

File #: 2025-060

Owner's Name: Allen F. Carter Rev Trust
11/8/22

Applicant/Contact: Smith Hawks (Barton Smith &
Jess Goodall)

Type of Application: FLUM Amendment

Key: Key Haven

RE #: 00123110-000101
00123110-000100

Additional Information added to File 2025-060

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED

AUG 22 2025

MONROE COUNTY
PLANNING DEPT.

AMENDED AND RESTATED

Future Land Use Map (FLUM) Amendment Application

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

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

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

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

Advertising Costs: \$245.00

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

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 07 / 13 / 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 Goo

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.)

Allen F. Carter Revocable Trust dated November 8, 2022 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):

Block	Lot	Subdivision	Key Haven	Key Haven
00123110-000101 and 00123110-0001	1	8749830 and 8660332	Key Haven 7th Addition	Key Haven
Real Estate (RE) / Parcel ID Number		Alternate Key Number		
46 Cypress Ave and Vacant Land		5		
Street Address		Approximate Mile Marker		

Current Future Land Use Map Designation(s): Residential Conservation

Proposed Future Land Use Map Designation(s): Residential Low

Current Land Use District Designation(s): Native Area

Total Land Area Affected by Proposed FLUM (in acres): 4.08

Tier Designation(s): III & I

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

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

Please see attached correspondence.

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

Please see attached correspondence.

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

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

Please see attached correspondence.

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

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

Please see attached correspondence.

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

Please see attached correspondence.

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

Please see attached correspondence.

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

Please see attached correspondence.

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

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

Please see attached correspondence.

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

Please see attached correspondence.

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

Please see attached correspondence.

- 4) New issues:**

Please see attached correspondence.

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

Please see attached correspondence.

6) Data updates:

Please 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):

Please see attached correspondence.

* * * * *

Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

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

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

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

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

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed) **Tab A**
- Ownership Disclosure Form **Tab B**
- Current Property Record Card(s) from the Monroe County Property Appraiser **Tab C**
- Location map **Tab D**
- Photograph(s) of site(s) from adjacent roadway(s) **Tab E**
- 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 F**)
- A list of names and addresses of all property owners within a 600 foot radius of the property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **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*)
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

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

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

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

Signature of Applicant: [Handwritten Signature] Date: 07.13.2025

STATE OF FLORIDA

COUNTY OF MONROE

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

on 13th day of July, 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]
SIGNATURE OF NOTARY PUBLIC

Notary Public State of Florida
Brandi Green
My Commission HH 511317
Expires 07/29/2028
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 07/29/2028

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 W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
E-mail: Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX

July 13, 2025

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

RE: ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022 - LAND USE DISTRICT (ZONING) MAP AMENDMENT FOR THE REAL PROPERTY LOCATED AT 46 CYPRESS AVENUE AND VACANT LAND, CYPRESS AVENUE, KEY HAVEN, FLORIDA 33040

Dear Devin,

Please find enclosed Allen F. Carter Revocable Trust dated November 8, 2022's ("Applicant") application for a Land Use District (zoning) Map ("LUD") Amendment (the "Amendment") pursuant to Section 102-158 of the Monroe County Land Development Code ("LDC") ("Application"). The Application is being filed simultaneously with a Future Land Use Map ("FLUM") Amendment and a Tier Overlay District Map ("Tier Map") Amendment Application. The FLUM, LUD, and Tier Map Amendments will permit the Applicant to modify and expand the lawfully existing single family dwelling unit on the Property, and develop accessory uses and structures on the Property, and develop the scarified portion of the Property in accordance with the relevant portions of the Monroe County code. The Property that is subject to this amendment request is located at 46 Cypress Avenue and Vacant Land, Cypress Avenue, Key Haven, Florida, having Monroe County Parcel Identification 00123110-000100 and 00123110-000101 ("Property").

PROPERTY BACKGROUND INFORMATION:

Location:	46 Cypress Avenue and Vacant Land, Cypress Avenue, Key Haven, Monroe County, Florida
Real Estate (RE) Number:	00123110-000101 and 00123110-000100
Property Owner/Applicant:	Allen F. Carter Revocable Trust dated November 8, 2022
Agent:	SMITH/HAWKS, PL Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Amendment Property Area:	4.08 acres or 177,675.00 square feet

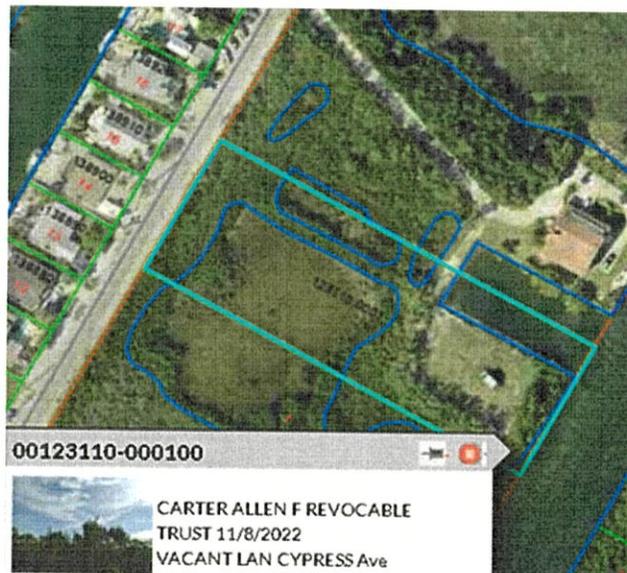
Tier District:	Tier Map Amendment from Tier I to Tier III
Land Use District:	LUD Amendment from Native Area (NA) to Suburban Residential (SR)
Future Land Use Map (FLUM) Designation:	FLUM amendment from Residential Conservation (RC) to Residential Low (RL).
Flood Zone:	AE 9; VE11, and VE 13
Existing Uses:	Single Family Residence and Vacant Land
Community Character of Immediate Vicinity:	Single family residential uses

I. PROPERTY:

46 Cypress Avenue:



Vacant Land:



Property Proposed for LUD Amendment:



EXISTING TIER DESIGNATION:

46 Cypress Ave: Tier III



Vacant Land: Tier I



EXISTING LAND USE ZONING DISTRICTS:

Both: Native Area (NA)



EXISTING FUTURE LAND USE MAPS:

Both: Residential Conservation (RC)



II. BACKGROUND

The Property is comprised of two (2) parcels, namely the parcel located at 46 Cypress Avenue, Key Haven, Florida, having Monroe County Parcel Identification Number 00123110-000101 (the “Developed Parcel”), and a contiguous vacant parcel, Cypress Avenue, Key Haven, Florida, having Monroe County Parcel Identification Number 00123110-000100 (the “Vacant Parcel”). The Developed Parcel is developed with a lawfully recognized single family dwelling unit. The Vacant Parcel is currently undeveloped but has sufficient scarified land to permit development of a dwelling unit or accessory uses or structures. The Property is currently zoned Native Area (NA) with a FLUM designation of Residential Conservation (RC). Under the current Land Development Code and Comprehensive Plan, the Property is subject to a ninety-five percent (95%) open space requirement, preventing any expansion to the existing dwelling unit or the addition of accessory uses or structures for the benefit of the dwelling unit. Key Haven was developed as a residential subdivision, and the surrounding properties on the island are single family lots, zoned Improved Subdivision (IS), Suburban Residential (SR) and Suburban Commercial (SC) with a FLUM designation of Residential Low (RM), Residential Low (RL) and Mixed-Use Commercial (MC). The Developed Parcel is a single-family lot, which is not in line with the purpose of the NA and RC LUD and FLUM designations, and the Vacant Parcel has sufficient scarified land to develop a single-family residence or accessory uses for the benefit of the existing dwelling unit, and meets the criteria of a single-family lot, which is not in line with the purpose of the NA and RC LUD and FLUM designations. The Applicant is requesting the Amendments to correct a mapping error on the LUD and FLUM maps to correctly designate the Property as Suburban Residential (SR) on the zoning map and Residential Low (RL) on the FLUM map, which is more in line with the surrounding development, community character, and characteristics of the Property.

III. PROPOSED AMENDMENT

a. Developed Parcel

The Applicant is seeking this LUD Amendment to amend the LUD designation of the Developed Parcel from Native Area (NA) to Suburban Residential (SR). Under the current FLUM and LUD regulations, the Developed Parcel is subject to a ninety-five percent (95%) open space requirement. As provided above, the Developed Parcel is developed with a lawfully recognized single-family dwelling unit. Given the existing development on the Developed Parcel it is evident that the Property is not in the most suitable FLUM and LUD designations. Key Haven was platted as a residential development, and the surrounding platted lots are similarly developed with single-family dwelling units. The Amendments are being requested to allow the Applicant the ability to make modifications or expansions to the existing dwelling unit, develop accessory uses associated with the existing dwelling unit, and to bring the Property into compliance with the current Monroe County Comprehensive Plan and Land Development Code.

Under the regulations of the current FLUM and LUD, the existing single family dwelling unit is a lawfully existing nonconforming structure, which under the current regulations is not permitted to be expanded. The Applicant is requesting these amendments in order to bring the Developed Parcel into compliance with the current regulations, allow the Applicant the ability to modify and expand the existing dwelling unit, add common accessory uses and structures to the Developed Parcel, and bring the Property's zoning in line with the intent of Key Haven and in line with the surrounding developed residential properties.

The LDC states that “the purpose of the NA district is to establish areas that are undisturbed[.]” The Property is not undisturbed but lawfully supports a single-family home. While it was assumed that the Property would remain undisturbed and support native vegetation, that did not occur, as shown by it being developed in a similar fashion to the hundreds of neighboring parcels within the Key Haven community. Approval of this Application would recognize the reality of the Property and correct the designations of the Property's developed and disturbed portions. The Property should have the FLUM and LUD designations to support its lawful existing use, which would allow for accessory structures to the single-family residence.

Additionally, the Developed Parcel is within the Tier III (infill) tier designation, which is not in line with the NA zoning district.

b. Vacant Parcel

The Applicant is seeking this LUD Amendment to amend the LUD designation of the Developed Parcel from Native Area (NA) to Suburban Residential (SR). Under the current FLUM and LUD regulations, the Vacant Parcel is subject to a ninety-five percent (95%) open space requirement. However, the Vacant Parcel has a large portion of scarified upland that can be utilized to develop a single dwelling unit, or accessory uses or structures for the dwelling unit that exists on the Developed Parcel. Similar to the Developed Parcel, the Vacant Parcel is not characterized by undisturbed natural vegetation – the parcel includes a large portion of scarified upland, making it disturbed and able to be developed.

In the event the Applicant does not or cannot develop a dwelling unit on the Vacant Parcel, the amendment would permit the Applicant to develop accessory uses or structures, benefitting the existing single-family dwelling unit, on the scarified portion of the Vacant Parcel as the parcel is contiguous, is under common ownership, and would remain in the same land use zoning district.

Any portions of the Vacant Parcel that have native habitat are not able to be developed under the current regulations, however, preventing the Applicant from utilizing a developable scarified portion of the lot is not in line with the purpose of the NA zoning district and RC FLUM designation. This amendment would permit the Applicant to utilize the Vacant Parcel in a manner more reflective of the intent of the Key Haven development and in line with the underlying intent of the County's zoning and FLUM designations.

c. Density

The Application would not result in any increased density on the Developed Parcel. Although the NA zoning district has an allocated density of 0.25 per acre, the Developed Parcel is lawfully recognized with one (1) existing dwelling unit. Pursuant to LDC section 130-163, lawfully established dwelling units shall not be considered nonconforming as to density. Based on this, the Developed Parcel is recognized as having the density associated with the one (1) lawfully existing dwelling unit. The Suburban Residential zoning designation being sought has an allocated density of 0.5 dwelling units per acre, and a maximum net density of 5 dwelling units per buildable, because the Developed Property has a protected density of one (1) dwelling unit, the proposed zoning change would not result in an increase in allocated density on the Developed Parcel.

The Application will result in an increase in allocated density on the Vacant Parcel. The NA district has an allocated density of 0.25 per acre. The Vacant Parcel is comprised of approximately 1.72 acres and has approximately 0.39 acres of scarified upland and therefore has an allocated density allowance of 0.0975 dwelling units. As stated above, the SR zoning district has an allocated density of 0.5 dwelling units per gross acre. This would result in an increase of 0.78 dwelling units. In the event the Applicant were to develop the Vacant Parcel with a dwelling unit, a Rate of Growth Ordinance (ROGO) allocation would be required to be acquired through the Monroe County ROGO allocation system, and the Applicant would be required to satisfy the requirements contained in Policy 101.5.26 by conveying an appropriate environmentally sensitive lot to the County pursuant to the provisions of the LDC to preserve that lot and extinguish the development rights associated with it. Additionally, the Applicant will transfer one (1) full Transferable Development Right (TDR) from an environmentally sensitive lot, extinguishing the density rights on that parcel, and making up the deficit between the allocated density on the property based on the zoning amendment.

A FLUM Amendment and Tier Map amendment has been filed simultaneously with this Application in order to maintain consistency between the Comprehensive Plan and the LDC.

IV. FACTORS IN SUPPORT

The following factors support approval of the Application:

a. Data errors, including errors in mapping, vegetative types, and natural features

The Property's outdated FLUM and LUD designations are based on past assumptions that have become inapplicable since the lawful development of the Property. The LDC states that "the purpose of the NA district is to establish areas that are undisturbed[.]" The Property is not undisturbed but lawfully supports a single-family home. While it was assumed that the Property would remain undisturbed and support native vegetation, that did not occur, as shown by it being developed in a similar fashion to the hundreds of neighboring parcels within the Key Haven community. Approval of this Application would recognize the reality of the Property and correct the designations of the Property's developed and disturbed portions. The Property should have the FLUM and LUD designations to support its lawful, existing use, and the characteristics of the Property and the surrounding properties.

b. Recognition of a Need for Additional Detail / Comprehensiveness

The LDC states that "the purpose of the NA district is to establish areas that are undisturbed[.]" The Property, like the hundreds of developed parcels in its neighborhood of Key Haven, is not undisturbed, but lawfully supports a single-family home. The portion of the Vacant Parcel subject to the Application is also disturbed and scarified. Just as its surrounding community, the Property should be able to support accessory uses to the residence thereon. However, the Property's outdated FLUM and Native Area zoning designation contradict the reality of the Property and unnecessarily restrict the lawful existing use thereon. This Application would provide comprehensiveness to the Key Haven community and correct the apparent oversight that the Property suffered when it retained its current FLUM and LUD designations after its lawful development.

c. No Change to Community Character

The community character around the Property and within Key Haven is residential, consisting of single-family homes. The Property is also used for a single-family residence, and this use is not being changed. The Amendment would result in the Property being more in line with the community character of Key Haven. The Amendment would simply enable the Property to develop accessory structures to its existing residence, which is predominant throughout the Key Haven community.

