reef Dr	PMB 270 Ste C101	Key Largo, FL 33037
112	00081711-001600	DEMMEYER JR FRANK R	216 E Oak Ave		Moorestown, NJ 08057
113	00572793-000406	DUFF EDWARD F	5 Lakeside Ln	Unit B	Key Largo, FL 33037
114	00081690-000219	DURKIN PATRICIA A	24 A Fishermans		Key Largo, FL 33037
115	00081712-002600	DWD 2022 GST TRUST 09/26/2022	C/O DAVID W DESMOND CO TRUSTEE	1300 MONAD TERRACE APT 2A	Miami Beach, FL 33139
116	00569442-000115	EASA LAURENCE JAGHAB REVOCABLE TRUST 02/17/2021	5173 Higel Ave		Sarasota, FL 34242
117	00570670-000000	EIGHT ORANGES LLC	2601 S Warson Rd		Saint Louis, MO 63124
118	00569442-000229	EJHORC LLC	5145 River Ridge Cir		Sylvania, OH 43560
119	00081690-000227	ELLIOTT JOHN P	925 Harvest Dr		Blue Bell, PA 19422
120	00570620-000000	ELLIS CAROL A	14 Country Club Rd		Key Largo, FL 33037
121	00081711-000800	ENK MARY-TERESE	PO Box 24203		Blue Springs, MO 64013

122	00081690-000205	ERNST CHARLES AND KAREN REVOCABLE LIVING TRUST 11/24/21	24 Dockside Ln	PMB 152	Key Largo, FL 33037
123	00569511-003319	FAB 6 SOUTH LLC	1 N Broadway	Fl 12	White Plains, NY 10601
124	00572793-001200	FAIRWAY LAKES ASSOCIATION INC	C/O MARQUIS ASSOCIATION MANAGEMENT	31 Ocean Reef Dr Ste C303	Key Largo, FL 33037
125	00081711-001100	FEHLHABER REAL ESTATE FAMILY PARTNERSHIP 1	C/O TRION CENTER	2020 W McNab Rd Ste 101	Fort Lauderdale, FL 33309
126	00569442-000212	FENNIMAN KRISTINA MULKA	1700 NW River Trl		Stuart, FL 34994
127	00081711-000300	FERGER JANE D AMENDED AND RESTATED REVOCABLE TRUST 02	70 Pumpkin Cay Rd		Key Largo, FL 33037
128	00572796-000111	FERGER PAMELA G	24 Harbour House		Key Largo, FL 33037
129	00572796-000507	FERNANDEZ FEDERICO J	13633 Deering Bay Dr	Apt 235	Coral Gables, FL 33158
130	00081690-000218	FERNANDEZ FERNANDO LUIS TRUST AGREEMENT 5/4/2012	540 Tivoli Ave		Coral Gables, FL 33143
131	00569448-001100	FISH GRETCHEN S REVOCABLE TRUST-2015 8/4/2015	9 Dellbrook Rd		Weston, MA 02493
132	00572792-000602	FISHER MATTHEW	8 Lakeside Ln		Key Largo, FL 33037
133	00081712-002100	FLEET DEBRA J	1 Brookfield Ct		East Greenwich, RI 02818
134	00081720-000400	FLORIDA KEYS AQUEDUCT AUTHORITY	1100 Kennedy Dr		Key West, FL 33040
135	00569448-000800	FLORIO MARIANN C	24 Dockside Ln	PMB 418	Key Largo, FL 33037
136	00569442-000234	FLOYD JOHN F	24 Dockside Ln		Key Largo, FL 33037
137	00569442-000203	FOLEY BARBARA A	485 Holland Ct		Lake Forest, IL 60045
138	00569442-000208	FONVILLE BRIAN	41521 Belvidere St		Harrison Township, MI 48045
139	00081691-000300	FOSTER JAMES B REVOCABLE TRUST 5/12/2008	C/O JAMES B FOSTER & VIRGINIA M FOSTER TRUSTEES	PO Box 306	Charlotte, VT 05445
140	00572796-000512	FOSTER WILLIAM E TR AGR NO 1 12/31/87	C/O FOSTER ELSIE M	49 HARBOUR HOUSE	Key Largo, FL 33037
141	00569442-000320	FOWLER KATHERINE J	24 Dockside Ln		Key Largo, FL 33037
142	00572796-000210	FRACK WILLIAM A JR REVOCABLE TRUST 10/3/2013	24 Dockside Ln		Key Largo, FL 33037
143	00572796-000103	FRANZBLAU BONNIE	24 Dockside Ln	PMB 448	Key Largo, FL 33037
144	00081690-000213	FRENCH KELLY	1519 Preston Ct		Carmel, IN 46032
145	00081693-000700	FRESHLEY FRED R	24 Dockside Ln		Key Largo, FL 33037
146	00569415-000300	FRIEDMAN EDWINA BAGWELL	42 Island Dr		Key Largo, FL 33037
147	00572796-000504	FULLER CORINNE H	5142 Hoag Ln		Fayetteville, NY 13066
148	00081693-000800	GABRIEL RICHARD P	47 Relihan Rd		Darien, CT 06820
149	00081690-000203	GALLARDO DENSIE	1025 Alhambra Cir		Coral Gables, FL 33134
150	00081693-001600	GARCES CHRISTY CHANDLER	38 B Moorings		Key Largo, FL 33037
151	00081690-000204	GARCIA ANDREA JO REV TRUST 10/8/2021	7766 Apple Tree Cir		Orlando, FL 32819
152	00569442-000101	GERRARD MICHAEL L REV LIV TR 3/13/2019	7441 SW 56th Ct		Miami, FL 33143
153	00572796-000502	GIBSON PAMELA C REVOCABLE TRUST 12/19/2007	39 Harbour House		Key Largo, FL 33037
154	00569442-000311	GLORVIGEN INVESTMENTS GROUP LLC	200 1st Ave NE		Grand Rapids, MN 55744
155	00081660-000502	GOLDSMITH HERMAN Z	320 Dolphin Dr		Woodmere, NY 11598
156	00569442-000206	GOLDSTEIN JEFFREY	64 Glenwood Rd		Colts Neck, NJ 07722
157	00572793-000417	GOOCH BARBARA L REVOCABLE TRUST 10/1/2003	24 Dockside Ln	PMB 23	Key Largo, FL 33037
158	00081712-002500	GOOD ANSWER II LLC	24 Dockside Ln		Key Largo, FL 33037
159	00569511-003306	GOW FAMILY ORC TRUST 5/14/13	C/O GOW SUSAN TRUSTEE	1 Benvenuto Place #323	TORONTO ON, M4V CA
160	00081711-004100	GRAFE DONNA L TRUST 06/01/2009	8345 Arapaho Ln		Cincinnati, OH 45243
161	00569448-001200	GREENBERG CORINNE	3056 Sanctuary Ter	Ph 2	Key Largo, FL 33037
162	00081693-000400	GREENBERG FISHERMAN'S COVE HOLDINGS LLC	317 Salmon Kill Rd	# 458	Lakeville, CT 06039
163	00081711-001200	GREKIN TERA LIVING TRUST 10/4/2010	1350 Lochridge Rd		Bloomfield Hills, MI 48302
164	00569442-000304	GROSS ANTHONY J	4402 Barclay Blvd		Marlton, NJ 08053
165	00569511-003310	GUERRIERI DANIEL	52 B Anchor Dr		Key Largo, FL 33037
166	00081690-000222	GUYTON BRADLEY C	217 Wiltshire Ln		Severna Park, MD 21146
167	00569448-000600	HAJIM BARBARA	2054 Sanctuary Ter	# PH-2	Key Largo, FL 33037
168	00569511-003301	HAMILTON MARTINA REVOCABLE TRUST AGREEMENT 5/4/11	48 Anchor Dr	Unit A	Key Largo, FL 33037
169	00573670-000900	HARBOR ISLAND 20 LLC	9300 S Dadeland Blvd	Ste 600	Miami, FL 33156
170	00570700-000000	HASTINGS SURVIVORS TRUST CREATED UNDER THE HASTINGS CI	C/O F CURTIS HASTINGS TRUSTEE	3636 Lake Mendota Dr	Madison, WI 53705
171	00569442-000308	HENDRICKS DONNA H/W	31 Jean La Fitte Dr		Key Largo, FL 33037
172	00569442-000119	HENN GERALD EUGENE	15 Anchor Dr		Key Largo, FL 33037
173	00569442-000120	HENN LIMITED PARTNERSHIP, LLC	6624 Hollis Blvd		Hudson, OH 44236
174	00569442-000225	HEUTEL JOHN KERMIT III REVOCABLE LIVING TRUST 04/13/1987	9427 Sappington Estates Dr		Saint Louis, MO 63127
175	00569442-000319	HIGH TIDE RE I LLC	7901 4th St N	Ste 300	St Petersburg, FL 33702
176	00572792-000604	HIGHER GROUND HOLDINGS OF FL LLC	4650 Johnston Pkwy		Cleveland, OH 44128
177	00081711-003500	HILLYER CURTIS	24 Dockside Ln	205	Key Largo, FL 33037
178	00569448-001300	HINDMAN PATRICIA J REVOCABLE TRUST 10/11/2010	1002 Sanctuary Ter	Unit 101	Key Largo, FL 33037
179	00572796-000506	HINKEBEIN ANNE	43 Harbour House		Key Largo, FL 33037
180	00573670-000300	HOLBROOK PATRICIA	1519 Berwyn Rd		La Fayette, NY 13084
181	00081693-001400	HOOD DONALD C	450 Riverside Dr		New York, NY 10027
182	00569511-003302	HRKALOVIC-FUHRMANN GORDANA	48 Anchor Dr	Unit B	Key Largo, FL 33037