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

Devin Tolpin, AICP, CFM, *Senior Director*, Monroe County | Planning and Environmental Resources
Re: Land Use District (Zoning) Map Amendment – [00123110-000100 and 00123110-000101]
July 13, 2025
Page 9 of 9

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,



Handwritten signature of Jess Miles Goodall in blue ink, consisting of a stylized cursive name followed by a long horizontal line extending to the right.

Jess Miles Goodall

Enclosure

BWS/JMG/bg

AGENT AUTHORIZATION FORM

Date of Authorization: 2 / 10 / 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 ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022 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 2 columns: Description and Key Haven. Includes 'See Attached Leagl Description', 'Lot Block Subdivision', 'Real Estate (RE) / Parcel ID Number', 'Vacant Land, and 46 Cypress Ave., Key West, Florida 33040', and 'Street Address (Street, City, State & Zip Code)'.

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 arising from this agency authorization.

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

Signature of Property Owner: [Signature] Date: 2-10-2025
Allen F. Carter, as Trustee of
ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022

STATE OF Tennessee COUNTY OF McMinn

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

on 10 day of February, 2025, by Allen F. Carter, as Trustee of ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Signature of Notary Public: Marie D McDonald

Marie D McDonald
PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES: 10-20-2027



Prepared by and return to:

Gregory S. Oropeza

Attorney

Oropeza Stones & Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

(305) 294-0252

File Number: 24-679

Consideration: \$4,728,312.00

Parcel Identification No.: See Exhibit A

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 12th day of November, 2024 between Arthur Wayne Lujan, Individually and as Trustee of the Arthur Wayne Lujan Living Trust dated December 19, 1996 and Lauren L. Lujan f/k/a Lauren L. Anderson f/k/a Lauren L. Moore, whose post office address is 98 Driftwood Dr, Key West, FL 33040, of the County of Monroe, State of Florida, grantor*, and Allen F. Carter, Trustee of the Allen F. Carter Revocable Trust dated November 8, 2022 whose post office address is PO Box 809, Athens, TN 37371, of the County of McMinn, State of Tennessee, grantee*,

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

PARCEL 1:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE N 60°30'50" W FOR A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 29°29'10"E ALONG THE NORTHWESTERLY LINE OF A CANAL FOR A DISTANCE OF 487.50 FEET; THENCE N 60°30'50" W FOR A DISTANCE OF 460.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CYPRESS AVENUE; THENCE S 29°29'20" W ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CYPRESS AVENUE FOR A DISTANCE OF 487.50 FEET; THENCE S 60°30'50" E ALONG THE NORTHEASTERLY PORTION OF SAID KEY HAVEN-SEVENTH ADDITION FOR A DISTANCE OF 460.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE 487.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 162.50 FEET TO A POINT; THENCE SOUTH 60° 30' 50" EAST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A CANAL AS SHOWN ON KEY HAVEN-SIXTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 18 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 162.50 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE OF 650.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 240.0 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE IN THE NORTHEASTERLY SHORELINE OF RACCOON KEY; THENCE SOUTHEASTERLY ALONG THE MEANDERS OF THE SAID SHORELINE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 29° 29' 10" EAST OF THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF A SAID CANAL IN THE SAID KEY HAVEN-SIXTH ADDITION; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 207.5 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

PARCEL 4:

LOTS 21, 23, 25, 27, BLOCK 2; LOTS 18, 20, 22, 24, 26, 28, 30, BLOCK 3; LOTS 13, 15, 17, 19, 21, 23, BLOCK 6; LOTS 2, 4, 6, 8, 10, 12, 15, 17, 19, 21, 23, 25, 27, BLOCK 7; LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, BLOCK 8; LOTS 2, 4, 6, 8, 10, 12, 14, 16 AND 18, BLOCK 9, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL 5:

LOTS 22, 24, 26, 28, 29, BLOCK 2; LOTS 17, 19, 21, 23, 25, 27, 29, BLOCK 3; LOTS 12, 14, 16, 18, 20, 22, BLOCK 6; LOTS 1, 3, 5, 7, 9, 11, 13, 16, 18, 20, 22, 24, 26, BLOCK 7; LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, BLOCK 8; LOTS 1, 5, 7, 9, 11, 13, 15, 17 AND 19, BLOCK 9, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL 6:

LOT 3 BLOCK 9 AND LOT 14, BLOCK 7, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE OF THE SETTLOR, THE TRUSTEE, NOR THE BENEFICIARY(IES) OF THE GRANTOR TRUST, NOR THE SPOUSE OF ANY OF THEM, NOR ANY OF HIS OR HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE SETTLOR AND THE TRUSTEE OF THE TRUST RESIDE AT THE ADDRESS SHOWN ABOVE.

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

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

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

Signed, sealed and delivered in our presence:

Arthur Wayne Lujan Living Trust dated December 19, 1996

[Signature]
Arthur Wayne Lujan, Individually and as Trustee

[Signature]
Witness
Printed Name: GREGORY OROPEZA
Address: 221 SIMON ST
KEY WEST FL 33048

[Signature]
Witness
Printed Name: CATHERINE MRKALOVIC
Address: 221 SIMON ST, KEY WEST,
FL 33040

State of FL
County of MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of October, 2024 by Arthur Wayne Lujan, Individually and as Trustee of the Arthur Wayne Lujan Living Trust dated December 19, 1996, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

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

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Gregory S. Oropeza
Address: 221 Simonton Street
Key West, FL 33040

[Signature]
Lauren L. Lujan

[Signature]
Witness
Printed Name: CATHERINE NICHOLS
Address: 221 SIMONTON ST, KEY WEST
FL 33040

State of FL
County of MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of October, 2024 by Lauren L. Lujan, who are personally known or have produced a driver's license as identification.

[Notary Seal]  GREGORY S. OROPEZA
Notary Public - State of Florida
Commission # HI 278836
My Comm. Expires 07/01/2028

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

46 Cypress	00123110-000101
vacant lot 1	00123110-000100
vacant lot 2	00123110-000000

Block 2	
Lot 21	136870-000000
Lot 22	136880-000000
Lot 23	136890-000000
Lot 24	136900-000000
Lot 25	136910-000000
Lot 26	136920-000000
Lot 27	136930-000000
Lot 28	136940-000000
Lot 29	136950-000000

Block 3	
Lot 30	00137120-000000
Lot 29	00137110-000000
Lot 28	00137100-000000
Lot 27	00137090-000000
Lot 26	00137080-000000
Lot 25	00137070-000000
Lot 24	00137060-000000
Lot 23	00137050-000000
Lot 22	00137040-000000
Lot 21	00137030-000000
Lot 20	00137020-000000
Lot 19	00137010-000000
Lot 18	00137000-000000
Lot 17	00136990-000000

Block 6	
Lot 23	00137240-000000
Lot 22	00137230-000000
Lot 21	00137220-000000
Lot 20	00137210-000000
Lot 19	00137200-000000
Lot 18	00137190-000000
Lot 17	00137180-000000
Lot 16	00137170-000000
Lot 15	00137160-000000
Lot 14	00137150-000000
Lot 13	00137140-000000
Lot 12	00137130-000000

Block 7	
Lot 1	00137250-000000
Lot 2	00137260-000000
Lot 3	00137270-000000
Lot 4	00137280-000000
Lot 5	00137290-000000
Lot 6	00137300-000000
Lot 7	00137310-000000
Lot 8	00137320-000000
Lot 9	00137330-000000
Lot 10	00137340-000000
Lot 11	00137350-000000
Lot 12	00137360-000000
Lot 13	00137370-000000

Block 7

Lot 27 00137510-000000
Lot 26 00137500-000000
Lot 25 00137490-000000
Lot 24 00137480-000000
Lot 23 00137470-000000
Lot 22 00137460-000000
Lot 21 00137450-000000
Lot 20 00137440-000000
Lot 19 00137430-000000
Lot 18 00137420-000000
Lot 17 00137410-000000
Lot 16 00137400-000000
Lot 15 00137390-000000
Lot 14 00137380-000000

Block 8

Lot 30 00137810-000000
Lot 29 00137800-000000
Lot 28 00137790-000000
Lot 27 00137780-000000
Lot 26 00137770-000000
Lot 25 00137760-000000
Lot 24 00137750-000000
Lot 23 00137740-000000
Lot 22 00137730-000000
Lot 21 00137720-000000
Lot 20 00137710-000000
Lot 19 00137700-000000
Lot 18 00137690-000000
Lot 17 00137680-000000
Lot 16 00137670-000000

Block 8

Lot 1 00137520-000000
Lot 2 00137530-000000
Lot 3 00137540-000000
Lot 4 00137550-000000
Lot 5 00137560-000000
Lot 6 00137570-000000
Lot 7 00137580-000000
Lot 8 00137590-000000
Lot 9 00137600-000000
Lot 10 00137610-000000
Lot 11 00137620-000000
Lot 12 00137630-000000
Lot 13 00137640-000000
Lot 14 00137650-000000
Lot 15 00137660-000000

Block 9

Lot 1 00137820-000000
Lot 2 00137830-000000
Lot 3 00137840-000000
Lot 4 00137850-000000
Lot 5 00137860-000000
Lot 6 00137870-000000
Lot 7 00137880-000000
Lot 8 00137890-000000
Lot 9 00137900-000000
Lot 10 00137910-000000
Lot 11 00137920-000000
Lot 12 00137930-000000
Lot 13 00137940-000000
Lot 14 00137950-000000
Lot 15 00137960-000000
Lot 16 00137970-000000
Lot 17 00137980-000000
Lot 18 00137990-000000
Lot 19 00138000-000000

Prepared by:
SMITH HAWKS PL
Jess Miles Goodall, Esq.
138 Simonton Street
Key West, Florida 33040
Parcel ID. Numbers.: 00123110-000101; and 00123110-000100

[Space Above This Line For Recording Data]

AFFIDAVIT AS TO AUTHORITY UNDER TRUST

I, Allen Carter, the undersigned, first being duly sworn, deposes and states the following:

1. I am the designated Sole Trustee of the Allen F. Carter Revocable Trust dated November 8, 2022 (hereafter the "Trust") and have personal knowledge of the facts set forth in this Affidavit.
2. The Trust corpus includes real property located in Monroe County, Florida (hereafter the "Real Estate"), more particularly described as:

PARCEL 3:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 2S EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK S AT PAGE S3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' SO" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE OF 650.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' SO" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK S AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 240.0 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE IN THE NORTHEASTERLY SHORELINE OF RACCOON KEY; THENCE SOUTHEASTERLY ALONG THE MEANDERS OF THE SAID SHORELINE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 29° 29' 10" EAST OF THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF A SAID CANAL IN THE SAID KEY HA VEN-SIXTH ADDITION; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 207.5 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

And

PARCEL 4:

LOTS 21, 23, 25, 27, BLOCK 2; LOTS 18, 20, 22, 24, 26, 28, 30, BLOCK 3; LOTS 13, 15, 17, 19, 21, 23, BLOCK 6; LOTS 2, 4, 6, 8, 10, 12, 14, 16, 17, 19, 21, 23, 25, 27, BLOCK 7; LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, BLOCK 8; LOTS 2, 4, 6, 8, 10, 12, 14, 16 AND 18, BLOCK 9, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Approximate Mile Marker 5.

Parcel Identification Numbers: 00123110-000101; and 00123110-000100

- 3. The Real Estate was transferred to the Trust by Warranty Deed; which was recorded on November 13, 2024, in the Official Records Book 3299 Pages 2112-2117, of the Public Records of Monroe County, Florida.
- 4. Consistent with the foregoing, I swear under penalty of perjury that under the Trust, said Trust's terms, and all amendments (if any) thereto, I am duly authorized to execute, in relation to the aforesaid Real Estate, all Monroe County Building Department, Monroe County Planning and Environmental Resources Department permit applications, forms, and other similar Monroe County development approval documents and instruments.

IN WITNESS WHEREOF, I have executed this Affidavit under penalty of perjury this 10TH day of FEBRUARY, 2025.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS TO ALL:

ALLEN F. CARTER REVOCABLE TRUST
DATED NOVEMBER 8, 2022

BY: Melissa Bryson
Print Name (Witness 1): Melissa Bryson
Address (Witness 1) 1013 Valley Drive
Athens TN 37303

BY: [Signature]
ALLEN F. CARTER, *Trustee*

BY: Ryan Armstrong
Print Name (Witness 2): Ryan Armstrong
Address (Witness 2) 913 PINECAST DR
ATHENS, TN 37303

STATE OF Tennessee
COUNTY OF McMinn

The foregoing *Affidavit s to Authority Under Trust* was acknowledged before me by means of physical presence OR online notarization, this 10th day of February, 2025 by Allen F. Carter who is personally known to me OR has produced _____ as identification.