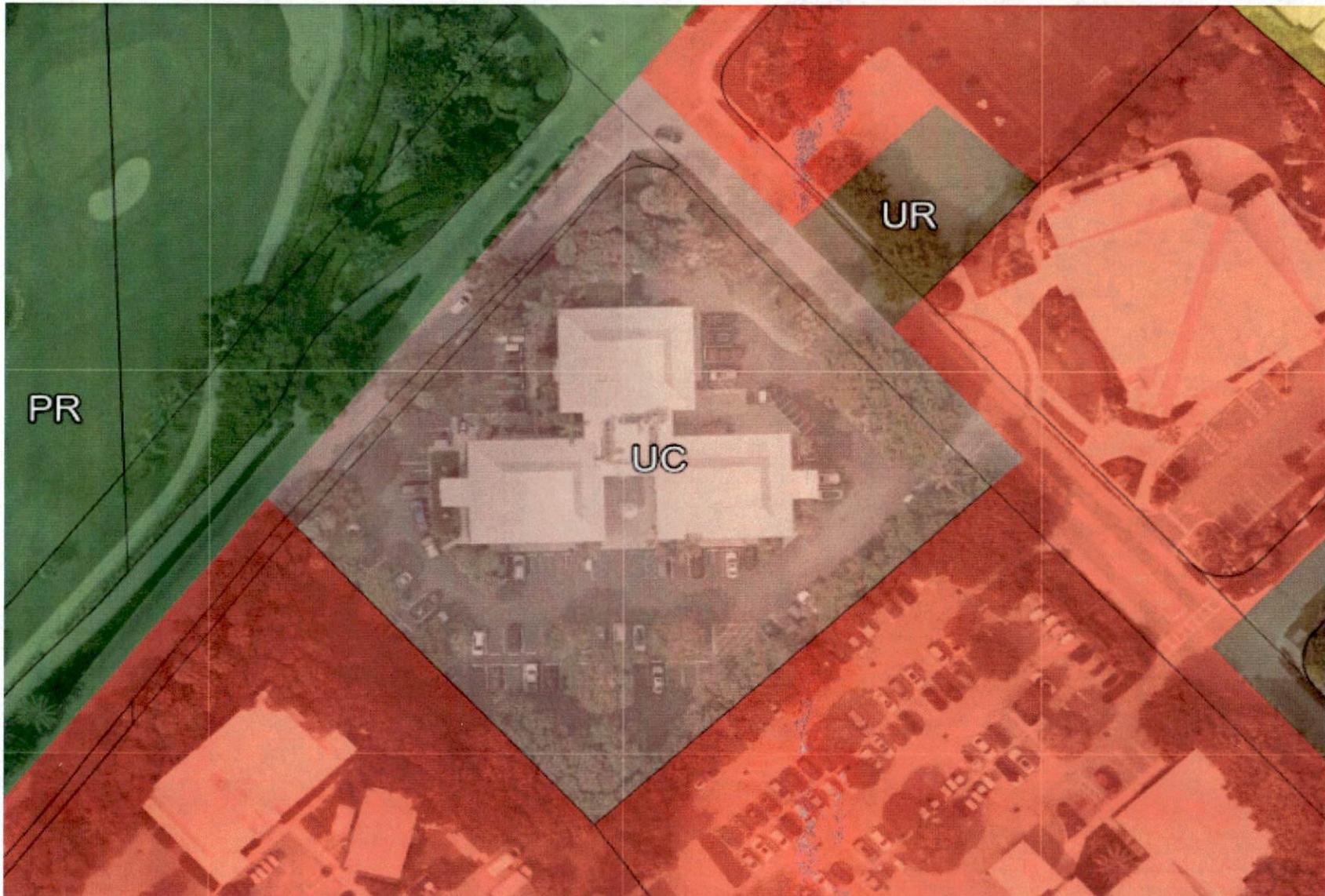
183	00572795-000400	HUBBARD VIRGINIA ANNE REVOCABLE TRUST 12/23/1999	2711 Itasca Ave S		Lakeland, MN 55043
184	00569448-000300	HUDSON HAROLD J JR TR AGR 4/12/1996	C/O Ryan LLC	PO Box 460329- Dept 909 909	Houston, TX 77056
185	00572793-000404	HUMMEL REV TR AGR 2/15/2007	C/O HUMMEL ROBERT P TRUSTEE	24 Dockside Ln	Key Largo, FL 33037
186	00569442-000231	HUNTLEY & BURGESS LLC	3119 Montgomery Rd		Shaker Heights, OH 44122
187	00081780-000208	ISLAND INTERIORS AT OCEAN REEF INC	8 Barracuda Ln		Key Largo, FL 33037
188	00081660-000504	J LI A LLC	35 Island Dr		Key Largo, FL 33037
189	00081690-000209	JAAG INVESTMENTS INC	23 LESMILL RD STE 301		Key Largo, FL 33037
190	00569442-000312	JAIKINS LINDA W REVOCABLE TRUST 07/17/2021	31 Ocean Reef Dr	# C101-111	TORONTO, ON M3B3P6 CA
191	00081690-000221	JBARA SARAH PARFET	25 Fishermans Cv	Unit A	Key Largo, FL 33037
192	00569442-000228	JHAR 2 LLC	2519 River Rd		Manasquan, NJ 08736
193	00572792-000603	JJB FAIRWAY LAKES LLC	4829 Loughboro Rd NW		Washington, DC 20016
194	00569442-000315	JOHASKY LESLIE	1713 Blue Water Ter N		Pompano Beach, FL 33062
195	00081660-000503	JOHNSTON WILLIAM D 1988 TRUST 6/3/88	211 S Rose St		Kalamazoo, MI 49007
196	00081711-002300	JONES KELLY FAITH	24 Dockside Ln		Key Largo, FL 33037
197	00572796-000101	JONMAX ORC LLC	251 NW 23rd St		Miami, FL 33127
198	00569442-000105	JOSEPH RICHARD S	2887 Alpine Ter		Cincinnati, OH 45208
199	00572793-000416	KAPLAN JAMES LEE REVOCABLE TRUST 09/23/2022	3240 Muirfield		Weston, FL 33332
200	00569442-000325	KAPLAN JUDITH ANNE TRUST 2/5/1993	PO Box 947		Larkspur, CA 94977
201	00569511-003320	KAROL SUSAN V	57 Anchor Dr	# B	Key Largo, FL 33037
202	00572796-000110	KEELEY SUZANNE L REVOCABLE TRUST 4/3/2007	7281 SW 47th Ct		Miami, FL 33143
203	00081691-000800	KELLEY RACHEL	12 Landings	# 12-B	Key Largo, FL 33037
204	00569442-000310	KELLOM MARC	7416 Van Tuyl Pkwy		McKinney, TX 75070
205	00572796-000106	KEMP DOROTHY SAVAGE TRUST 8/22/2007	19 Harbour House		Key Largo, FL 33037
206	00570630-000000	KENNEDY JR BEN S	1447 Fan Palm Rd		Boca Raton, FL 33432
207	00081691-000700	KIBEL ADAM	300 E 34th St	Apt 30D	New York, NY 10016
208	00569442-000112	KIRBO THOMAS H	3131 Slaton Dr NW	Apt 27	Atlanta, GA 30305
209	00081690-000214	KIRBY CORAY S	91 Phillips Rd		Newton, NJ 07860
210	00081690-000202	KKTC LLC	31 Ocean Reef Dr	Unit C101-221	Key Largo, FL 33037
211	00569442-000224	KLUB KUPR 3GEN LLC	13017 San Mateo Ave		Coral Gables, FL 33156
212	00081713-000400	KRUMPFES BRENTON	31 Ocean Reef Dr	# C	Key Largo, FL 33037
213	00570680-000000	KUEBLER CHRISTOPHER A	2 Country Club Rd		Key Largo, FL 33037
214	00569442-000318	KUPPER GERALDINE	16 Solana Rd		Ponte Vedra Beach, FL 32082
215	00572793-000411	LAKESIDE LANE LLC	201 Ocean Reef Dr	# E14	Key Largo, FL 33037
216	00081711-003800	LAKESIDE LANE ORC LLC	16120 W Troon Cir		Miami Lakes, FL 33014
217	00572792-000605	LAKEVIEW 2 OCEAN LLC	4700 Lake Rd		Miami, FL 33137
218	00569511-003328	LAKEWIND LLC	PO Box 1765		Enid, OK 73702
219	00572796-000204	LAMPMAN ANN P ESTATE	29 Harbour House		Key Largo, FL 33037
220	00081697-000000	LANDINGS OF FISHERMAN'S COVE	C/O MOSS AND ASSOCIATES PROPERTY MANAGEMENT	1 Barracuda Ln	Key Largo, FL 33037
221	00081713-000100	LEBEN BOBBIE KARUSE	24 Dockside Ln	#185	Key Largo, FL 33037
222	00569415-000100	LENHOUTS JAMES W REVOCABLE TRUST 03/08/2006	41 Island Dr		Key Largo, FL 33037
223	00081713-000800	LERNER ESTHER	24 Dockside Ln	PMB 215	Key Largo, FL 33037
224	00081712-002200	LEVY MARINA VILLA LLC	24 Dockside Ln	# 372	Key Largo, FL 33037
225	00081711-003400	LIAUTAUD JAMES J	24 Dockside Ln		Key Largo, FL 33037
226	00569442-000322	LILLY J RICHARD AND ELIZABETH A JOINT REVOCABLE TRUST 09/16/2015	7361 Eden Brook Dr		Columbia, MD 21046
227	00081711-002800	LL TRAVEL LLC	1930 Ray Shell Ct		Seabrook, TX 77586
228	00081711-000600	LOST SHAKER OF SALT LLC	24 Dockside Ln		Key Largo, FL 33037
229	00081712-002400	MACAULAY OCEAN REEF TRUST	1126 MORRISON HEIGHTS DR		OAKVILLE, ON L6J 4J1 CA
230	00081690-000225	MACKELL THOMAS E LIVING TRUST 12/16/2015	PO Box 482		Gwynedd Valley, PA 19437
231	00081693-001000	MANUEL GAIL ANN DIXON	9300 Lansesair Farm		Welcome, MD 20693
232	00081712-001400	MARINA DRIVE 13B LLC	2929 Walnut St	Ste 1150	Philadelphia, PA 19104
233	00081713-000600	MARINA VILLAGE 3B LLC	626 Solar Isle Dr		Fort Lauderdale, FL 33301
234	00081712-000100	MARINA VILLAGE IRREV DEED OF TRUST 01/30/2020	C/O BREZNICKY CHARLES & MASSE FRANCIS X II TRUSTEES	300 ORCHARD LANE	Newtown Square, PA 19073
235	00569511-003330	MARTIN JOHN CRAIG TR AG 8/4/2010	62 Anchor Dr	Ste B	Key Largo, FL 33037
236	00081690-000201	MARTINEZ DE MOLINA MARIA ELENA	15 A Fishermans Cv	Unit FC-15A	Key Largo, FL 33037
237	00569511-003317	MARTINS EDWARD	2645 S Bayshore Dr	Apt 2004	Coconut Grove, FL 33133
238	00569448-000400	MASSEY LANE LLC	6487 Massey Ln		Memphis, TN 38120
239	00081690-000228	MAYNARD MARK L	332 Military Cutoff Rd		Wilmington, NC 28405
240	00569511-003332	MCCANN JAMES E TR AGREE OF 2020 11/24/2020	63 Anchor Dr	Unit B	Key Largo, FL 33037
241	00572796-000206	MCCARRON DIANE K REVOCABLE TRUST 06/27/2022	31 Harbour House		Key Largo, FL 33037
242	00569442-000301	MCGARVEY FAMILY TRUST 01/20/2022	C/O JAMES N MCGARVEY JR CO TRUSTEE	207 San Juan Dr	Ponte Vedra Beach, FL 32082
243	00572795-000100	MCGRATH DON J	140 Golden Eagle Dr S		Hailey, ID 83333