Marie D McDonald
Signature of Notary Public, State of Tennessee

Marie D. McDonald
Name of Notary [Typed, Printed, or Stamped]

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 00123110-000101
 Account# 8749830
 Property ID 8749830
 Millage Group 100A
 Location 46 CYPRESS Ave, KEY HAVEN
 Address
 Legal 26 67 25 LITTLE RACCOON KEY PT GOVT LOT 1 (1.63 AC)
 Description OR1077-283 OR1187-1088 OR1877-1316 OR2980-0877
 OR2980-0880 OR3299-2112
 (Note: Not to be used on legal documents.)
 Neighborhood 127
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

CARTER ALLEN F REVOCABLE TRUST 11/8/2022
 PO Box 809
 Athens TN 37371

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$862,834	\$832,192	\$827,341	\$748,050
+ Market Misc Value	\$145,475	\$145,531	\$145,588	\$145,531
+ Market Land Value	\$2,909,805	\$2,531,316	\$1,874,871	\$1,339,625
= Just Market Value	\$3,918,114	\$3,509,039	\$2,847,800	\$2,233,206
= Total Assessed Value	\$2,972,398	\$2,702,180	\$2,456,527	\$2,233,206
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,918,114	\$3,509,039	\$2,847,800	\$2,233,206

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,909,805	\$862,834	\$145,475	\$3,918,114	\$2,972,398	\$0	\$3,918,114	\$0
2023	\$2,531,316	\$832,192	\$145,531	\$3,509,039	\$2,702,180	\$0	\$3,509,039	\$0
2022	\$1,874,871	\$827,341	\$145,588	\$2,847,800	\$2,456,527	\$0	\$2,847,800	\$0
2021	\$1,339,625	\$748,050	\$145,531	\$2,233,206	\$2,233,206	\$0	\$2,233,206	\$0
2020	\$1,133,274	\$758,440	\$148,268	\$2,039,982	\$2,039,982	\$0	\$2,039,982	\$0
2019	\$1,133,274	\$768,830	\$151,022	\$2,053,126	\$2,053,126	\$0	\$2,053,126	\$0
2018	\$1,122,941	\$675,323	\$150,794	\$1,949,058	\$1,949,058	\$0	\$1,949,058	\$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
RES CANAL/WATERFRONT (01CW)	17,265.00	Square Foot	0	0
RESIDENTIAL DRY (010D)	4,950.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.96	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.16	Acreage	0	0

Buildings

Building ID	33814	Exterior Walls	C.B.S.
Style	3 STORY ON GRADE	Year Built	1987
Building Type	S.F.R. - R1 / R1	Effective Year Built	2000
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	7773	Roof Type	IRR/CUSTOM
Finished Sq Ft	3892	Roof Coverage	CONC/CLAY TILE
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	468	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	750
Interior Walls	DRYWALL	Number of Fire Pl	2

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	802	0	0
EUF	ELEV UNFIN FD	1,100	0	0
OPX	EXC OPEN PORCH	1,413	0	0
FLA	FLOOR LIV AREA	3,892	3,892	0
GBF	GAR FIN BLOCK	550	0	0
OUU	OP PR UNFIN UL	16	0	0
TOTAL		7,773	3,892	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1986	1987	3 x 121	1	363 SF	1
RW2	1986	1987	8 x 54	1	432 SF	4
RW2	1986	1987	8 x 55	1	440 SF	4
CONC PATIO	1986	1987	251 x 18	1	4518 SF	5
CONC PATIO	1986	1987	22 x 22	1	484 SF	2
CONC PATIO	1986	1987	288 x 18	1	5184 SF	2
RW2	1986	1987	6 x 114	1	684 SF	1
RW2	1986	1987	8 x 92	1	736 SF	4
RW2	1986	1987	8 x 114	1	912 SF	4
SEAWALL	1986	1987	4 x 228	1	912 SF	4
RW2	1986	1987	8 x 121	1	968 SF	4
UTILITY BLDG	1999	2004	12 x 12	1	144 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/12/2024	\$4,728,400	Warranty Deed	2480474	3299	2112	37 - Unqualified	Improved		
8/8/2019	\$100	Quit Claim Deed	2232963	2980	0880	30 - Unqualified	Improved		
8/8/2019	\$100	Quit Claim Deed	2232962	2980	0877	30 - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
18104133	07/10/2018	Completed	\$2,450	Residential	REPLACE 200 AMP METER COMBO
05106522	12/14/2005	Completed	\$15,000	Residential	INSTALL A SQUARE D 200 AMP METER/MAINM, REPLACE 18 HUBBELL TIER LIGHTS ON "PERMAPOSTS", 2 PHOTOCELLS, 4 DOUBLE FLOODS, 10 GFI RECEPTACLES, 1 RANGE RECEPTACLE AND 2 60 AMP

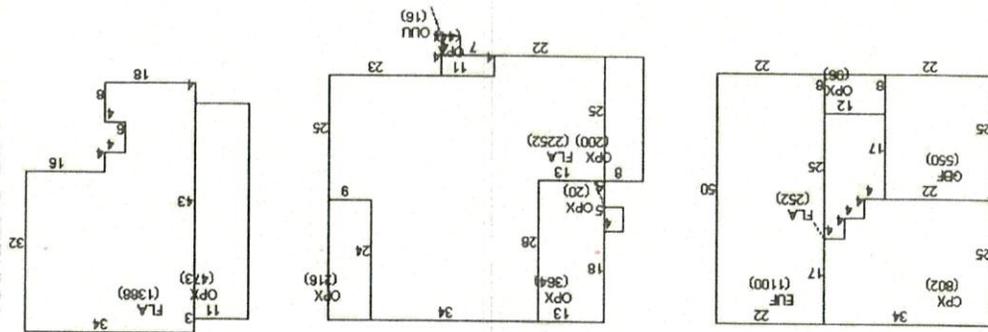
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



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 00123110-000100
 Account# 8660332
 Property ID 8660332
 Millage Group 100A
 Location VACANT LAN CYPRESS
 Address Ave, KEY HAVEN
 Legal 26 67 25 LITTLE
 Description RACCOON KEY PT GOV
 LT 1 (1.72AC) OR906-610
 OR985-1802 OR1353-815
 OR1552-1657 OR1877-
 1316 OR1987-2485
 OR2980-0877 OR2980-
 0880 OR3299-2112
 (Note: Not to be used on
 legal documents.)
 Neighborhood 127
 Property Class VACANT RES (0000)
 Subdivision
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

CARTER ALLEN F REVOCABLE TRUST 11/8/2022
 PO Box 809
 Athens TN 37371

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,613,729	\$1,543,134	\$1,143,094	\$817,011
= Just Market Value	\$1,613,729	\$1,543,134	\$1,143,094	\$817,011
= Total Assessed Value	\$1,087,441	\$988,583	\$898,712	\$817,011
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,613,729	\$1,543,134	\$1,143,094	\$817,011

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,613,729	\$0	\$0	\$1,613,729	\$1,087,441	\$0	\$1,613,729	\$0
2023	\$1,543,134	\$0	\$0	\$1,543,134	\$988,583	\$0	\$1,543,134	\$0
2022	\$1,143,094	\$0	\$0	\$1,143,094	\$898,712	\$0	\$1,143,094	\$0
2021	\$817,011	\$0	\$0	\$817,011	\$817,011	\$0	\$817,011	\$0
2020	\$763,224	\$0	\$0	\$763,224	\$763,224	\$0	\$763,224	\$0
2019	\$763,224	\$0	\$0	\$763,224	\$322,000	\$0	\$763,224	\$0
2018	\$763,224	\$0	\$0	\$763,224	\$292,727	\$0	\$763,224	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	21,344.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	1.12	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.11	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/12/2024	\$4,728,400	Warranty Deed	2480474	3299	2112	37 - Unqualified	Vacant		
8/8/2019	\$100	Quit Claim Deed	2232963	2980	0880	30 - Unqualified	Improved		
8/8/2019	\$100	Quit Claim Deed	2232962	2980	0877	30 - Unqualified	Improved		
12/1/1982	\$2,000	Warranty Deed		906	610	U - Unqualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
A-14670	01/01/1986	Completed	\$220,000		SFR
A-14671	01/01/1986	Completed	\$24,650		RETAINING WALL

View Tax Info

[View Taxes for this Parcel](#)

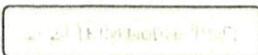
Photos



Map



TRIM Notice



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



Monroe County, FL



Overview



Legend

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

Parcel ID 00123110-000101 **Alternate ID** 8749830 **Owner Address** CARTER ALLEN F REVOCABLE TRUST 11/8/2022
Sec/Twp/Rng 26/67/25 **Class** SINGLE FAMILY RESID **PO Box** 809
Property Address 46 CYPRESS Ave **Athens, TN** 37371
 KEY HAVEN
District 100A
Brief Tax 26 67 25 LITTLE RACCOON KEY PT GOVT LOT 1 (1.63 AC) OR1077-283 OR1187-1088 OR1877-1316 OR2980-0877 OR2980-
Description 0880 OR3299-2112
 (Note: Not to be used on legal documents)

Date created: 1/6/2025

Last Data Uploaded: 1/4/2025 1:27:09 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 00123110-000100 Alternate ID 8660332 Owner Address CARTER ALLEN F REVOCABLE TRUST 11/8/2022
 Sec/Twp/Rng 26/67/25 Class VACANT RES PO Box 809
 Property Address VACANT LAN CYPRESS Ave Athens, TN 37371
 KEY HAVEN

District 100A
 Brief Tax 26 67 25 LITTLE RACCOON KEY PT GOV LT 1 (1.72AC) OR906-610 OR985-1802 OR1353-815 OR1552-1657 OR1877-1316
 Description OR1987-2485 OR2980-0877 OR2980-0880 OR3299-2112

(Note: Not to be used on legal documents)

Date created: 1/6/2025

Last Data Uploaded: 1/4/2025 1:27:09 AM

Developed by SCHNEIDER
 GEOSPATIAL

46 Cypress

Write a description for your map

Legend



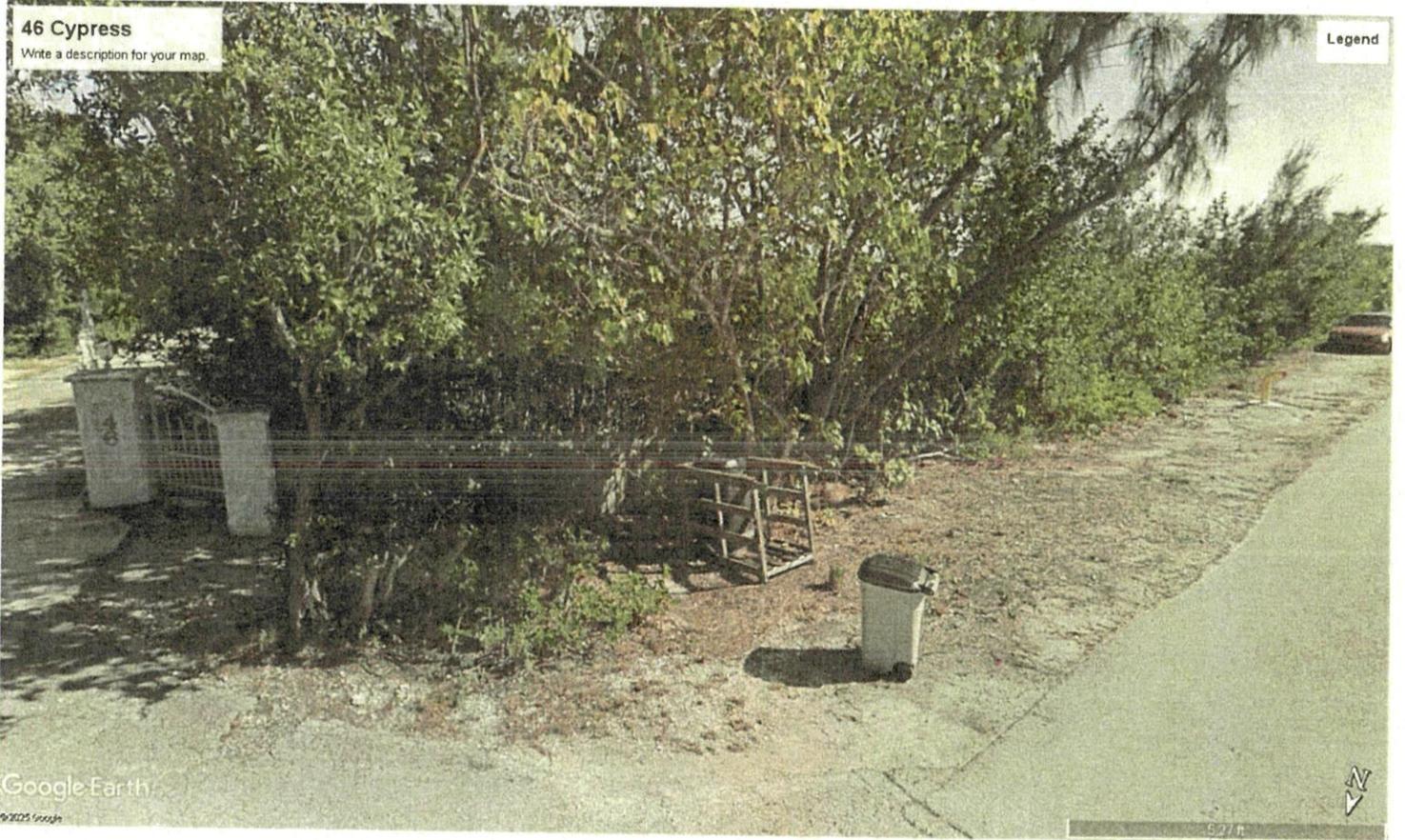
Google Earth

6.15 ft

46 Cypress

Write a description for your map.

Legend



Google Earth

© 2025 Google

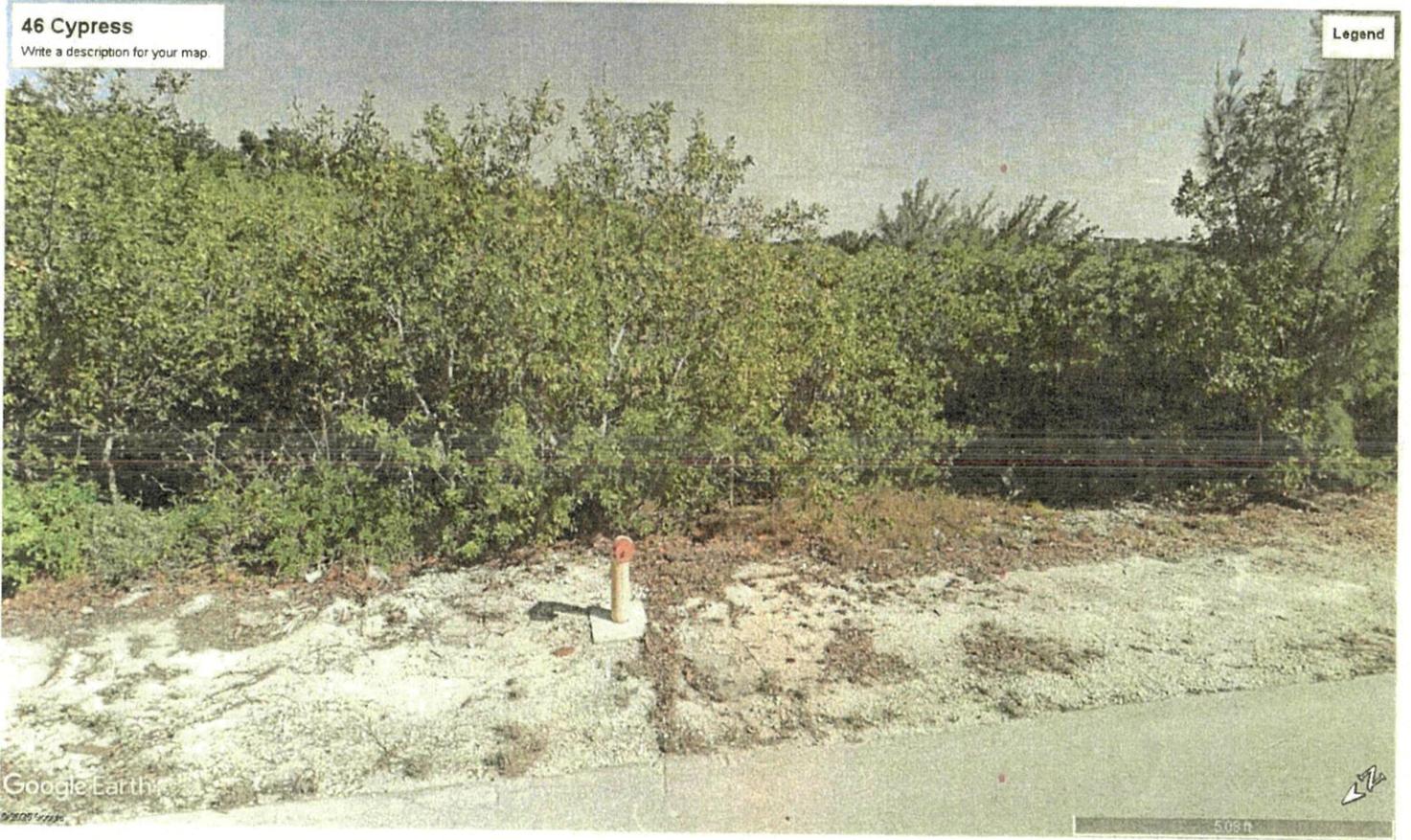
5.27 ft



46 Cypress

Write a description for your map.

Legend



Google Earth

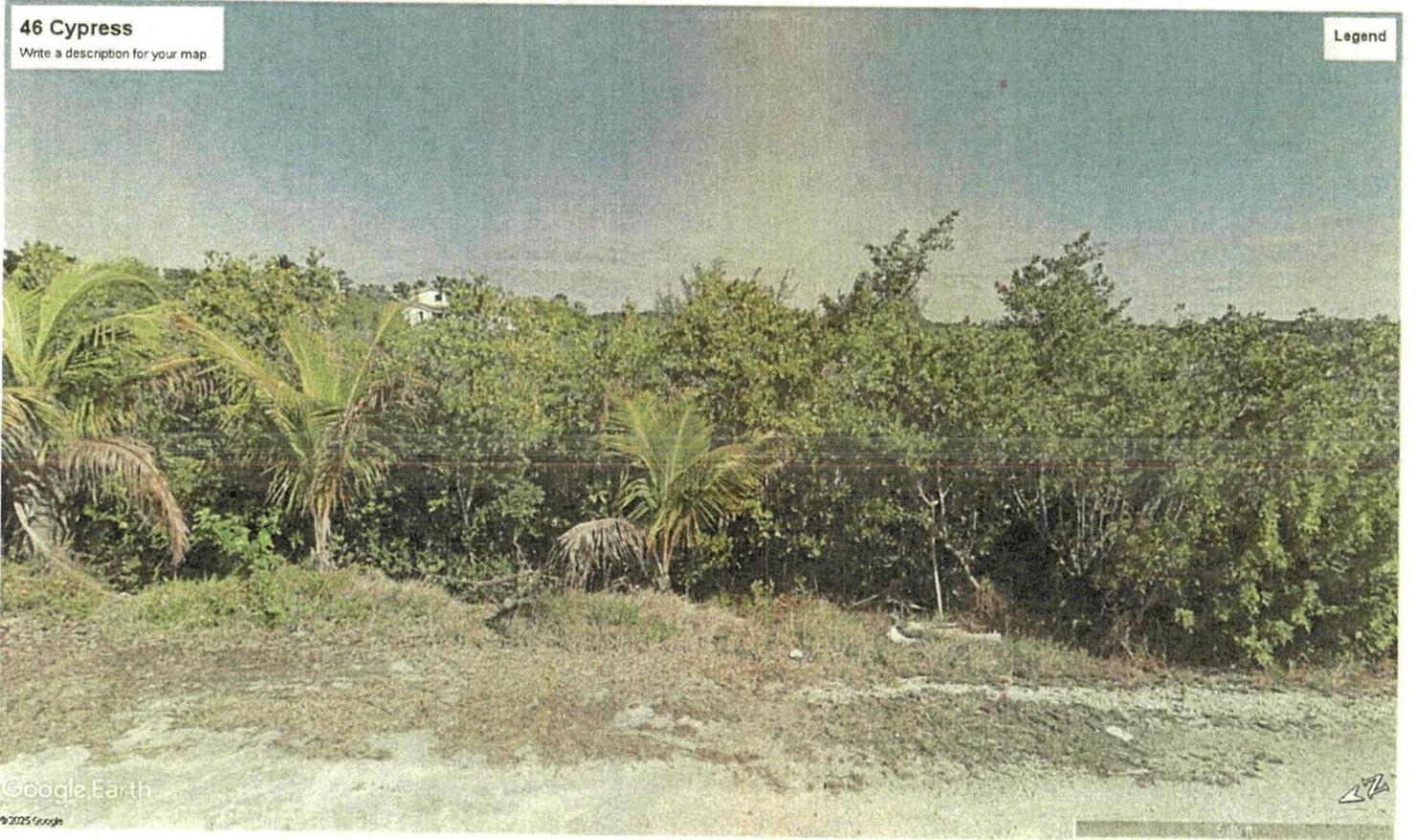
5.05 ft



46 Cypress

Write a description for your map.

Legend



Google Earth

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ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
1	00139000-000000	BLANCO EDUARDO GONZALEZ	5 W Cypress Ter	Key West, FL 33040
2	00138960-000000	BLESSING FAMILY IRREVOCABLE TRUST 10/17/2017	11045 Fort King Rd	Dade City, FL 33525
3	00139150-000000	BOTWAY CLIFFORD REV TRUST	PO Box 1578	Key West, FL 33041
4	00138930-000000	BRASOVAN JII LOUIS	5709 Crafton Dr	Lakeland, FL 33809
5	00138950-000000	BRICKLEY-MEISTRELL FAMILY REV TR 3/3/1999	C/O BRICKLEY JOHN KEVIN	800 Santa Barbara St Ste #302
6	00138850-000000	CALABRO DANIEL JOHN	C/O HAMPTONS BOOKKEEPING SERVICES	PO Box 675
7	00139060-000000	CONDELLA STEVE JOSEPH	PO Box 2658	East Hampton, NY 11937
8	00138900-000000	CRETEAU KW TRUST 11/15/2024	C/O JOHN R CRETEAU TRUSTEE	39 Patton St
9	00139140-000000	CURRY CHARLES DAVID REVOCABLE TRUST 6/24/2014	4119 Massard Rd	Rochester, NH 03867
10	00139080-000000	DEAN JAMES ROBERT REVOCABLE TRUST 4/23/2009	14 W Cypress Ter	Fort Smith, AR 72903
11	00139190-000000	DEMENT C W	7 Cypress Ter	Key West, FL 33040
12	00138990-000000	DOAN VINH DANG	91-1009 Kalapele	Key West, FL 33040
13	00139180-000000	ERNST FAMILY TRUST 7/3/2014	C/O KRUMMEL MARILYN POPY	5 Cypress Ter
14	00138910-000000	GONZALEZ CLARA E TRUST 4/28/2014	39 Cypress Ave	Key West, FL 33040
15	00139010-000000	GOSSELIN HEIDI L	93 Alpine Rd	Key West, FL 33040
16	00139040-000000	GRABUS ANDREW PAUL	13 W Cypress Ter	Portland, ME 04103
17	00138970-000000	GROBAREK JOSEPH V AND LORRAINE D JT REV TR 11/23/15	2 Cypress Ter	Key West, FL 33040
18	00138880-000000	HLS PROPERTY MANAGEMENT - 33 CYPRESS AVENUE LLC	957 E Pine Ave	Key West, FL 33040
19	00139030-000000	J2 DEVELOPMENT LLC	119 Hollywood Blvd NW	Ste 206
20	00138920-000000	JOHNSON ALAN J	4 Allamanda Ter	Fort Walton Beach, FL 32548
21	00139261-000000	KEY HAVEN ESTATES LTD	C/O SOUTHERNMOST INSURANCE	1010 Kennedy Dr Ste 300
22	00139050-000000	LINDNER JR GEORGE W	15 W Cypress Ter	Key West, FL 33040
23	00138870-000000	MASIELLO JULIUS C LIVING TRUST 8/28/2015	31 Cypress Ave	Key West, FL 33040
24	00139090-000000	MEGALOPS PARTNERS LLC	4750 Bakers Ferry Rd SW	Key West, FL 33040
25	00139110-000000	OROPEZA PAMELA	8 W Cypress Ter	Atlanta, GA 30336
26	00139120-000000	RICE MICHAEL DAVID	6 W Cypress Ter	Key West, FL 33040
27	00139220-000000	RUFF GINA	8 Cypress Ter	Key West, FL 33040
28	00138980-000000	RUIZ MARIA CHRISTINA LIVING TRUST 05/17/2017	1 W Cypress Ter	Key West, FL 33040
29	00139020-000000	SOMMERS ERIKA	3884 S Turkeyfoot Rd	New Franklin, OH 44319
30	00139100-000000	SPOTTSWOOD ELENA	532 Caroline St	Key West, FL 33040
31	00123190-000000	STATE OF FLA DEPT OF TRANSPORTATION	1000 NW 111th Ave	Miami, FL 33172
32	00139260-000000	TOPPINO BETTY LUJAN	46 Cypress Ave	Key West, FL 33040
33	00138830-000000	VAZQUEZ CAROLINE	23 Cypress Ave	Key West, FL 33040
34	00139240-000000	WILLIAMS MARILYN Y	10 Cypress Ter	Key West, FL 33040
35	00138890-000000	WORTHINGTON EVALENA	35 Cypress Ave	Key West, FL 33040
36	00139130-000000	YOUSCHAK MELANIE E	4 W Cypress Ter	Key West, FL 33040

BLANCO EDUARDO GONZALEZ
5 W Cypress Ter
Key West, FL 33040

BLESSING FAMILY IRREVOCABLE TRUS
11045 Fort King Rd
Dade City, FL 33525

BOTWAY CLIFFORD REV TRUST
PO Box 1578
Key West, FL 33041

BRASOVAN III LOUIS
5709 Crafton Dr
Lakeland, FL 33809

BRICKLEY-MEISTRELL FAMILY REV TR :
C/O BRICKLEY JOHN KEVIN
800 Santa Barbara St Ste #302
Santa Barbara, CA 93101

CALABRO DANIEL JOHN
C/O HAMPTONS BOOKKEEPING SERVIC
PO Box 675
East Hampton, NY 11937

CARTER ALLEN F REVOCABLE TRUST
PO Box 809
Athens, TN 37371

CONDELLA STEVE JOSEPH
PO Box 2658
Key West, FL 33045

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Fort Smith, AR 72903

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Key West, FL 33040

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Key West, FL 33040

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91-1009 Kaiapele
Ewa Beach, HI 96706

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Eastpoint, FL 32328

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4 Allamanda Ter
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Key West, FL 33040

SOMMERS ERIKA
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532 Caroline St
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WORTHINGTON EVALENA
35 Cypress Ave
Key West, FL 33040

YOUSCHAK MELANIE E
4 W Cypress Ter
Key West, FL 33040



(2 of 2)

FLUM	
Future Land Use Map (FLUM)	RC
FLUM Description	Residential Conservation
Comprehensive Plan Objective 101.5	More info
Zoom to	...



(2 of 2)

FLUM

Future Land Use Map (FLUM)	RC
FLUM Description	Residential Conservation
Comprehensive Plan Objective 101.5	More info

Zoom to

...