244	00081693-001500	MEEHAN MICHAEL A IRREVOCABLE TRUST 10/04/2021	210 Cathcart Rd		Gwynedd Valley, PA 19437
245	00569448-001000	MEINHARDT KAY L LIVING TRUST 09/19/2001	6 Carvel Rd		Annapolis, MD 21409
246	00081690-000216	MILLER ROBERT B JR REVOCABLE TRUST AGREEMENT 12/7/2006	10 Oak Bend Dr		Saint Louis, MO 63124
247	00569442-000217	MINER ANTHONY R GST EXEMPT TRUST UTA MINER RHODA REV	1667 W Edgewater Ave		Chicago, IL 60660
248	00081691-000200	MORGAN JENNIFER	9 Landings	Unit B	Key Largo, FL 33037
249	00569441-000300	MORLEY H BARCLAY LIVING TRUST 12/10/97	3 Angelfish Cay Dr		Key Largo, FL 33037
250	00081711-002700	MPH HOLDING LLC	147 Schuyler Rd		Allendale, NJ 07401
251	00569448-001400	MSH III LLC	1012 Sanctuary Ter	Unit 102	Key Largo, FL 33037
252	00081691-000100	MT MATERNA LLC	3005 Harbor Place Dr		Saint Clair Shores, MI 48080
253	00081713-000500	MTJ TRUST 11/25/2008	24 Dockside Ln	498	Key Largo, FL 33037
254	00081694-000800	MUCKLER DANIEL C SR REVOCABLE TRUST 10/7/1988	42 Moorings	# B	Key Largo, FL 33037
255	00569442-000216	MULLRAY EILEEN G REVOCABLE TRUST 01/24/2024	24 Dockside Ln	PMB 425	Key Largo, FL 33037
256	00081691-000500	MURPHY BARBARA MURFIN REV TRUST 06/29/2006	11 Landings	Unit A	Key Largo, FL 33037
257	00569511-003326	MURPHY DEANN E	186 JERRY BROWNE Rd	UNIT 5405	MYSTIC, CT 06355
258	00081712-000800	MV 10 B LLC	2110 S Warson Rd		Saint Louis, MO 63124
259	00081712-000300	MV8A LLC	600 Superior Ave E	Ste 2100	Cleveland, OH 44114
260	00081780-000209	NO GREEF AT THE REEF LLC	9 Barracuda Ln		Key Largo, FL 33037
261	00081691-001100	NO GREEF LLC	405 Alan a Dale Rd		Sherwood Forest, MD 21405
262	00081711-001400	NOLAN JANE E TRUST 05/04/2005	24 Dockside Ln		Key Largo, FL 33037
263	00569442-000117	NOONAN JOHN R	609 Gravers Ln W		Philadelphia, PA 19118
264	00081720-000500	NORTH KEY LARGO UTILITY CORP	24 Dockside Ln		Key Largo, FL 33037
265	00569442-000223	NOYES BARBARA	32 Cove Side Ln		Stonington, CT 06378
266	00081780-000204	NOYES REALTY LLLP	C/O NOYES BRADLEY P	PO BOX 40	Marblehead, MA 01945
267	00569442-000220	NUCCI MICHAEL	31 Ocean Reef Dr	Ste C101245	Key Largo, FL 33037
268	00081740-000500	O R BUSINESS CENTER LLC	35 Ocean Reef Dr	Ste 200	Key Largo, FL 33037
269	00569511-003323	O REEF HOLDINGS LLC	2100 Salzedo St	Ste 303	Coral Gables, FL 33134
270	00570650-000000	OBRE JANICE COPLEY	425 58th St E	Apt 33E	New York, NY 10022
271	00569442-000213	OCEAN HEDGE LLC	3120 NE 56th Ct		Ft Lauderdale, FL 33308
272	00569442-000232	OCEAN REEF 31B LLC	101 S Fort Lauderdale Beach Blvd	Apt 2102	Fort Lauderdale, FL 33316
273	00081720-000302	OCEAN REEF ART LEAGUE INC	120 Anchor Dr		Key Largo, FL 33037
274	00081740-000100	OCEAN REEF CHAPEL INC	32 Ocean Reef Dr		Key Largo, FL 33037
275	00081690-000100	OCEAN REEF COMMUNITY ASSOCIATION	C/O ACCOUNTING DEPT	35 Ocean Reef Dr Ste 200	Key Largo, FL 33037
276	00573700-002601	OCEAN REEF COMMUNITY ASSOCIATION INC	35 Ocean Reef Dr	Ste 220	Key Largo, FL 33037
277	00081720-000303	OCEAN REEF CULTURAL CENTER INC	200 Anchor Dr		Key Largo, FL 33037
278	00572796-000301	OCEAN REEF FOUNDATON INC	35 Ocean Reef Dr	Ste 148	Key Largo, FL 33037
279	00081720-000301	OCEAN REEF MEDICAL CENTER FOUNDATION INC	50 Barracuda Ln		Key Largo, FL 33037
280	00081740-000300	OCEAN REEF VOL FIRE DEPT INC	110 Anchor Dr		Key Largo, FL 33037
281	00572796-000211	ODANIEL ELIZABETH M	35 Johnson Pl		Evansville, IN 47714
282	00081711-000100	OFFSHORE RENTALS LLC	3697 S Elco Rd		Fall Creek, WI 54742
283	00081693-001200	OLEARY JOAN	101 Riverdale Rd		Port Jervis, NY 12771
284	00569442-000326	OLEFSON JEFFREY M DEC OF TRUST AGR 12/10/2009	2760 NW 63rd Ct		Fort Lauderdale, FL 33309
285	00569442-000221	OR26A LLC	5035 SW 62nd Ave		Miami, FL 33155
286	00081713-000200	ORC FAMILY PARTNERSHIP LLC	795 Peachtree Battle Ave NW		Atlanta, GA 30327
287	00081712-002700	ORC MARINA VILLAGE 20 LLC	20 Marina	Unit A	Key Largo, FL 33037
288	00081780-000202	ORC PROPERTIES 2 LLC	52 Anchor Dr	Unit B	Key Largo, FL 33037
289	00081780-000206	ORC PROPERTIES 6 LLC	2 Barracuda Ln		Key Largo, FL 33037
290	00081780-000201	ORC PROPERTIES LLC	52 B Anchor Dr		Key Largo, FL 33037
291	00569442-000104	ORC SPLIT PURCHASE TRUST 12/22/2022	C/O PAUL M HATTENHAUER TRUSTEE	2526 RICHARDSON DR	Charlotte, NC 28211
292	00572796-000201	ORCPA LLC	8471 SW 12th St		Miami, FL 33144
293	00573720-0005000	ORGEL ROBIN S	6415 Ronald Rd		Memphis, TN 38120
294	00572796-000510	OVEREND CAROL C	3200 Downwood Cir NW	Ste 330	Atlanta, GA 30327
295	00081690-000211	OWSLEY RICHARD P JR REV TR 12/6/2005	31 Ocean Reef Dr	101-180 Ste C	Key Largo, FL 33037
296	00081691-001000	PALENZUELA GONZALO	825 S Alhambra Cir		Coral Gables, FL 33146
297	00569511-003305	PATCHEN BRIAN P 2007 REVOCABLE TRUST 11/09/2022	50 Anchor Dr	# 50A	Key Largo, FL 33037
298	00569448-001500	PEERMAN HOLDINGS LTD	C/O CARVILL RORY	32 BEAUCHAMP PLACE	LONDON, SW3 1NU GB
299	00569442-000327	PELICAN GENERAL INC	250 Commercial St	Ste 4002A	Manchester, NH 03101
300	00569442-000202	PERRY DIANA	6607 Pamela Ln		West Palm Beach, FL 33405
301	00569448-000200	PETERSON SALLY Q DEC OF TR 7/9/1993	2014 Sanctuary Ter	Unit 102	Key Largo, FL 33037
302	00569442-000235	PHELAN CHARLES C DECLARATION OF TRUST 12/19/2003	33 Anchor Dr	# A	Key Largo, FL 33037
303	00569442-000230	PINE BEACH PENINSULA LLC	31 Ocean Reef Dr	# C	Key Largo, FL 33037
304	00572793-000419	PLATNER BEVERLY	19 S Bridge Ln		Key Largo, FL 33037