CERTIFIED TO:
 Alan F. Carter (Registered Title)
 Alan F. Carter
 Director, Florida Central
 Title Insurance Company

- LEGAL DESCRIPTION -

PARCEL 2
 A PARCEL OF LAND LOCATED IN ADEQUIMENT LOT 1, SECTION 24, TOWNSHIP 47 NORTH, RANGE 28 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION CORNER OF THE WEST LINE OF THE ADDITIONAL ACRES TO BE ACQUIRED IN PARCEL 3 AT PAGE 13 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RUNNING NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 20° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 400.00 FEET TO THE INTERSECTION CORNER OF THE WEST LINE OF THE ADDITIONAL ACRES TO BE ACQUIRED IN PARCEL 3 AT PAGE 13 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 400.00 FEET TO THE INTERSECTION CORNER OF THE WEST LINE OF THE ADDITIONAL ACRES TO BE ACQUIRED IN PARCEL 3 AT PAGE 13 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 400.00 FEET TO THE INTERSECTION CORNER OF THE WEST LINE OF THE ADDITIONAL ACRES TO BE ACQUIRED IN PARCEL 3 AT PAGE 13 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL 3
 A PARCEL OF LAND LOCATED IN ADEQUIMENT LOT 1, SECTION 24, TOWNSHIP 47 NORTH, RANGE 28 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION CORNER OF THE WEST LINE OF THE ADDITIONAL ACRES TO BE ACQUIRED IN PARCEL 2 AT PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RUNNING NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 400.00 FEET TO THE INTERSECTION CORNER OF THE WEST LINE OF THE ADDITIONAL ACRES TO BE ACQUIRED IN PARCEL 2 AT PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 400.00 FEET TO THE INTERSECTION CORNER OF THE WEST LINE OF THE ADDITIONAL ACRES TO BE ACQUIRED IN PARCEL 2 AT PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 20' 30" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

MAP OF BOUNDARY SURVEY
 46 CYPRESS AVENUE
 KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 11/04/2024
 REVISION DATE: 11/06/2024
 JOB NO: 24-236

SURVEY BY: FJLS
 DRAWN BY: MPB
 CHECKED BY: FAJ

PROJECT: 46 CYPRESS AVE
 H. SCALE: 1"=30'
 SHEET: 1 OF 1

FLORIDA KEYS LAND SURVEYING
 21460 OVERSEAS HIGHWAY, SUITE 4
 FLORENCE, FL 32042
 PHONE: (904) 394-3493
 FAX: (904) 300-7373
 EMAIL: FJLS@aol.com

- SURVEYORS NOTES -

- ALL MEASUREMENTS ARE BASED ON THE LEGAL DESCRIPTION CALL OF 1929 SHOWING ALONG THE SOUTHEASTERN R/W LINE OF CYPRESS AVENUE.
- DEEDS AND SHOWING HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AS SUCH.
- BOUNDARY DESCRIPTION, NATIONAL GEODETIC SURVEY PERFORMANCE, ESTABLISHMENT 3397, P.10, ANGLER, ELEVATION=6471 (NGVD 1929).
- THE MEAN HIGH WATER LINE WAS TAKEN AT AN EXTERIOR CORNER THAT SHOWS NO INTERIOR CORNER ELEVATIONS WERE MEASURED OR USED. (SEE 1"=30' DRAWING, SHEET 2 OF 1).
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE ACCURATE. ALL UTILITIES SHOWN IN THIS AREA, EITHER ABOVE OR BELOW GROUND, FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE UTILITIES AS SHOWN FROM THE EVIDENCE AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS PERFORMED FOR THE USE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREON AND SHALL NOT BE REUSED BY ANY OTHER PARTY OR INDIVIDUAL WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERGROUND SURVEYOR, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERGROUND SURVEYOR OR PARTIES.
- THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS MEASURED IN THE FIELD BY PHYSICAL MEANS. THERE IS NO GUARANTEE OF ACCURACY OF THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART 6, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.
- THIS SURVEY DOES NOT REPRESENT OR SHOW EXISTENCE OF RIGHTS OR INTERESTS ALONG PROPERTY LINES.
- ADVERSE CLAIMS OR INTERESTS TO ANY PART OF THIS SURVEY ARE NOT KNOWN BY THE SURVEYOR AND ARE NOT REPRESENTED BY THE SURVEYOR.
- ALL LINES ARE SHOWN IN U.S. SURVEY FEET.
- STREET ADDRESS: 46 CYPRESS AVENUE, KEY WEST, FL 32042.
- COMPARISON: 1925 (D); MAP NO.: 15076; 15076; MAP DATE: 07-16-2009; FLOOD ZONE: 46 (L); BASE ELEVATION: 46 (L) VE 11.4 (L).
- TWO PARCELS EXCEEDED MORE THAN THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE LIMITS. THE APPROPRIATE LOCATION OF WHICH ARE SHOWN HEREON. THESE LINES ARE APPROXIMATE IN THEIR LOCATION, AS LOCATED FROM FEMA FLOOD INSURANCE RATE MAP 15076 (L) AND VE 11.4 (L). THE FLOOD ZONE MAP IS A SCALE OF 1"=1000'. AT THIS SCALE THE ONE-DIGIT LINE CODES (1, 2, 3, 4, 5, 6, 7, 8, 9, 10) IN ADDITION TO THE SMALL SCALE MAP IS EXTREMELY USEFUL. MAJOR PRECISE LOCATION OF THE PARCELS IS POSSIBLE. THEREFORE, THESE LINES ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED AS THE SOLE CRITERIA FOR ESTABLISHING EXISTING LIMITS. THE LOCATION OF THESE LINES SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITY PRIOR TO CONSTRUCTION.
- LEGAL INSTRUMENTS HAVE BEEN FURNISHED BY THE CLIENT OR HAD BEEN REPRESENTATIVE.
- THE SOLE USE OF THIS SURVEY REPRESENTS THE SURVEYOR'S OPINION OF THE BEST LINES.
- THIS IS A QUANTITY SURVEY. PARCELS 2 AND PARCEL 3 IN THIS PROJECT ARE THE PROPERTY OF MONROE COUNTY, FLORIDA.
- BACKGROUND MAP IS A DIVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, PALM BEACH COUNTY, FLORIDA.
- TOTAL AREA = 177,475.00 SQ. FT. (4.0 ACRES) TOTAL UPRIGHT AREA = 40,770.50 SQ. FT. (0.92 ACRES)
- REVISION (1) - 11/06/2024 - REVISION CORRECTED

End of Additional File 2025-060

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



RECEIVED
2025-060
MAR 20 2025
MONROE COUNTY
PLANNING DEPT.

Future Land Use Map (FLUM) Amendment Application

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

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

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

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

Advertising Costs: \$245.00

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

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 03 / 17 / 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
Work Phone	Home Phone
	Cell Phone
	Email Address

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

Allen F. Carter Revocable Trust dated November 8, 2022	c/o Agent
(Name/Entity)	Contact Person
c/o Agent	
Mailing Address (Street, City, State and Zip Code)	
c/o Agent	
Work Phone	Home Phone
	Cell Phone
	Email Address

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

Block	Lot	Subdivision	Key Name
00123110-000101 and 00123110-000100	1	Key Haven 7th Addition	Key Haven
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
46 Cypress Ave and Vacant Land		5	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): Residential Conservation

Proposed Future Land Use Map Designation(s): Residential Medium

Current Land Use District Designation(s): Native Area

Total Land Area Affected by Proposed FLUM (in acres): 14.08

Tier Designation(s): III & I

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

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

Please see attached correspondence.

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

Please see attached correspondence.

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

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

Please see attached correspondence.

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

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

Please see attached correspondence.

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

Please see attached correspondence.

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

Please see attached correspondence.

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

Please see attached correspondence.

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

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

Please see attached correspondence.

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

Please see attached correspondence.

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

Please see attached correspondence.

- 4) **New issues:**

Please see attached correspondence.

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

Please see attached correspondence.

6) **Data updates:**

Please 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):

Please see attached correspondence.

* * * * *

Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

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

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

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

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

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed) **Tab A**
- Ownership Disclosure Form **Tab B**
- Current Property Record Card(s) from the Monroe County Property Appraiser **Tab C**
- Location map **Tab D**
- Photograph(s) of site(s) from adjacent roadway(s) **Tab E**
- 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 F**)
- A list of names and addresses of all property owners within a 600 foot radius of the property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **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*)
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

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

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

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

Signature of Applicant: [Handwritten Signature] Date: 03/17/2025

STATE OF Florida

COUNTY OF Monroe

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

on 17th day of March, 2025, by Jess Miles Goodall
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Handwritten Signature: Brandi Green]
SIGNATURE OF NOTARY PUBLIC



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

Send complete application package to:

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

SMITH/HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
E-mail: Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
7727 3128 2470

March 17, 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: ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022 -
FUTURE LAND USE MAP AMENDMENT (FLUM) FOR PROPERTY LOCATED AT
46 CYPRESS AVE, KEY HAVEN, FLORIDA 33040**

Dear Emily,

Please find enclosed Allen F. Carter Revocable Trust dated November 8, 2022's ("Applicant") application for a Future Land Use Map ("FLUM") Amendment (the "Amendment") pursuant to Section 102-158 of the Monroe County Land Development Code ("LDC") ("Application"). The Application is being filed simultaneously with a Land Use District (zoning) Map ("LUD") Amendment and a Tier Overlay District Map ("Tier Map") Amendment Application. The FLUM, LUD, and Tier Map Amendments will permit the Applicant to modify and expand the lawfully existing single family dwelling unit on the Property, and develop accessory uses and structures on the Property, and develop the scarified portion of the Property in accordance with the relevant portions of the Monroe County code. The Property that is subject to this amendment request is located at 46 Cypress Avenue and Vacant Land, Key Haven, Florida, with Monroe County Real Estate Numbers 00123110-000100 and 00123110-000101 ("Property").

PROPERTY BACKGROUND INFORMATION:

Location:	46 Cypress Avenue and Vacant Land, Key Haven, Monroe County, Florida
Real Estate (RE) Number:	00123110-000101 and 00123110-000100
Property Owner/Applicant:	Allen F. Carter Revocable Trust dated November 8, 2022
Agent:	SMITH/HAWKS, PL Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Amendment Property Area:	4.08 acres or 177,675.00 square feet
Tier District:	Tier Map Amendment from Tier I to Tier III

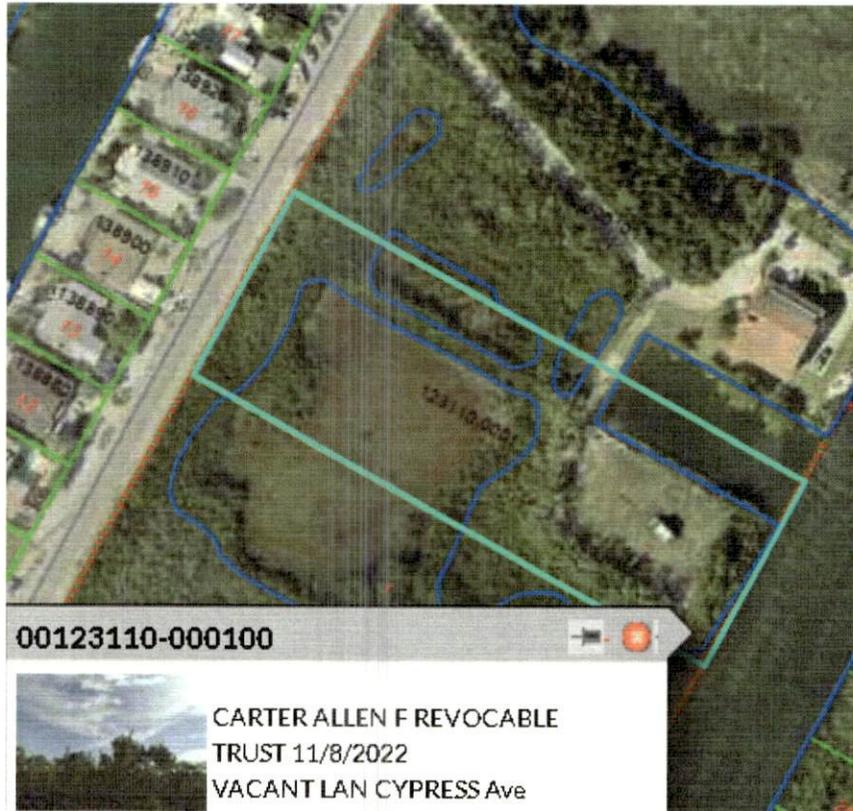
Land Use District:	LUD Amendment from Native Area (NA) to Improved Subdivision (IS)
Future Land Use Map (FLUM) Designation:	FLUM amendment from Residential Conservation (RC) to Residential Medium (RM).
Flood Zone:	AE 9; VE11, and VE 13
Existing Uses:	Single Family Residence and Vacant Land
Community Character of Immediate Vicinity:	Single family residential uses

I. PROPERTY:

46 Cypress Ave:



Vacant Land:



Property Proposed for LUD Amendment:



EXISTING TIER DESIGNATION:

46 Cypress Ave: Tier III



Vacant Land: Tier I



EXISTING LAND USE ZONING DISTRICTS:

Both: Native Area (NA)



EXISTING FUTURE LAND USE MAPS:

Both: Residential Conservation (RC)



II. BACKGROUND

The Property is comprised of two (2) parcels, namely the parcel located at 46 Cypress, with Monroe County RE# 00123110-000101 (the “Developed Parcel”), and a contiguous vacant parcel with Monroe County RE# 00123110-000100 (the “Vacant Parcel”). The Developed Parcel is developed with a lawfully recognized single family dwelling unit. The Vacant Parcel is currently undeveloped but has sufficient scarified land to permit development of a dwelling unit or accessory uses or structures. The Property is currently zoned Native Area (NA) with a FLUM designation of Residential Conservation (RC). Under the current Land Development Code and Comprehensive Plan, the Property is subject to a 95% open space requirement, preventing any expansion to the existing dwelling unit or the addition of accessory uses or structures for the benefit of the dwelling unit. Key Haven was developed as a residential subdivision, and the surrounding properties on the island are single family lots, zoned Improved Subdivision (IS), with a FLUM designation of Residential Medium (RM). The Developed Parcel is a platted single family lot, which is not in line with the purpose of the NA and RC LUD and FLUM designations, and the Vacant Parcel has sufficient scarified land to develop a single family residence or accessory uses for the benefit of the existing dwelling unit, and meets the criteria of a single family platted lot, which is not in line with the purpose of the NA and RC LUD and FLUM designations. The Applicant is requesting the Amendments to correct a mapping error on the LUD and FLUM maps to correctly designate the Property as Improved Subdivision on the zoning map and Residential Medium on the FLUM map, which is more in line with the surrounding development, community character, and characteristics of the Property.

III. PROPOSED AMENDMENT

a. Developed Parcel

The Applicant is seeking to amend the FLUM designation of the Developed Parcel from Residential Conservation (RC) to Residential Medium (RM). Under the current FLUM and LUD regulations, the Developed Parcel is subject to a ninety-five percent (95%) open space requirement. As provided above, the Developed Parcel is developed with a lawfully recognized single-family dwelling unit. Given the existing development on the Developed Parcel it is evident that the Property is not in the most suitable FLUM and LUD designations. Key Haven was platted as a residential development, and the surrounding platted lots are similarly developed with single-family dwelling units. The Amendments are being requested to allow the Applicant the ability to make modifications or expansions to the existing dwelling unit, develop accessory uses associated with the existing dwelling unit, and to bring the Property into compliance with the current Monroe County Comprehensive Plan and Land Development Code.

Under the regulations of the current FLUM and LUD, the existing single family dwelling unit is likely a lawfully existing nonconforming structure, which under the current regulations is not permitted to be expanded. The Applicant is requesting these amendments in order to bring the Developed Parcel into compliance with the current regulations, allow the Applicant the ability to modify and expand the existing dwelling unit, add common accessory uses and structures to the Developed Parcel, and bring the Property’s zoning in line with the intent of Key Haven and in line with the surrounding developed residential properties.