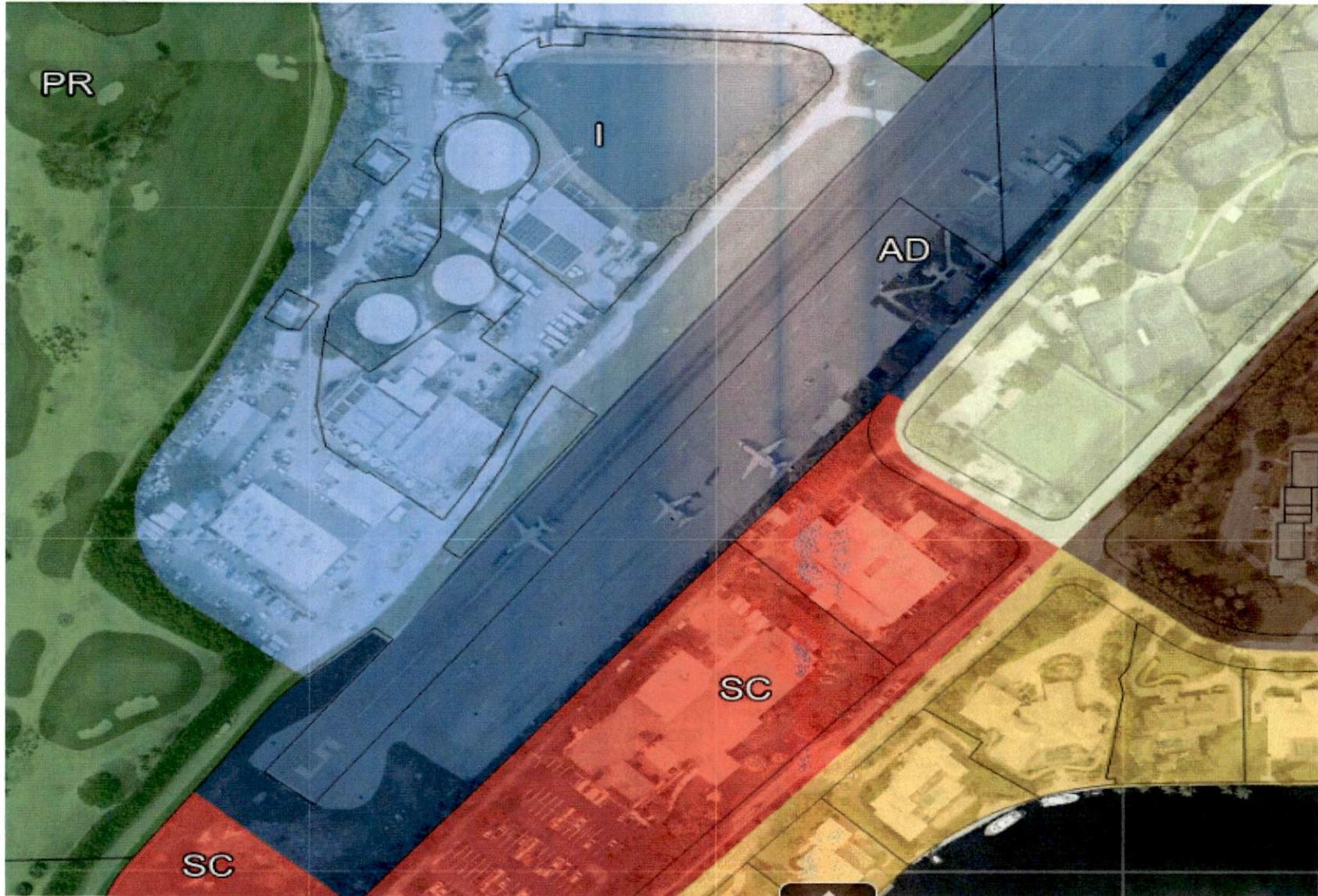
305	00572796-000107	PLOMARITIS STEVEN T	860 Lake Shore Rd		Grosse Pointe Shores, MI 48236
306	00081712-001100	PORTER LAND & TIMBER LLLP	24 Dockside Ln	PMB 246	Key Largo, FL 33037
307	00569442-000323	POTTER HOLLIS	52 Dingtletown Rd		Greenwich, CT 06830
308	00569442-000110	PRETE DENISE M	8 B Anchor Dr		Key Largo, FL 33037
309	00572793-000405	PRICE FAMILY REVOCABLE TRUST 03/08/1991	62 Willits Rd		Glen Cove, NY 11542
310	00081711-000400	PUIG JUAN	8015 Los Pinos Blvd		Coral Gables, FL 33143
311	00081730-000000	RACQUET CLUB AT OCEAN REEF INC	212 Anchor Dr		Key Largo, FL 33037
312	00572795-000300	RAGUCCI JEANETTE D LIVING TRUST 06/27/2002	105 Anchor Dr		Key Largo, FL 33037
313	00081694-000200	RAZZETTI JR RICHARD A	1759 Manakin Rd		Manakin Sabot, VA 23103
314	00081690-000226	RBGW LLC	313 Coralberry Rd		Louisville, KY 40207
315	00081690-000207	REBNER REVOCABLE TRUST	C/O ALBERTO VAN HEEL TRUSTEE	18A FISHERMANS COVE	Key Largo, FL 33037
316	00081690-000232	REED JOHN C LIVING TRUST 03/04/2020	134 Wentworth Ave		Nashville, TN 37215
317	00570740-000000	REEF 12 LLC	4360 Brownsboro Rd	Ste 101	Louisville, KY 40207
318	00569511-003321	REEF GABRIEL LLC	879 Buttonwood Dr		Boca Raton, FL 33432
319	00569442-000113	REEF INVESTMENTS LLC	3806 NW 46th St		Oklahoma City, OK 73112
320	00081780-000203	REEF PROJECT MANAGEMENT LLC	5173 Higel Ave		Sarasota, FL 34242
321	00569435-000100	REEVES PAMELA ANN REVOCABLE LIVING TRUST 01/04/2006	C/O PAMELA REEVES CO-TRUSTEE	31 Ocean Reef Dr, # 109	Key Largo, FL 33037
322	00569442-000233	RESET NOW 4 LLC	PO Box 930		Inglis, FL 34449
323	00569442-000210	RICHARDSON JAMES S	1230 Route 73		Mount Laurel, NJ 08054
324	00572795-000200	RIVERA CHARLENE E	103 Anchor Dr		Key Largo, FL 33037
325	00081712-001700	ROAMAN CAROL	411 5th Ave	Rm 901	New York, NY 10016
326	00569511-003315	ROCKABELLA LLC	90 Dickman Dr		Lavallette, NJ 08735
327	00081711-003100	RODRIGUEZ JA (TONY) AND JUDITH T LIV TR 12/20/2005	17070 SW 74th Pl		Palmetto Bay, FL 33157
328	00569442-000205	RODRIGUEZ JEANNETTE CLARA REV TRUST 4/16/1998	16 Laura Ln		Iuka, MS 38852
329	00081693-000300	ROGERS KIMBERLY	1 Overbrook Dr		Saint Louis, MO 63124
330	00569442-000303	ROSCIA RONALD	35 A Anchor Dr	Unit A	Key Largo, FL 33037
331	00569442-000114	ROSE HOLDINGS OCEAN REEF LLC	21121 SW 130th Ct		Miami, FL 33177
332	00569442-000116	ROSEN HOLDINGS OCEAN REEF LLC	12 Anchor Dr	Unit B	Key Largo, FL 33037
333	00081694-000100	ROSS PATRICIA E	39 Moorings		Key Largo, FL 33037
334	00572793-000410	ROUNTREE CARTER W	9 Lakeside Ln	# B	Key Largo, FL 33037
335	00569511-003313	RUMSON PARTNERS LLC	25 Wardell Ave		Rumson, NJ 07760
336	00081712-000600	RUSTON DAWN D	140 W Franklin St	Unit 424	Chapel Hill, NC 27516
337	00081694-000500	RYON LAMPMAN AND COMPANY LP	84 Tanner St		Haddonfield, NJ 08033
338	00572796-000102	SALISBURY JOHN W	15 Harbour House		Key Largo, FL 33037
339	00081690-000208	SALLOP LINDA J TRUST 09/04/2018	25 New Chardon St	Ph 6	Boston, MA 02114
340	00081693-000200	SAR O.R.C. LLC	555 17th St	Ste 2400	Denver, CO 80202
341	00081693-000100	SARCO AND COMPANY	555 17th St	Ste 2400	Denver, CO 80202
342	00569511-003308	SARCO REAL ESTATE LLC	555 17th St	Ste 2400	Denver, CO 80202
343	00569442-000305	SCHIAVONE JEAN R	161 Madison Ave	Ste 315	Morristown, NJ 07960
344	00081712-001000	SCHMETTERER ROBERT	C/O COOPERMAN CITRIN	50 Rockefeller Plz, Fl 4	New York, NY 10020
345	00572795-001100	SCHWARTZ FAMILY HOUSE TRUST 11/9/2012	24 Dockside Ln		Key Largo, FL 33037
346	00081711-001500	SCOTT DANIELLE	6100 SW 133rd St		Pinecrest, FL 33156
347	00569448-000500	SEALE WILLIAM E REVOCABLE TRUST 8/23/2008	1800 Dreams Landing Way		Annapolis, MD 21401
348	00569442-000236	SEF JSS LLC	2825 NE 26th St		Fort Lauderdale, FL 33305
349	00081690-000212	SEXTON WARD	1116 W Montana St		Chicago, IL 60614
350	00572796-000104	SFERRAZZA CARMELO	2231 HOLLOW Rd		Thorold, L05 1E6 CA
351	00081711-002200	SHEA MARY-LEE	31 Ocean Reef Dr	Ste C101255	Key Largo, FL 33037
352	00569448-000100	SHIELDS MARGARET C REVOCABLE LIVING TR 8/12/1983	PO Box 120		Boyer City, MI 49712
353	00081712-000500	SHULDMAN BART C	24 Dockside Ln	PMB 164	Key Largo, FL 33037
354	00081690-000231	SIEDLE CHERI	30 A Fishermans Cv		Key Largo, FL 33037
355	00081690-000210	SIMMS CHARLES V TRUST 12/28/1994	2785 Orchard Run Rd		Dayton, OH 45449
356	00081691-001200	SIMMS PATTI & CHARLIE JOINT REAL ESTATE TRUST	2785 Orchard Run Rd		Dayton, OH 45449
357	00572796-000208	SKUDDER ELIZABETH J ART IV MARITAL TRUST	33 Harbour House		Key Largo, FL 33037
358	00572796-000108	SLADKY KENNETH C	21 Harbour House		Key Largo, FL 33037
359	00572796-000112	SLOAN ANN C	227 Lands End Rd		Morehead City, NC 28557
360	00570660-000000	SMITH ALLERTON G	6 Country Club Rd		Key Largo, FL 33037
361	00572793-000414	SMITH JOINT REV AGR OF TRUST 12/27/2019	180 Saint Clair Cir		Berwyn, PA 19312
362	00569448-001600	SMITH MARJORIE KENTNER TRUST 02/12/1998	24 Dockside Ln		Key Largo, FL 33037
363	00572792-000601	SMITH STEVEN L TRUST 8/20/2001	10 Lakeside Ln		Key Largo, FL 33037
364	00569442-000302	SOWLE LISA LEE	W237N6053 Hastings Lane		Sussex, WI 53089
365	00081740-000200	SPEAR INVESTMENT ASSOCIATES	20 Spear Rd		Ramsey, NJ 07446