The primary purpose of the Residential Conservation FLUM designation is to encourage preservation of open space and natural resources while providing for very low-density residential development in areas characterized by a predominance of undisturbed native vegetation. The Developed Parcel is not characterized by undisturbed natural vegetation; the land is disturbed, developed, and matches the surrounding neighborhood, keeping with the community character. The Developed Parcel, as it supports a lawfully developed single-family residence like the rest of the surrounding properties, should likewise have a FLUM and LUD designation that reflects that reality and allow for the Applicant to expand the lawfully existing single-family residence, and develop accessory uses and structures benefiting the single-family dwelling unit.

b. Vacant Parcel

The Applicant is seeking to amend the FLUM designation of the Vacant Parcel from Residential Conservation (RC) to Residential Medium (RM). Under the current FLUM and LUD regulations, the Vacant Parcel is subject to a ninety-five percent (95%) open space requirement. However, the Vacant Parcel has a large portion of scarified upland that can be utilized to develop a single dwelling unit, or accessory uses or structures for the dwelling unit that exists on the Developed Parcel. The Vacant Parcel is a platted lot. Similar to the Developed Parcel, the vacant parcel does is not characterized by undisturbed natural vegetation – the parcel includes a large portion of scarified upland, making it disturbed and able to be developed.

In the event the Applicant does not or cannot develop a dwelling unit on the Vacant Parcel, the amendment would permit the Applicant to develop accessory uses or structures, benefitting the existing single-family dwelling unit, on the scarified portion of the Vacant Parcel as the parcel is contiguous, is under common ownership, and would remain in the same land use zoning district.

Any portions of the Vacant Parcel that have native habitat are not able to be developed under the current regulations, however, preventing the Applicant from utilizing a developable scarified portion of the platted lot is not in line with the purpose of the NA zoning district and RC FLUM designation. This amendment would permit the Applicant to utilize the Vacant Parcel in a manner more reflective of the intent of the Key Haven development and in line with the underlying intent of the County's zoning and FLUM designations.

c. Density

The Application would not result in any increased density on the Developed Parcel. Although the NA zoning district has an allocated density of 0.25 per acre, the Developed Parcel is lawfully recognized with one (1) existing dwelling unit. Pursuant to LDC section 130-163, lawfully established dwelling units shall not be considered nonconforming as to density. Based on this, the Developed Parcel is recognized as having the density associated with the one (1) lawfully existing dwelling unit. The Improved Subdivision FLUM designation being sought is a single-family zoning district and has an allocated density of one (1) unit per lot with no maximum net density standard, so the proposed zoning change would not result in an increase in allocated density on the Developed Parcel.

The Application will result in an increase in allocated density on the Vacant Parcel. The NA district has an allocated density of 0.25 per acre. The Vacant Parcel is comprised of approximately 1.72 acres and has approximately 0.39 acres of scarified upland, and therefore has an allocated density allowance of 0.0975 dwelling units. As stated above, the IS zoning district has an allocated density of 1 unit per platted lot. This would result in an increase of 0.9025 dwelling units. In the event the Applicant were to develop the Vacant Parcel with a dwelling unit, a TRE transfer is required in order to transfer a Rate Of Growth Ordinance Exemption onto the Property, and the Applicant would transfer a TRE from an environmentally sensitive lot pursuant to the provisions of the LDC to preserve that lot and extinguish the development rights associated with the sender site. Additionally, the Applicant will transfer one (1) full Transferable Development Right (TDR) from an environmentally sensitive lot, extinguishing the density rights on that parcel, and making up the deficit between the allocated density on the property based on the zoning amendment.

d. Consistency with Florida Statutes

The Amendment is not inconsistent with any provisions of Part II of Chapter 163, Florida Statutes, and furthers the following:

163.3177(1), Fla. Stat. – The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government’s programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(4) Fla. Stat. – The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

163.3177(8) Fla. Stat. – Future land use map amendments shall be based upon the following analyses:

- (a) An analysis of the availability of facilities and services.
- (b) An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
- (c) An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

e. Consistency with the Comprehensive Plan

The Application is consistent with the Comprehensive Plan, including the following goals, objectives, and policies:

Policy 2.2.1

In accordance with the legislative intent expressed in Sections 163.3161(10), F.S., and 187.101(3), F.S., that governmental entities respect judicially acknowledged and constitutionally protected private property rights; Monroe County shall ensure that private property rights are considered in local decision making.

Policy 2.2.2

Monroe County shall consider the following rights in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Objective 102.3 - Monroe County shall maintain land development regulations which will direct new development to areas having appropriate topography and soil conditions and to where site disturbance and man's activities will have fewer adverse effects on natural vegetation, terrestrial wildlife, natural landforms, and marine resources. [F.S. § 163.3177(6)(a)3.e.]

Policy 2.2.3

Monroe County shall make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Florida Statutes, the Comprehensive Plan and Land development Code provide the processes and standards for review.

f. Property Meets Level of Service Standards

The Property is developed with a single family dwelling unit and meets the level of service standards required under the Code.

g. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

The Property is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

IV. FACTORS IN SUPPORT

The following factors support approval of the Application:

a. Data errors, including errors in mapping, vegetative types, and natural features

The Property's outdated FLUM and LUD designations are based on past assumptions that have become inapplicable since the lawful development of the Property. The LDC states that "the purpose of the NA district is to establish areas that are undisturbed[.]" The Property is not undisturbed, but lawfully supports a single-family home. While it was assumed that the Property would remain undisturbed and support native vegetation, that did not occur, as shown by it being developed in a similar fashion to the hundreds of neighboring parcels within the Key Haven community. Approval of this Application would recognize the reality of the Property and correct the designations of the Property's developed and disturbed portions. The Property should have the FLUM and LUD designations to support its lawful, existing use, and the characteristics of the Property and the surrounding properties.

b. Recognition of a Need for Additional Detail / Comprehensiveness

The LDC states that "the purpose of the NA district is to establish areas that are undisturbed[.]" The Developed Parcel, like the hundreds of developed parcels in its neighborhood of Key Haven, is not undisturbed, but lawfully supports a single-family home. The portion of the Vacant Parcel is also disturbed and scarified, and is able to be developed. Just as its surrounding community, the Property should be able to support and expand the lawfully existing dwelling unit thereon, as well as develop scarified portions of the Property in a manner that is in line with the surrounding community and the characteristics of the Property itself. However, the Property's outdated FLUM and Native Area zoning designation contradict the reality of the Property and unnecessarily restrict the lawful existing use thereon, and prevent development on otherwise developable scarified upland. This Application would provide comprehensiveness to the Key Haven community and correct the apparent oversight that the Property suffered when it retained its current FLUM and LUD designations after its lawful development.

Emily Schemper, AICP, CFM, Senior Director
RE: FUTURE LAND USE MAP AMENDMENT - 46 CYPRESS AVE
March 17, 2025
Page 11 of 11

c. No Change to Community Character

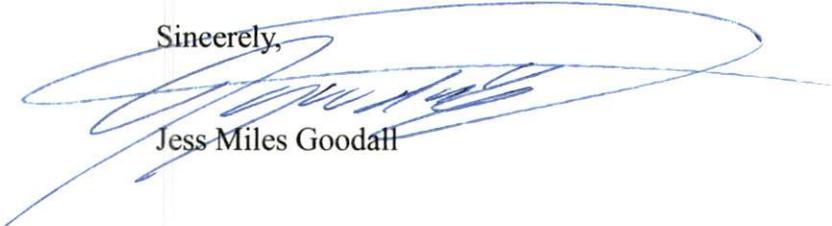
The community character around the Property and within Key Haven is residential, consisting of single-family homes. The Property is also used for a single-family residence, and this use is not being changed. The Amendment would result in the Property being more in line with the community character of Key Haven, as it would share the same FLUM designation as the overwhelming majority of the neighboring and surrounding properties.

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

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

Cc (Electronically): Ilze Aguila, (Aguila-Ilze@MonroeCounty-FL.Gov)

AGENT AUTHORIZATION FORM

Date of Authorization: 2 / 10 / 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 ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022 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 2 columns: Description and Key Haven. Rows include Lot/Block/Subdivision, Real Estate (RE) / Parcel ID Number, and Street Address (Street, City, State & Zip Code).

Authorized Agent Contact Information:

Table with 4 columns: Work Phone, Home Phone, Cell Phone, Email Address. Row includes Mailing Address (Street, City, State and Zip Code) and phone numbers.

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.

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

Signature of Property Owner: [Signature] Date: 2-10-2025
Allen F. Carter, as Trustee of ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022

STATE OF Tennessee COUNTY OF McMinn

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

on 10 day of February, 2025, by Allen F. Carter, as Trustee of ALLEN F. CARTER REVOCABLE TRUST DATED NOVEMBER 8, 2022
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Signature of Notary Public: Marie D McDonald

Marie D McDonald
PRINT, TYPE OR STAMP NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-20-2027



Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-679
Consideration: \$4,728,312.00

Parcel Identification No.: See Exhibit A

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 12th day of November, 2024 between Arthur Wayne Lujan, Individually and as Trustee of the Arthur Wayne Lujan Living Trust dated December 19, 1996 and Lauren L. Lujan f/k/a Lauren L. Anderson f/k/a Lauren L. Moore, whose post office address is 98 Driftwood Dr, Key West, FL 33040, of the County of Monroe, State of Florida, grantor*, and Allen F. Carter, Trustee of the Allen F. Carter Revocable Trust dated November 8, 2022 whose post office address is PO Box 809, Athens, TN 37371, of the County of McMinn, State of Tennessee, grantee*,

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

PARCEL 1:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE N 60°30'50" W FOR A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 29°29'10"E ALONG THE NORTHWESTERLY LINE OF A CANAL FOR A DISTANCE OF 487.50 FEET; THENCE N 60°30'50" W FOR A DISTANCE OF 460.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CYPRESS AVENUE; THENCE S 29°29'20" W ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CYPRESS AVENUE FOR A DISTANCE OF 487.50 FEET; THENCE S 60°30'50" E ALONG THE NORTHEASTERLY PORTION OF SAID KEY HAVEN-SEVENTH ADDITION FOR A DISTANCE OF 460.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE 487.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 162.50 FEET TO A POINT; THENCE SOUTH 60° 30' 50" EAST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A CANAL AS SHOWN ON KEY HAVEN-SIXTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 18 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 162.50 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE OF 650.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 240.0 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE IN THE NORTHEASTERLY SHORELINE OF RACCOON KEY; THENCE SOUTHEASTERLY ALONG THE MEANDERS OF THE SAID SHORELINE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 29° 29' 10" EAST OF THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF A SAID CANAL IN THE SAID KEY HAVEN-SIXTH ADDITION; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 207.5 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

PARCEL 4:

LOTS 21, 23, 25, 27, BLOCK 2; LOTS 18, 20, 22, 24, 26, 28, 30, BLOCK 3; LOTS 13, 15, 17, 19, 21, 23, BLOCK 6; LOTS 2, 4, 6, 8, 10, 12, 15, 17, 19, 21, 23, 25, 27, BLOCK 7; LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, BLOCK 8; LOTS 2, 4, 6, 8, 10, 12, 14, 16 AND 18, BLOCK 9, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL 5:

LOTS 22, 24, 26, 28, 29, BLOCK 2; LOTS 17, 19, 21, 23, 25, 27, 29, BLOCK 3; LOTS 12, 14, 16, 18, 20, 22, BLOCK 6; LOTS 1, 3, 5, 7, 9, 11, 13, 16, 18, 20, 22, 24, 26, BLOCK 7; LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, BLOCK 8; LOTS 1, 5, 7, 9, 11, 13, 15, 17 AND 19, BLOCK 9, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL 6:

LOT 3 BLOCK 9 AND LOT 14, BLOCK 7, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE OF THE SETTLOR, THE TRUSTEE, NOR THE BENEFICIARY(IES) OF THE GRANTOR TRUST, NOR THE SPOUSE OF ANY OF THEM, NOR ANY OF HIS OR HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE SETTLOR AND THE TRUSTEE OF THE TRUST RESIDE AT THE ADDRESS SHOWN ABOVE.

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

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

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

Signed, sealed and delivered in our presence:

Arthur Wayne Lujan Living Trust dated December 19, 1996

[Signature]
Arthur Wayne Lujan, Individually and as Trustee

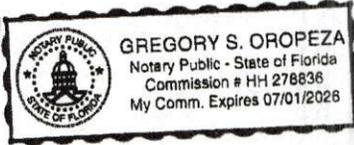
[Signature]
Witness
Printed Name: Gregory Oropeza
Address: 221 SIMON ST
Key West FL 33040

[Signature]
Witness
Printed Name: CATHERINE NDJAKOVIC
Address: 221 SIMON ST, KEY WEST,
FL 33040

State of FL
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of October, 2024 by Arthur Wayne Lujan, Individually and as Trustee of the Arthur Wayne Lujan Living Trust dated December 19, 1996, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

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

Signed, sealed and delivered in our presence:

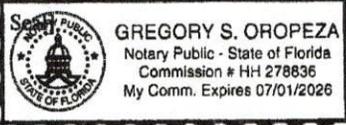
[Signature]
Witness
Printed Name: Gregory S. Oropeza
Address: 221 Simonton Street
Key West, FL 33040

[Signature]
Lauren L. Lujan

[Signature]
Witness
Printed Name: CATHERINE NOVAKOVIC
Address: 221 SIMONTON ST, KEY WEST
FL 33040

State of FL
County of MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of October, 2024 by Lauren L. Lujan, who are personally known or have produced a driver's license as identification.