366	00081711-002600	SPEAR INVESTMENTS ASSOCIATES	20 Spear Rd		Ramsey, NJ 07446
367	00572793-000401	SPITZER A-TEAM LP	150 Bridge St E		Elyria, OH 44035
368	00081712-002000	STANDICK LLC	3415 University Ave W		Saint Paul, MN 55114
369	00569442-000309	STEELE BERNARD W	24 Dockside Ln	# 456	Key Largo, FL 33037
370	00569511-003331	STEINBRUGGE DONALD	103 Canterbury Rd		Richmond, VA 23221
371	00569442-000314	STEVENS MELISSA A	92 North Ave		New Rochelle, NY 10801
372	00569442-000313	STEVENS MELISSA ANN	92 North Ave		New Rochelle, NY 10801
373	00081690-000220	STRODE III JAMES P	24 B Fishermans Cv		Key Largo, FL 33037
374	00572796-000202	SULLIVAN CORNELIUS JOSEPH REV TRUST 7/25/2018	957 Melvin Rd		Annapolis, MD 21403
375	00569511-003304	SUMMERSGILL SHANNON H	517 N Columbia St		Covington, LA 70433
376	00569511-003307	SUNRISE CAY LLC	7800 Merit Ln		Plano, TX 75024
377	00569448-001700	SUTFIN CANDACE K ESTATE	1042 Sanctuary Ter		Key Largo, FL 33037
378	00569442-000215	SZYMANSKY JOANNE H/W	2849 NE 32nd St		Lighthouse Point, FL 33064
379	00569448-001800	TALLARDY GAYLE J	PO Box 2530		Newburgh, NY 12550
380	00569511-003327	TCB ANGELFISH CAY LLC	12061 NW 10th St		Plantation, FL 33323
381	00572796-000105	TENNENT CORINNE M TRUST 11/8/2012	18 Harbour House		Key Largo, FL 33037
382	00573630-002601	THE ACADEMY AT OCEAN REEF INC	395 S Harbor Dr		Key Largo, FL 33037
383	00081711-000200	THIES PEGGY REV TR AGR 7/2/2008	C/O CARR, RIGGS AND INGRAM LLC	3300 PGA BLVD SUITE 700	Palm Beach Gardens, FL 33410
384	00081712-000700	THOMPSON GREGORY C TRUST AGR 4/20/98	757 SE 17th St	# 190	Fort Lauderdale, FL 33316
385	00081712-000900	TIME 2 ESCAPE LLC	73 Hautaluoma Rd		Esko, MN 55733
386	00081711-000700	TLAPEK JOHN C REVOCABLE TRUST 05/26/1995	4999 S Franklin St		Cherry Hills Village, CO 80113
387	00081713-001200	TR OCEAN REEF LLC	1000 Brickell Ave	Ste 201	Miami, FL 33131
388	00081690-000224	TRANE REUBEN J JR AND CHERYL L COMMUNITY PROPERTY TRU	8260 SW 159th St		Palmetto Bay, FL 33157
389	00572795-000900	TRUCHAN JORDAN	24 Dockside Ln	# 432	Key Largo, FL 33037
390	00081690-000230	TUNDIDOR JR HECTOR	11040 73rd Ct SW		Pinecrest, FL 33156
391	00572793-000415	TURNER JACK AND KELLY LIVING TRUST 12/08/2008	4790 Byron Cir		Irving, TX 75038
392	00081711-004000	TWT OCEAN REEF LLC	3401 Norman Berry Dr	Ste 101	Atlanta, GA 30344
393	00572796-000209	VALENTINE CATHERINE L	34 Harbour House		Key Largo, FL 33037
394	00573670-000400	VASQUEZ MARY D	4 Harbor Island Dr		Key Largo, FL 33037
395	00081693-001100	VEANNE MICHELE SMITH REV TR 5/17/2019	87 E Andrews Dr NW		Atlanta, GA 30305
396	00081693-001300	WAGNER GEORGE	313 Coralberry Rd		Louisville, KY 40207
397	00572796-000503	WAH AND M RE LLC	610 Floral Ct		Batesville, IN 47006
398	00081694-000900	WALL DAN	824 Gull Point Rd		Wilmington, NC 28405
399	00081691-000900	WALLER RICHARD C	50 Campfire Rd		Chappaqua, NY 10514
400	00572796-000501	WELCH JOHN K	24 Dockside Ln	PMB 76	Key Largo, FL 33037
401	00081693-000600	WELLS ELLEN DUNN H/W	PO Box 2320		Wilmington, NC 28402
402	00081711-003900	WESTER DAVID	4244 Chase Ave		Miami Beach, FL 33140
403	00081711-001900	WHISPERING GRAY LLC	322 Caravelle Dr		Jupiter, FL 33458
404	00573670-000500	WHITE MICHAEL W	5 Harbor Island Dr		Key Largo, FL 33037
405	00081713-000700	WILKIE TERI MESSMER	31 Ocean Reef Dr	# C101-1	Key Largo, FL 33037
406	00081780-000213	WILLIAM U PARFET REVOCABLE LIVING TRUST DTD 5/23/1984	277 S Rose St	3500	Kalamazoo, MI 49007
407	00081711-000900	WILLIAMSON CAROL F	5501 Oak Ln		Coral Gables, FL 33156
408	00572793-000413	WILLISON III LAWRENCE D	13 Lakeside Ln	# A	Key Largo, FL 33037
409	00569448-000900	WILSON JUDITH W	720 Milton Rd	Apt F5	Rye, NY 10580
410	00569511-003316	WILSON RODNEY AND MARLENE QUAL SPOUSAL TR 12/26/12	4 Fair Oaks Dr		Saint Louis, MO 63124
411	00572795-000800	WINTON MUSETTE R REVOCABLE TRUST 04/7/1989	115 Anchor Dr		Key Largo, FL 33037
412	00570640-000000	WOODMAN ANDREW	10 Country Club Rd		Key Largo, FL 33037
413	00081691-000400	WOODS FIONA G	24 Dockside Ln	PMB 10	Key Largo, FL 33037
414	00569442-000214	WYLLIE FAMILY ORC LLC	626 Solar Isle Dr		Fort Lauderdale, FL 33301
415	00569441-000400	WYMAN ELIZABETH ANN WHEALON	1373 Waugoo Ave		Oshkosh, WI 54901
416	00572795-000700	YOUNG ROBERT J TRUST	PO Box 10000		Glenwood Springs, CO 81602
417	00081713-001100	ZERGA JOSEPH L	440 Squires Rd	Apt 11103	Lexington, KY 40515
418	00081711-001000	ZIEGLER LINDA J REVOCABLE TRUST 3/14/2008	5748 Jardin Pl		Columbus, OH 43213
419	00569442-000102	ZIFFERER CAROLYN FRANCES FINK	3392 Lower Glades Rd		York, PA 17406

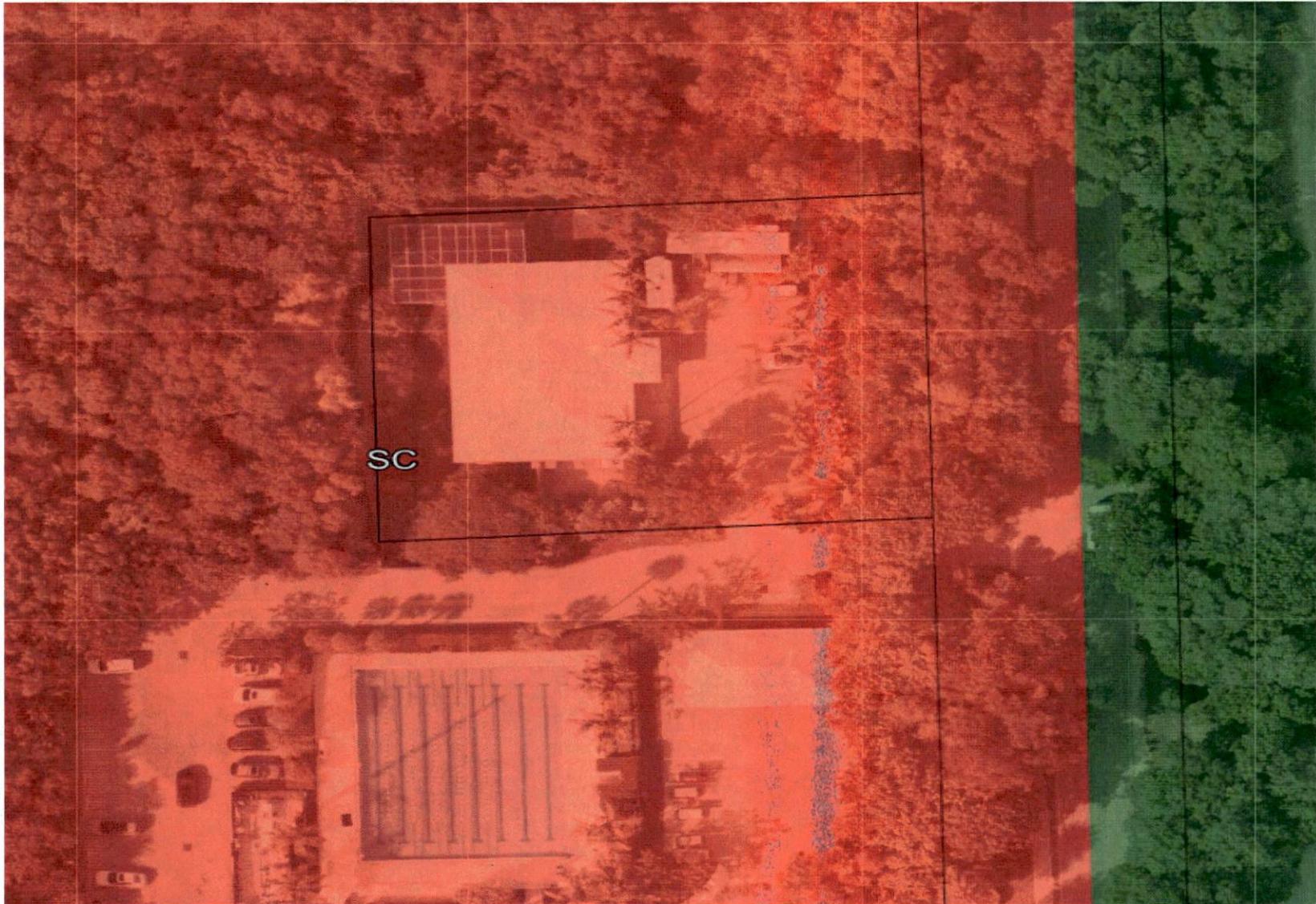
31 Ocean Reef Drive



60 Barracuda Ln.



97 South Harbor Drive



31 Ocean Reef Drive



60 Barracuda Ln.



97 South Harbor Drive





TRANSMITTAL LETTER

VIA: UPS Ground (next day, by state) **TRANSMITTING:** Plan Prints

TO: Ms. Chrisna Wessels
Ocean Reef Club
35 Ocean Reef Drive
Suite 200
Key Largo, FL 33037