[Notary Seal]  GREGORY S. OROPEZA
Notary Public - State of Florida
Commission # HH 278836
My Comm. Expires 07/01/2026

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

46 Cypress	00123110-000101
vacant lot 1	00123110-000100
vacant lot 2	00123110-000000

Block 2	
Lot 21	136870-000000
Lot 22	136880-000000
Lot 23	136890-000000
Lot 24	136900-000000
Lot 25	136910-000000
Lot 26	136920-000000
Lot 27	136930-000000
Lot 28	136940-000000
Lot 29	136950-000000

Block 6	
Lot 23	00137240-000000
Lot 22	00137230-000000
Lot 21	00137220-000000
Lot 20	00137210-000000
Lot 19	00137200-000000
Lot 18	00137190-000000
Lot 17	00137180-000000
Lot 16	00137170-000000
Lot 15	00137160-000000
Lot 14	00137150-000000
Lot 13	00137140-000000
Lot 12	00137130-000000

Block 3	
Lot 30	00137120-000000
Lot 29	00137110-000000
Lot 28	00137100-000000
Lot 27	00137090-000000
Lot 26	00137080-000000
Lot 25	00137070-000000
Lot 24	00137060-000000
Lot 23	00137050-000000
Lot 22	00137040-000000
Lot 21	00137030-000000
Lot 20	00137020-000000
Lot 19	00137010-000000
Lot 18	00137000-000000
Lot 17	00136990-000000

Block 7	
Lot 1	00137250-000000
Lot 2	00137260-000000
Lot 3	00137270-000000
Lot 4	00137280-000000
Lot 5	00137290-000000
Lot 6	00137300-000000
Lot 7	00137310-000000
Lot 8	00137320-000000
Lot 9	00137330-000000
Lot 10	00137340-000000
Lot 11	00137350-000000
Lot 12	00137360-000000
Lot 13	00137370-000000

Block 7

Lot 27	00137510-000000
Lot 26	00137500-000000
Lot 25	00137490-000000
Lot 24	00137480-000000
Lot 23	00137470-000000
Lot 22	00137460-000000
Lot 21	00137450-000000
Lot 20	00137440-000000
Lot 19	00137430-000000
Lot 18	00137420-000000
Lot 17	00137410-000000
Lot 16	00137400-000000
Lot 15	00137390-000000
Lot 14	00137380-000000

Block 8

Lot 30	00137810-000000
Lot 29	00137800-000000
Lot 28	00137790-000000
Lot 27	00137780-000000
Lot 26	00137770-000000
Lot 25	00137760-000000
Lot 24	00137750-000000
Lot 23	00137740-000000
Lot 22	00137730-000000
Lot 21	00137720-000000
Lot 20	00137710-000000
Lot 19	00137700-000000
Lot 18	00137690-000000
Lot 17	00137680-000000
Lot 16	00137670-000000

Block 8

Lot 1	00137520-000000
Lot 2	00137530-000000
Lot 3	00137540-000000
Lot 4	00137550-000000
Lot 5	00137560-000000
Lot 6	00137570-000000
Lot 7	00137580-000000
Lot 8	00137590-000000
Lot 9	00137600-000000
Lot 10	00137610-000000
Lot 11	00137620-000000
Lot 12	00137630-000000
Lot 13	00137640-000000
Lot 14	00137650-000000
Lot 15	00137660-000000

Block 9

Lot 1	00137820-000000
Lot 2	00137830-000000
Lot 3	00137840-000000
Lot 4	00137850-000000
Lot 5	00137860-000000
Lot 6	00137870-000000
Lot 7	00137880-000000
Lot 8	00137890-000000
Lot 9	00137900-000000
Lot 10	00137910-000000
Lot 11	00137920-000000
Lot 12	00137930-000000
Lot 13	00137940-000000
Lot 14	00137950-000000
Lot 15	00137960-000000
Lot 16	00137970-000000
Lot 17	00137980-000000
Lot 18	00137990-000000
Lot 19	00138000-000000

Prepared by:

SMITH HAWKS PL

Jess Miles Goodall, Esq.

138 Simonton Street

Key West, Florida 33040

Parcel ID. Numbers.: 00123110-000101; and 00123110-000100

[Space Above This Line For Recording Data]

AFFIDAVIT AS TO AUTHORITY UNDER TRUST

I, Allen Carter, the undersigned, first being duly sworn, deposes and states the following:

1. I am the designated Sole Trustee of the Allen F. Carter Revocable Trust dated November 8, 2022 (hereafter the "Trust") and have personal knowledge of the facts set forth in this Affidavit.
2. The Trust corpus includes real property located in Monroe County, Florida (hereafter the "Real Estate"), more particularly described as:

PARCEL 3:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 2S EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK S AT PAGE S3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' SO" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE OF 650.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' SO" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK S AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 240.0 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE IN THE NORTHEASTERLY SHORELINE OF RACCOON KEY; THENCE SOUTHEASTERLY ALONG THE MEANDERS OF THE SAID SHORELINE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 29° 29' 10" EAST OF THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF A SAID CANAL IN THE SAID KEY HAVEN-SIXTH ADDITION; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 207.5 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

And

PARCEL 4:

LOTS 21, 23, 25, 27, BLOCK 2; LOTS 18, 20, 22, 24, 26, 28, 30, BLOCK 3; LOTS 13, 15, 17, 19, 21, 23, BLOCK 6; LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, BLOCK 7; LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, BLOCK 8; LOTS 2, 4, 6, 8, 10, 12, 14, 16 AND 18, BLOCK 9, ALL OF KEY HAVEN-SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Approximate Mile Marker 5.

Parcel Identification Numbers: 00123110-000101; and 00123110-000100

- 3. The Real Estate was transferred to the Trust by Warranty Deed; which was recorded on November 13, 2024, in the Official Records Book 3299 Pages 2112-2117, of the Public Records of Monroe County, Florida.
- 4. Consistent with the foregoing, I swear under penalty of perjury that under the Trust, said Trust's terms, and all amendments (if any) thereto, I am duly authorized to execute, in relation to the aforesaid Real Estate, all Monroe County Building Department, Monroe County Planning and Environmental Resources Department permit applications, forms, and other similar Monroe County development approval documents and instruments.

IN WITNESS WHEREOF, I have executed this Affidavit under penalty of perjury this 10TH day of FEBRUARY, 2025.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS TO ALL:

BY: Melissa Bryson
 Print Name (Witness 1): Melissa Bryson
 Address (Witness 1) 1013 Valley Drive
Athens TN 37303

BY: Ryan Armstrong
 Print Name (Witness 2): Ryan Armstrong
 Address (Witness 2) 913 PINECAST DR
ATHENS, TN 37303

STATE OF Tennessee
COUNTY OF McMinn

ALLEN F. CARTER REVOCABLE TRUST
DATED NOVEMBER 8, 2022

BY: Allen Carter
 ALLEN F. CARTER, *Trustee*

The foregoing *Affidavit s to Authority Under Trust* was acknowledged before me by means of physical presence OR online notarization, this 10TH day of February, 2025 by **Allen F. Carter** who is personally known to me OR has produced _____ as identification.



Marie D McDonald
 Signature of Notary Public, State of Tennessee

Marie D. McDonald
 Name of Notary [Typed, Printed, or Stamped]

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 00123110-000101
 Account# 8749830
 Property ID 8749830
 Millage Group 100A
 Location 46 CYPRESS Ave, KEY HAVEN
 Address
 Legal 26 67 25 LITTLE RACCOON KEY PT GOVT LOT 1 (1.63 AC)
 Description OR1077-283 OR1187-1088 OR1877-1316 OR2980-0877
 OR2980-0880 OR3299-2112

(Note: Not to be used on legal documents.)

Neighborhood 127
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

CARTER ALLEN F REVOCABLE TRUST 11/8/2022
 PO Box 809
 Athens TN 37371

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$862,834	\$832,192	\$827,341	\$748,050
+ Market Misc Value	\$145,475	\$145,531	\$145,588	\$145,531
+ Market Land Value	\$2,909,805	\$2,531,316	\$1,874,871	\$1,339,625
= Just Market Value	\$3,918,114	\$3,509,039	\$2,847,800	\$2,233,206
= Total Assessed Value	\$2,972,398	\$2,702,180	\$2,456,527	\$2,233,206
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,918,114	\$3,509,039	\$2,847,800	\$2,233,206

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,909,805	\$862,834	\$145,475	\$3,918,114	\$2,972,398	\$0	\$3,918,114	\$0
2023	\$2,531,316	\$832,192	\$145,531	\$3,509,039	\$2,702,180	\$0	\$3,509,039	\$0
2022	\$1,874,871	\$827,341	\$145,588	\$2,847,800	\$2,456,527	\$0	\$2,847,800	\$0
2021	\$1,339,625	\$748,050	\$145,531	\$2,233,206	\$2,233,206	\$0	\$2,233,206	\$0
2020	\$1,133,274	\$758,440	\$148,268	\$2,039,982	\$2,039,982	\$0	\$2,039,982	\$0
2019	\$1,133,274	\$768,830	\$151,022	\$2,053,126	\$2,053,126	\$0	\$2,053,126	\$0
2018	\$1,122,941	\$675,323	\$150,794	\$1,949,058	\$1,949,058	\$0	\$1,949,058	\$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
RES CANAL/WATERFRONT (01CW)	17,265.00	Square Foot	0	0
RESIDENTIAL DRY (010D)	4,950.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.96	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.16	Acreage	0	0

Buildings

Building ID 33814
Style 3 STORY ON GRADE
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 7773
Finished Sq Ft 3892
Stories 3 Floor
Condition AVERAGE
Perimeter 468
Functional Obs 0
Economic Obs 0
Depreciation % 32
Interior Walls DRYWALL

Exterior Walls C.B.S.
Year Built 1987
EffectiveYearBuilt 2000
Foundation CONC PILINGS
Roof Type IRR/CUSTOM
Roof Coverage CONC/CLAY TILE
Flooring Type CERM/CLAY TILE
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 3
Full Bathrooms 3
Half Bathrooms 0
Grade 750
Number of Fire Pl 2

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	802	0	0
EUF	ELEV UNFIN FD	1,100	0	0
OPX	EXC OPEN PORCH	1,413	0	0
FLA	FLOOR LIV AREA	3,892	3,892	0
GBF	GAR FIN BLOCK	550	0	0
OJU	OP PR UNFIN UL	16	0	0
TOTAL		7,773	3,892	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1986	1987	3 x 121	1	363 SF	1
RW2	1986	1987	8 x 54	1	432 SF	4
RW2	1986	1987	8 x 55	1	440 SF	4
CONC PATIO	1986	1987	251 x 18	1	4518 SF	5
CONC PATIO	1986	1987	22 x 22	1	484 SF	2
CONC PATIO	1986	1987	288 x 18	1	5184 SF	2
RW2	1986	1987	6 x 114	1	684 SF	1
RW2	1986	1987	8 x 92	1	736 SF	4
RW2	1986	1987	8 x 114	1	912 SF	4
SEAWALL	1986	1987	4 x 228	1	912 SF	4
RW2	1986	1987	8 x 121	1	968 SF	4
UTILITY BLDG	1999	2004	12 x 12	1	144 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/12/2024	\$4,728,400	Warranty Deed	2480474	3299	2112	37 - Unqualified	Improved		
8/8/2019	\$100	Quit Claim Deed	2232963	2980	0880	30 - Unqualified	Improved		
8/8/2019	\$100	Quit Claim Deed	2232962	2980	0877	30 - Unqualified	Improved		

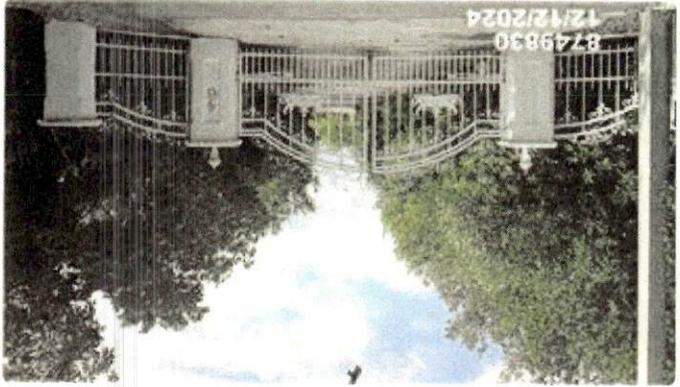
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
18104133	07/10/2018	Completed	\$2,450	Residential	REPLACE 200 AMP METER COMBO
05106522	12/14/2005	Completed	\$15,000	Residential	INSTALL A SQUARE D 200 AMP METER/MAINM, REPLACE 18 HUBBELL TIER LIGHTS ON "PERMAPOSTS", 2 PHOTOCHELLS, 4 DOUBLE FLOODS, 10 GFI RECEPTACLES, 1 RANGE RECEPTACLE AND 2 60 AMP

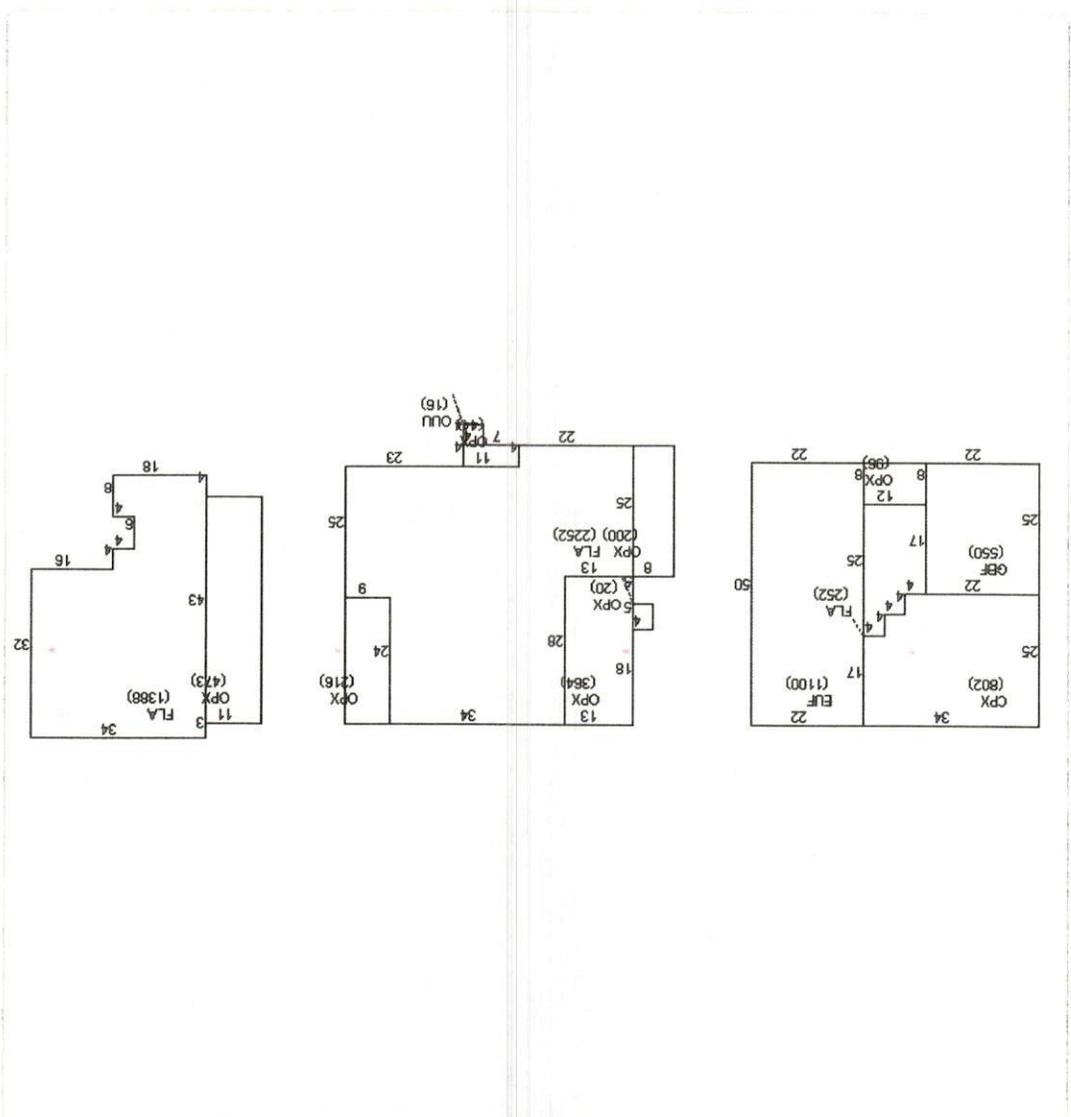
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