DATE: November 6, 2024
PH: 561-687-2220

(cannot be sent without phone number)

PROJECT NAME:

PROJECT NO:

WGI NO: 10657.01

SUBJECT: Boundary & Topographic Survey Orcat Parcel

THESE ARE TRANSMITTED: As Requested

COPIES	DATE	DESCRIPTION
3	11/6/24	Original Signed and Sealed Boundary & Topographic Surveys

COMMENTS:

COPIES TO:

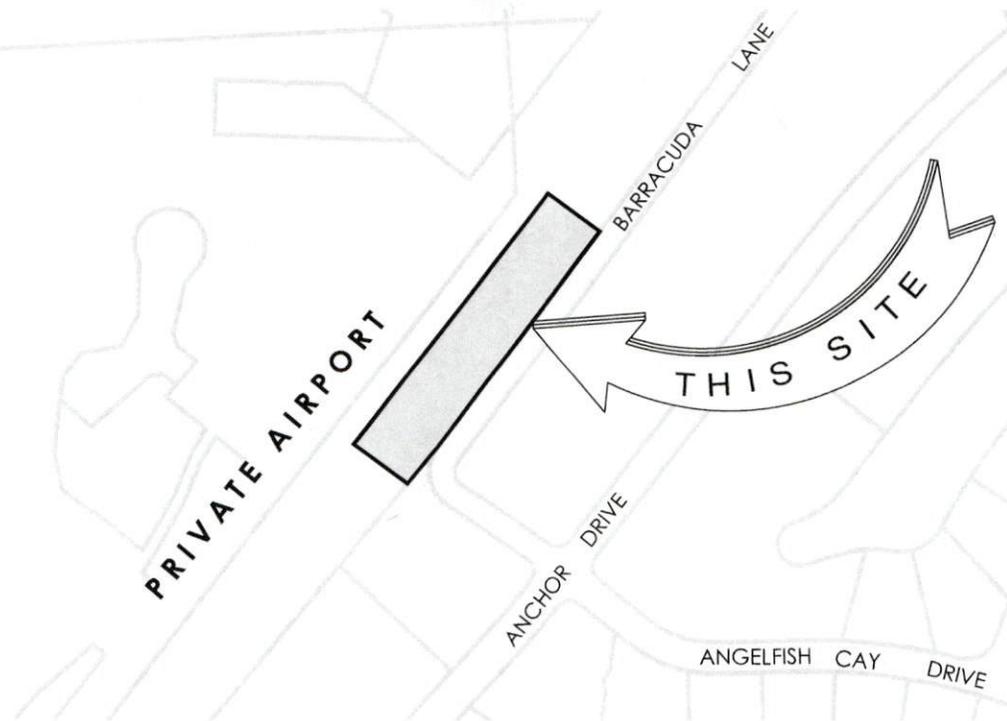
WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411
Phone: 561.687.2220 Fax: 561.687.1110
WGInc.com

FILE: 10657.01

BY: K. Brienza
Per A. Stafford



EXHIBIT "A"



LOCATION SKETCH

A PORTION OF SECTION 7 OF TOWNSHIP 59 SOUTH, RANGE 41 EAST,
LYING AND BEING IN OCEAN REEF, MONROE COUNTY, FLORIDA
(NOT TO SCALE)

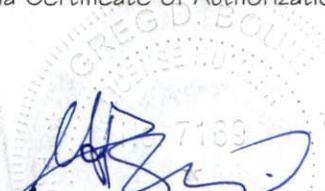
SURVEYOR'S NOTES:

1. This document is not does not represent a Boundary Survey.
2. Bearings shown hereon are based on the assumed bearing of $538^{\circ}00'50''W$ along the Northwesternly line of Barracuda Lane as shown in Anchor Drive Subdivision Ocean Reef Plat No. 10, recorded in Plat Book 6, Page 120, of the Public Records of Monroe County, Florida.
3. The Client is hereby advised that there may be legal restrictions on the subject property that are not shown on this sketch or contained within this report.
4. This survey product is not valid without the signature and original raised seal or digital certification the undersigned Florida Licensed Surveyor and Mapper.
5. Additions or deletions to survey products by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this survey product was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that this survey product meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

For LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335



Greg Bouie, PSM
Professional Surveyor and Mapper LS #7169
State of Florida

RECEIVED
2025-027
FEB 05 2025
MONROE COUNTY
PLANNING DEPT.

12/12/2024 8:08 AM A:\16137 Ocean Reef Airport, Key Largo, FL 33027\16137\16137 Ocean Reef Airport - Description & Sketching



EXHIBIT "A" PARCEL DESCRIPTION

LEGAL DESCRIPTION :

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, KEY LARGO, FLORIDA, AS SHOWN ON THE PLAT OF LANDS OF SEABOARD PROPERTIES, INC., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 83, SAID PARCEL ALSO BEING A PORTION OF PARCEL IX DESCRIBED IN OFFICIAL RECORD BOOK 1247, PAGE 1877, AND PARCEL VII DESCRIBED IN OFFICIAL RECORD BOOK 1247, PAGE 1856, ALL OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

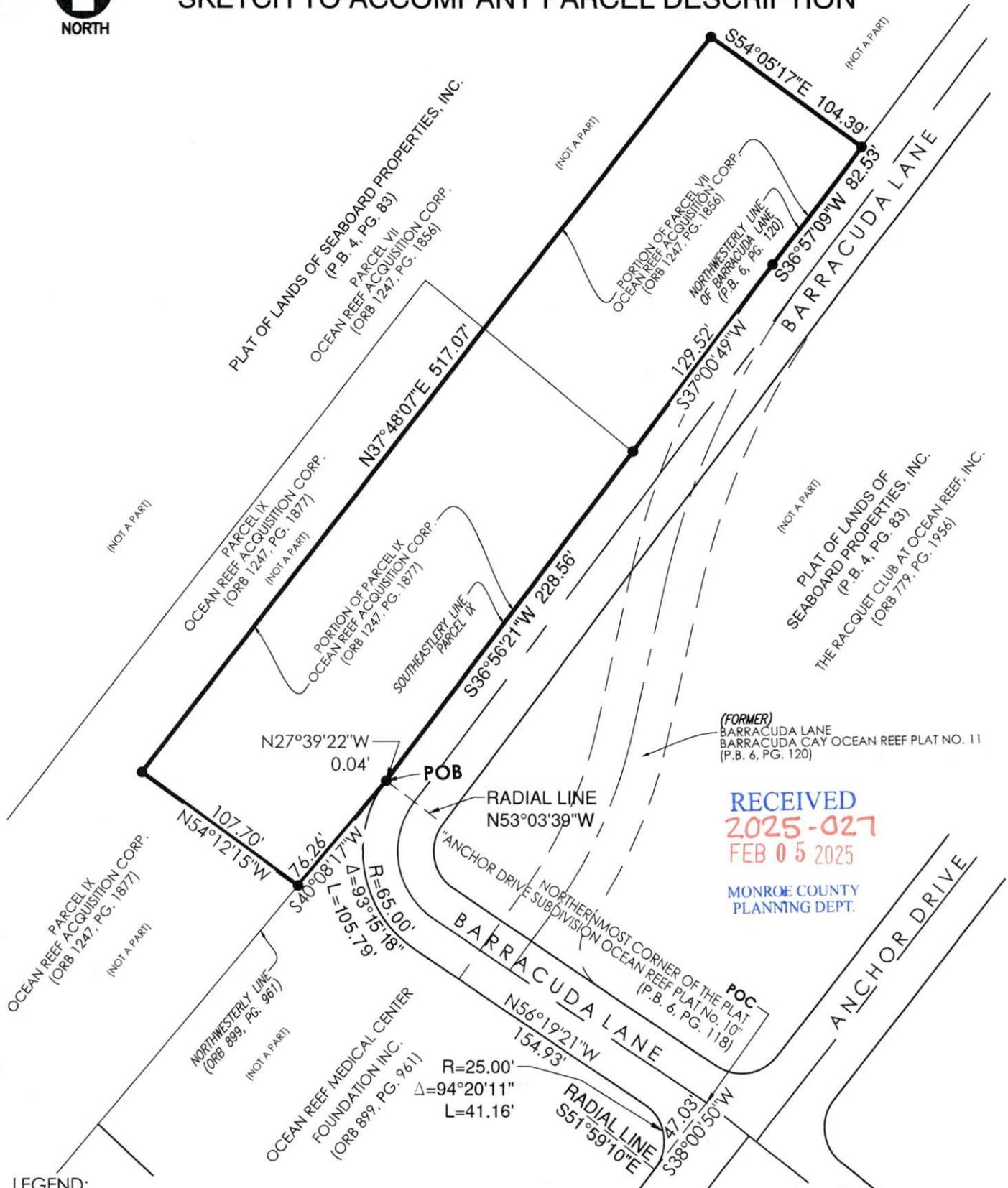
COMMENCE AT A P.R.M. (PERMANENT REFERENCE MONUMENT) BEING THE NORTHERNMOST CORNER OF ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S38°00'50"W AS A BASIS OF BEARINGS ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ANCHOR DRIVE AS SHOWN ON SAID PLAT FOR 47.03 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S51°59'10"E, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARRACUDA LANE AS SHOWN ON BARRACUDA CAY OCEAN REEF PLAT NO. 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 120, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE FOLLOWING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 41.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°20'11" TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE N56°19'21"W FOR 154.93 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE; THENCE 105.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 93°15'18" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N53°03'39"W, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LIMIT OF PARCEL IX DESCRIBED IN OFFICIAL RECORDS BOOK 1247, PAGE 187, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N27°39'22"W FOR 0.04 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 899, PAGE 961, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S40°08'17"W ALONG THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 899, PAGE 961, FOR 76.26 FEET; THENCE N54°12'15"W FOR 107.70 FEET; THENCE N37°48'07"E FOR 517.07 FEET; THENCE S54°05'17"E FOR 104.39 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BARRACUDA LANE AS DESCRIBED IN SAID PLAT BOOK 6, PAGE 120, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S36°57'09"W ALONG THE NORTHWESTERLY LINE OF SAID BARRACUDA LANE FOR 82.53 FEET; THENCE S37°00'49"W FOR 129.52 FEET, LEAVING SAID NORTHWESTERLY LINE OF BARRACUDA LANE, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY CORNER OF SAID PARCEL IX; THENCE S36°56'21"W ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL IX FOR 228.56 FEET TO THE POINT OF BEGINNING.

RECEIVED
2025-027
FEB 05 2025

MONROE COUNTY
PLANNING DEPT.



EXHIBIT "A" SKETCH TO ACCOMPANY PARCEL DESCRIPTION



(FORMER)
BARRACUDA LANE
BARRACUDA CAY OCEAN REEF PLAT NO. 11
(P.B. 6, PG. 120)

RECEIVED
2025-027
FEB 05 2025

MONROE COUNTY
PLANNING DEPT.

NOT TO SCALE

THIS SKETCH IS NOT A SURVEY

LEGEND:
 POB POINT OF BEGINNING
 R/W RIGHT-OF-WAY
 P.B. PLAT BOOK
 POC POINT OF COMMENCEMENT
 PG. PAGE

LONGITUDE SURVEYORS

7700 N. KENDALL DRIVE, MIAMI, FL 33156, SUITE 705 * PHONE:(305)463-0912 * WWW.LONGITUDESURVEYORS.COM

NOTICE: This document is not valid, full, and complete without all three (3) pages.

DATE: 12/11/24 JOB No. 16137.0.03 PAGE 3 OF 3

MAP OF BOUNDARY SURVEY

OCEAN REEF CLUB - PLAZA BUILDING

LEGEND	
CONC.	= CONCRETE
(C)	= CALCULATED
C.B.S.	= CONCRETE BLOCK STUCCO
R/W	= RIGHT-OF-WAY
CL	= CENTERLINE
BL	= BASE LINE
P.B.	= PLAT BOOK
PG.	= PAGE
+	= ELEVATION
⊕	= WOOD POWER POLE
⊖	= CHAIN LINK FENCE
⊙	= GUY ANCHOR
⊠	= PROPERTY LINE
⊡	= CATCH BASIN
⊢	= WATER VALVE
⊣	= WATER METER
⊤	= FBBL BOX
⊥	= TEMPORARY BENCHMARK
⊦	= ELECTRIC BOX
⊧	= SANITARY SEWER MANHOLE
⊨	= SIGN
⊩	= PALM TREE
⊪	= TREE
⊫	= UNIDENTIFIED MANHOLE
⊬	= OVERHEAD WIRE
⊭	= IRON FENCE
⊮	= CONCRETE LIGHT POLE
⊯	= STORM DRAINAGE MANHOLE
⊰	= BOLLARD
⊱	= ORNAMENTAL TREE

SURVEYOR'S NOTES
 DATE OF SURVEY:
 THE DATE OF COMPLETION OF THE ORIGINAL FIELD SURVEY WAS ON 4/28/2014; THE SURVEY WAS UPDATED ON 5/1/2024.

ADDRESS: 31 OCEAN REEF DRIVE, KEY LARGO, FLORIDA 33037 - PARCEL IDENTIFICATION NO. 00081740-000400 CONTAINING 85,321 SQUARE FEET OR 1.96 ACRES, MORE OR LESS, BY CALCULATIONS.

ACCURACY:
 THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENT FOR COMMERCIAL AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE.

ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.

WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS TWENTY FEET OR SMALLER.

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE BOUNDARY SURVEY:
 NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF ANCHOR DRIVE WITH AN ASSUMED BEARING OF N39°33'31"E, SAID LINE TO BE CONSIDERED A WELL ESTABLISHED AND MONUMENTED LINE.

THIS PROPERTY APPEARS TO BE LOCATED IN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION 9.0, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 125129 (KEY LARGO), MAP NO. 0584, SUFFIX K, MAP REVISED DATE: FEBRUARY 18, 2005.

PLAT OF "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", RECORDED IN PLAT BOOK 4, PAGE 83, MONROE COUNTY RECORDS.

PLAT OF "CHANNEL CAY OCEAN REEF PLAT NO. 4", RECORDED IN PLAT BOOK 5, PAGE 122, MONROE COUNTY RECORDS.

PLAT OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10", RECORDED IN PLAT BOOK 6, PAGE 118, MONROE COUNTY RECORDS.

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND A BENCHMARK SUPPLIED BY THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEB SITE.

BENCHMARK: # G-327
 ELEVATION= 3.894 FEET (NGVD 29)

RESTRICTIONS:
 SINCE NO OTHER INFORMATION WERE FURNISHED OTHER THAN THAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL THAT MAY APPEAR ON THE PUBLIC RECORDS OF THIS COUNTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES.

NO IMPROVEMENTS WERE LOCATED, OTHER THAN THOSE SHOWN, NO UNDERGROUND FOUNDATIONS, IMPROVEMENTS AND/OR UTILITIES WERE LOCATED OR SHOWN HEREON.

PURPOSE OF SURVEY: THIS SURVEY WAS ORDERED FOR THE PURPOSE OF AND UPDATE.

CLIENT INFORMATION: THIS BOUNDARY SURVEY WAS PREPARED AT THE INSISTENCE OF AND CERTIFIED TO: OCEAN REEF CLUB

ENCROACHMENTS: AS SHOWN ON SURVEY

LEGAL DESCRIPTION: (ORF 2186, PG. 775)
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE N 2°16'26" W (BEARING DERIVED FROM FLORIDA COORDINATE SYSTEM, EAST ZONE) ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 7 FOR 877.53 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF OCEAN REEF DRIVE, AS SHOWN ON THE PLAT OF "CHANNEL CAY OCEAN REEF PLAT NO. 4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 122, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 43°11'40" E ALONG SAID NORTHWESTERLY EXTENSION AND ALONG THE CENTER LINE OF SAID OCEAN REEF DRIVE FOR 443.60 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF ANCHOR DRIVE, "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 39°33'31" W ALONG SAID SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF SAID ANCHOR DRIVE FOR 324.75 FEET; THENCE S 50°26'29" E FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S 43°11'40" E FOR 239.23 FEET; THENCE N 46°48'20" E FOR 294.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID OCEAN REEF DRIVE; THENCE N 43°11'40" W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 248.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO SOUTHWEST; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 97°14'49" FOR 42.43 FEET TO THE POINT OF TANGENCY; THENCE S 39°33'31" W ALONG A LINE 25.00 FEET SOUTHEASTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF SAID ANCHOR DRIVE FOR 267.98 FEET TO THE POINT OF BEGINNING.

LEASE PARCEL: (ORF 3019, PG. 2054)
 A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE N02°16'26"W (BEARINGS DERIVED FROM FLORIDA COORDINATE SYSTEM, EAST ZONE) ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 7 FOR 877.53 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF OCEAN REEF DRIVE, AS SHOWN ON THE PLAT OF "CHANNEL CAY OCEAN REEF PLAT NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 122 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S43°11'40"E ALONG SAID NORTHWESTERLY EXTENSION AND ALONG THE CENTERLINE OF SAID OCEAN REEF DRIVE FOR 443.60 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF ANCHOR DRIVE, AS SHOWN ON THE PLAT OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S39°33'31"W ALONG SAID SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF SAID ANCHOR DRIVE FOR 324.75 FEET; THENCE S50°26'29"E FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S43°11'40"E FOR 200.43 FEET; THENCE S87°54'18"W FOR 74.46 FEET; THENCE N43°11'40"W FOR 144.34 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SOUTHWESTERLY EXTENSION OF ANCHOR DRIVE; THENCE ALONG RIGHT-OF-WAY LINE N39°33'31"E FOR 56.56 FEET TO THE POINT OF BEGINNING.

LONGITUDE SURVEYORS
 7700 NORTH KENDALL DRIVE
 SUITE 705
 MIAMI, FLORIDA 33156
 PHONE: (305) 463-0912
 ESUAREZ@LONGITUDEFL.COM

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE" FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17.051 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

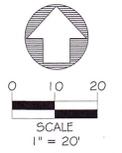
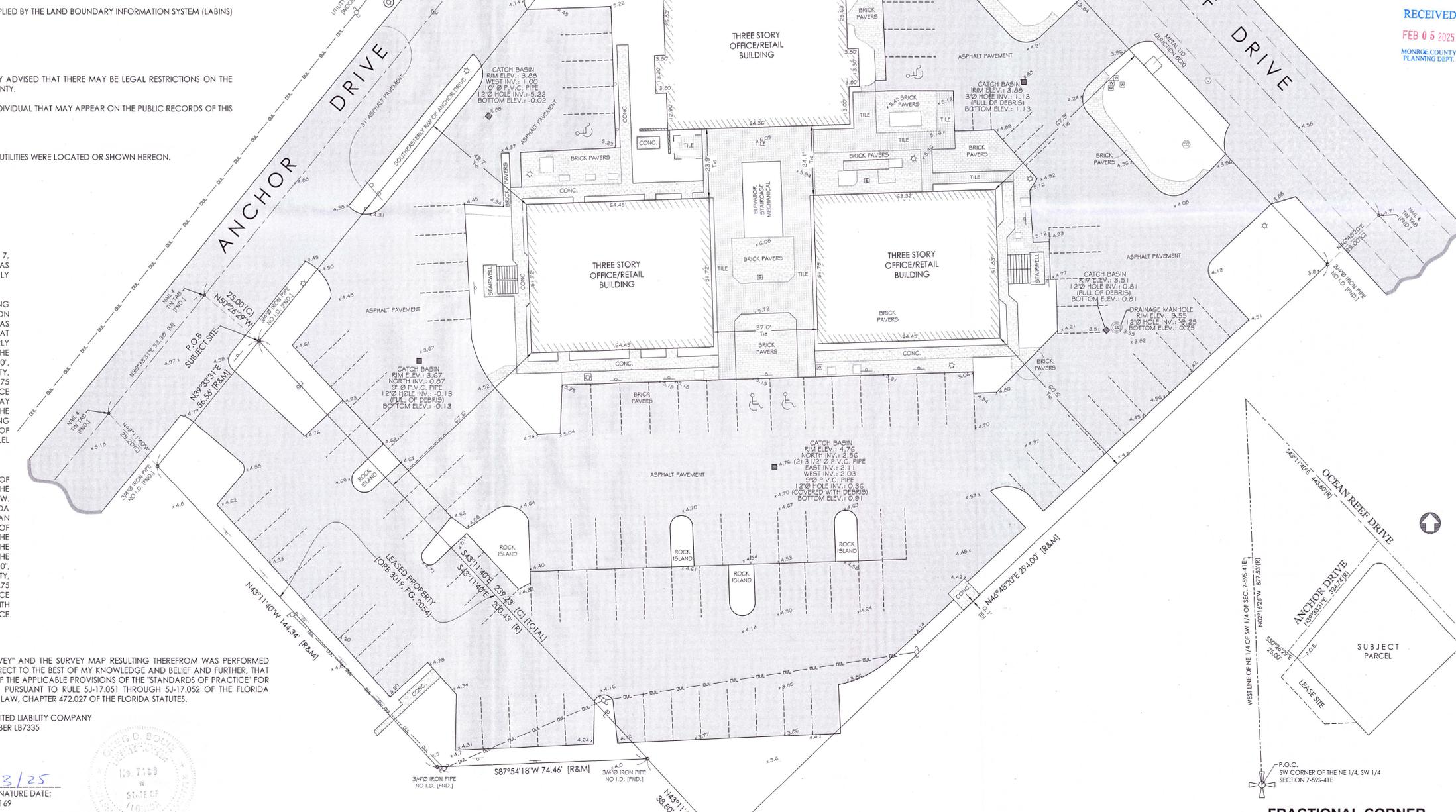
LONGITUDE SURVEYORS LLC. A FLORIDA LIMITED LIABILITY COMPANY
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7335

BY:  1/3/25
 GREG BOUIE
 REGISTERED SURVEYOR AND MAPPER LS7169
 STATE OF FLORIDA

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.



LOCATION MAP
 A PORTION OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST LYING AND BEING IN KEY LARGO, MONROE COUNTY FLORIDA (NOT TO SCALE)



RECEIVED
 FEB 05 2025
 MONROE COUNTY
 PLANNING DEPT.

FRACTIONAL CORNER
 TIE DETAIL
 NOT TO SCALE

BOUNDARY & TOPOGRAPHIC SURVEY

ORCAT PARCEL

SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST
MONROE COUNTY, FLORIDA

PREPARED BY:



2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE NO. 561.687.2220
CERT NO. 33574 - LB NO. 7055

CONSULTANTS:



PROJECT TITLE:

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

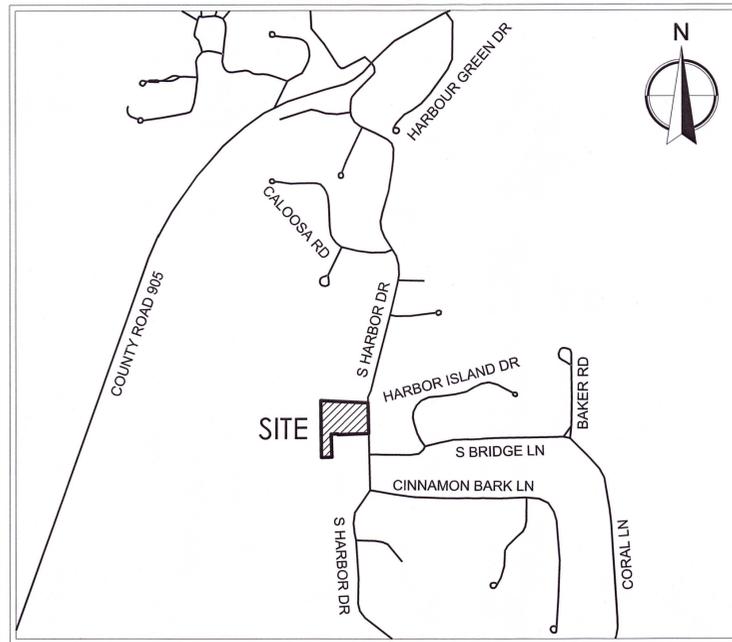
A PORTION OF TRACT "C" OF HARBOR COURSE SOUTH, SECTION TWO OCEAN REEF PLAT NO. 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 5, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST; THENCE NORTH 00°03'03" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, 244.74 FEET TO A POINT; THENCE NORTH 89°56'57" EAST FOR A DISTANCE OF 195.20 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH 01°33'42" WEST FOR 127.00 FEET; THENCE NORTH 86°25'19" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HARBOR DRIVE; THENCE SOUTH 01°33'42" EAST FOR A DISTANCE OF 127.00 FEET; THENCE SOUTH 86°25'19" WEST FOR A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 20,307 SQUARE FEET OR 0.466 ACRES, MORE OR LESS.

LOCATION MAP



SURVEYOR NOTES:

- THE LAST DATE OF FIELD SURVEY WAS JUNE 26, 2024.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST HAVING A BEARING OF NORTH 00°01'40" WEST.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS ESTABLISHED BY NGS BENCHMARK M 327, HAVING A PUBLISHED ELEVATION OF 5.97'. TO CONVERT TO NAVD88 SUBTRACT 1.56'.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS FROM OFFICIAL RECORD BOOK 3285, PAGE 1435 THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- THE SURVEY WAS PREPARED FOR THE PURPOSE OF PRODUCING A BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE ORCAT PARCEL.
- THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS, DIFFERENTIAL LEVELING, TRIGONOMETRIC METHODS, AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 FEET, BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR MONROE COUNTY, FLORIDA, COMMUNITY-PANEL MAP NUMBER 125129-0591, WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2005. THERE MAY BE ADDITIONAL INFORMATION (LETTER OF MAP REVISIONS, LETTER OF MAP AMENDMENTS, OR LETTER OF MAP CHANGES) NOT PROVIDED TO, NOR RESEARCHED BY THE UNDERSIGNED SURVEYOR, THAT COULD AFFECT THE SUBJECT PROPERTY.
- GEOPHYSICAL DESIGNATING TECHNIQUES, ALTHOUGH HIGHLY RELIABLE, ARE SUBJECT TO OUTSIDE INTERFERENCE, WHICH ARE BEYOND THE CONTROL OF WGI, AND MAY IMPEDE THE EFFECTIVENESS OF SUBSURFACE UTILITY INVESTIGATIONS. SOIL CONDITIONS, UTILITY MATERIALS, SIZE, DEPTH, SALT WATER AND CONDUCTIVITY MAY PREVENT THE LOCATION OF SOME SUBSURFACE UTILITIES. WGI UTILIZES STATE OF THE ART EQUIPMENT AND METHODOLOGY DURING ALL PHASES OF UTILITY INVESTIGATIONS, BUT NO GUARANTEE IS HEREBY EXPRESSED THAT ALL FACILITIES WILL BE DETECTED.
- ASCE STANDARDS 38-22 (STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES)
 - QUALITY LEVEL B (QLB): INFORMATION OBTAINED THROUGH THE APPLICATION AND INTERPRETATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT AND REDUCED ONTO PLAN DOCUMENTS.
 - QUALITY LEVEL D (QLD): INFORMATION IS DETERMINED PRIMARILY FROM THE REVIEW AND DOCUMENTATION OF EXISTING SECOND PARTY INFORMATION, SUCH AS UTILITY RECORDS, HISTORICAL PROJECT RECORDS, PERMITS, VERBAL ACCOUNTS, EXISTENCE OF SERVICE, VISUAL INDICATORS, AND/OR ONE-CALL MARKINGS, PUT INTO CONTEXT WITH ANY OTHER INFORMATION THE PROFESSIONAL HAS IN THEIR POSSESSION DURING A UTILITY INVESTIGATION.
- THIS SURVEY DISPLAYS INFORMATION FROM THE FINAL CONSTRUCTION PLAN SET OF THE OCEAN REEF CLUB LAP POOL PROJECT, AS PREPARED BY WGI, INC AND LAST REVISED ON NOVEMBER 10, 2017.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH DEEDED AND CALCULATED FROM FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN HERON.
- COPYRIGHT ©2024 BY WGI, INC.

LEGEND:

CBS	= CALCULATED FROM FIELD MEASUREMENTS		= BOLLARD
C	= CONCRETE BLOCK STRUCTURE		= TRANSFORMER
ORB	= OFFICIAL RECORD BOOK		= ELECTRIC METER
PG.	= PAGE		= INFORMATION SIGNS
MCR	= MONROE COUNTY RECORDS		= GATE VALVE (WV=WATER VALVE)
R/W	= RIGHT OF WAY		(SV=SEWER VALVE) (IV=IRRIGATION VALVE)
D.B.	= DEED BOOK		= WATER METER
ELEV.	= ELEVATION		= WIRE PULL BOX - CATV
INV.	= INVERT ELEVATION		= WIRE PULL BOX - TELEPHONE
PVC	= POLYVINYL CHLORIDE PIPE		= WIRE PULL BOX - ELECTRIC
HDPE	= HIGH DENSITY POLYETHYLENE PIPE		= LIGHT POLE
FP&L	= FLORIDA POWER AND LIGHT		= UNKNOWN METER
NGVD	= NATIONAL GEODETIC VERTICAL DATUM		= SERVICE CABINET
NAVD	= NORTH AMERICAN VERTICAL DATUM		= ASPHALT
NAD	= NORTH AMERICAN DATUM		= CONCRETE
LB	= LICENSED BUSINESS		= PAVERS
PLS & LS	= PROFESSIONAL LAND SURVEYOR		= BUILDING
PSM	= PROFESSIONAL SURVEYOR AND MAPPER		= GRAVITY SANITARY SEWER LINE
---	= BURIED ELECTRIC LINE(QUALITY LEVEL B)		= DRAINAGE LINE
---	= BURIED SANITARY FORCE MAIN(QUALITY LEVEL D)		
---	= BURIED FIBER OPTIC LINE(QUALITY LEVEL B)		
---	= WATER LINE(QUALITY LEVEL B)		
---	= WATER LINE(QUALITY LEVEL D)		
---	= UNKNOWN UTILITY		
X	= FENCE		
---	= PAVEMENT STRIPING/PAINT		
SAN	= BUILDING		
STM			

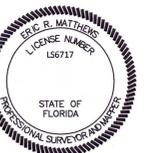
SHEET INDEX

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY



DATE: 11/6/24
ERIC R. MATTHEWS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6717

SURVEYOR OF RECORD
ERIC R. MATTHEWS, PSM
LS6717



NO.	DATE:	DESCRIPTION:

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET #:	TOTAL SHEETS
1	2