The Monroe County Property Appraiser neither maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for assessment and to estimate the value of property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Use of the data provided regarding the tax year may not be applicable in prior or subsequent years. By requesting this data, you hereby understand and agree that the:

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Contact Us



Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

Summary

Parcel ID 00123110-000100
 Account# 8660332
 Property ID 8660332
 Millage Group 100A
 Location VACANT LAN CYPRESS
 Address Ave, KEY HAVEN
 Legal 26 67 25 LITTLE
 Description RACCOON KEY PT GOV
 LT 1 (1.72AC) OR906-610
 OR985-1802 OR1353-815
 OR1552-1657 OR1877-
 1316 OR1987-2485
 OR2980-0877 OR2980-
 0880 OR3299-2112
 (Note: Not to be used on
 legal documents.)
 Neighborhood 127
 Property Class VACANT RES (0000)
 Subdivision
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

CARTER ALLEN F REVOCABLE TRUST 11/8/2022
 PO Box 809
 Athens TN 37371

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,613,729	\$1,543,134	\$1,143,094	\$817,011
= Just Market Value	\$1,613,729	\$1,543,134	\$1,143,094	\$817,011
= Total Assessed Value	\$1,087,441	\$988,583	\$898,712	\$817,011
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,613,729	\$1,543,134	\$1,143,094	\$817,011

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,613,729	\$0	\$0	\$1,613,729	\$1,087,441	\$0	\$1,613,729	\$0
2023	\$1,543,134	\$0	\$0	\$1,543,134	\$988,583	\$0	\$1,543,134	\$0
2022	\$1,143,094	\$0	\$0	\$1,143,094	\$898,712	\$0	\$1,143,094	\$0
2021	\$817,011	\$0	\$0	\$817,011	\$817,011	\$0	\$817,011	\$0
2020	\$763,224	\$0	\$0	\$763,224	\$763,224	\$0	\$763,224	\$0
2019	\$763,224	\$0	\$0	\$763,224	\$322,000	\$0	\$763,224	\$0
2018	\$763,224	\$0	\$0	\$763,224	\$292,727	\$0	\$763,224	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	21,344.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	1.12	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.11	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/12/2024	\$4,728,400	Warranty Deed	2480474	3299	2112	37 - Unqualified	Vacant		
8/8/2019	\$100	Quit Claim Deed	2232963	2980	0880	30 - Unqualified	Improved		
8/8/2019	\$100	Quit Claim Deed	2232962	2980	0877	30 - Unqualified	Improved		
12/1/1982	\$2,000	Warranty Deed		906	610	U - Unqualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
A-14670	01/01/1986	Completed	\$220,000		SFR
A-14671	01/01/1986	Completed	\$24,650		RETAINING WALL

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

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Monroe County, FL



Overview



Legend

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

Parcel ID	00123110-000101	Alternate ID	8749830	Owner Address	CARTER ALLEN F REVOCABLE TRUST 11/8/2022
Sec/Twp/Rng	26/67/25	Class	SINGLE FAMILY RESID		PO Box 809
Property Address	46 CYPRESS Ave				Athens, TN 37371
	KEY HAVEN				
District	100A				
Brief Tax	26 67 25 LITTLE RACCOON KEY PT GOVT LOT 1 (1.63 AC) OR1077-283 OR1187-1088 OR1877-1316 OR2980-0877 OR2980-				
Description	0880 OR3299-2112				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/6/2025
 Last Data Uploaded: 1/4/2025 1:27:09 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

46 Cypress

Write a description for your map.

Legend



Google Earth

© 2025 Google

5.15 ft



46 Cypress

Write a description for your map.

Legend



Google Earth

© 2025 Google

5.27 ft



46 Cypress

Write a description for your map.

Legend



Google Earth

© 2025 Google

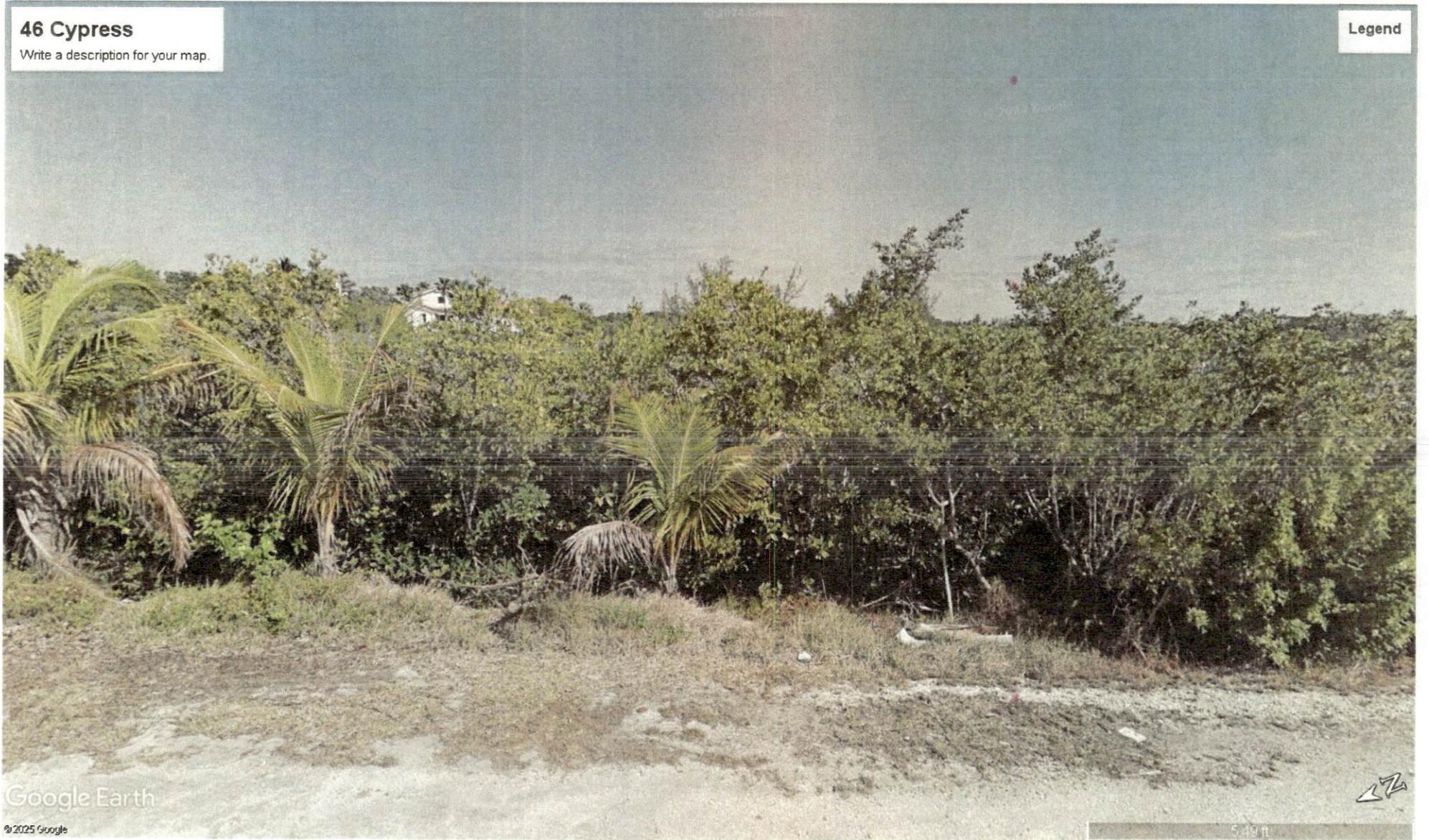
508 ft



46 Cypress

Write a description for your map.

Legend



Google Earth

© 2025 Google



5.29 ft

	Parcelld	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
1	00139000-000000	BLANCO EDUARDO GONZALEZ	5 W Cypress Ter		Key West, FL 33040
2	00138960-000000	BLESSING FAMILY IRREVOCABLE TRUST 10/17/2017	11045 Fort King Rd		Dade City, FL 33525
3	00139150-000000	BOTWAY CLIFFORD REV TRUST	PO Box 1578		Key West, FL 33041
4	00138930-000000	BRASOVAN III LOUIS	5709 Crafton Dr		Lakeland, FL 33809
5	00138950-000000	BRICKLEY-MEISTRELL FAMILY REV TR 3/3/1999	C/O BRICKLEY JOHN KEVIN	800 Santa Barbara St Ste #302	Santa Barbara, CA 93101
6	00138850-000000	CALABRO DANIEL JOHN	C/O HAMPTONS BOOKKEEPING SERVICES	PO Box 675	East Hampton, NY 11937
7	00139060-000000	CONDELLA STEVE JOSEPH	PO Box 2658		Key West, FL 33045
8	00138900-000000	CRETEAU KW TRUST 11/15/2024	C/O JOHN R CRETEAU TRUSTEE	39 Patton St	Rochester, NH 03867
9	00139140-000000	CURRY CHARLES DAVID REVOCABLE TRUST 6/24/2014	4119 Massard Rd		Fort Smith, AR 72903
10	00139080-000000	DEAN JAMES ROBERT REVOCABLE TRUST 4/23/2009	14 W Cypress Ter		Key West, FL 33040
11	00139190-000000	DEMENT C W	7 Cypress Ter		Key West, FL 33040
12	00138990-000000	DOAN VINH DANG	91-1009 Kaiapele		Ewa Beach, HI 96706
13	00139180-000000	ERNST FAMILY TRUST 7/3/2014	C/O KRUMMEL MARILYN PAPY	5 Cypress Ter	Key West, FL 33040
14	00138910-000000	GONZALEZ CLARA E TRUST 4/28/2014	39 Cypress Ave		Key West, FL 33040
15	00139010-000000	GOSSELIN HEIDI L	93 Alpine Rd		Portland, ME 04103
16	00139040-000000	GRABUS ANDREW PAUL	13 W Cypress Ter		Key West, FL 33040
17	00138970-000000	GROBAREK JOSEPH V AND LORRAINE D JT REV TR 11/23/15	2 Cypress Ter		Key West, FL 33040
18	00138880-000000	HLS PROPERTY MANAGEMENT - 33 CYPRESS AVENUE LLC	957 E Pine Ave		Eastpoint, FL 32328
19	00139030-000000	J2 DEVELOPMENT LLC	119 Hollywood Blvd NW	Ste 206	Fort Walton Beach, FL 32548
20	00138920-000000	JOHNSON ALAN J	4 Allamanda Ter		Key West, FL 33040
21	00139261-000000	KEY HAVEN ESTATES LTD	C/O SOUTHERNMOST INSURANCE	1010 Kennedy Dr Ste 300	Key West, FL 33040
22	00139050-000000	LINDNER JR GEORGE W	15 W Cypress Ter		Key West, FL 33040
23	00138870-000000	MASIELLO JULIUS C LIVING TRUST 8/28/2015	31 Cypress Ave		Key West, FL 33040
24	00139090-000000	MEGALOPS PARTNERS LLC	4750 Bakers Ferry Rd SW		Atlanta, GA 30336
25	00139110-000000	OROPEZA PAMELA	8 W Cypress Ter		Key West, FL 33040
26	00139120-000000	RICE MICHAEL DAVID	6 W Cypress Ter		Key West, FL 33040
27	00139220-000000	RUFF GINA	8 Cypress Ter		Key West, FL 33040
28	00138980-000000	RUIZ MARIA CHRISTINA LIVING TRUST 05/17/2017	1 W Cypress Ter		Key West, FL 33040
29	00139020-000000	SOMMERS ERIKA	3884 S Turkeyfoot Rd		New Franklin, OH 44319
30	00139100-000000	SPOTTSWOOD ELENA	532 Caroline St		Key West, FL 33040
31	00123190-000000	STATE OF FLA DEPT OF TRANSPORTATION	1000 NW 111th Ave		Miami, FL 33172
32	00139260-000000	TOPPINO BETTY LUJAN	46 Cypress Ave		Key West, FL 33040
33	00138830-000000	VAZQUEZ CAROLINE	23 Cypress Ave		Key West, FL 33040
34	00139240-000000	WILLIAMS MARILYN Y	10 Cypress Ter		Key West, FL 33040
35	00138890-000000	WORTHINGTON EVALENA	35 Cypress Ave		Key West, FL 33040
36	00139130-000000	YOUSCHAK MELANIE E	4 W Cypress Ter		Key West, FL 33040

BLANCO EDUARDO GONZALEZ
5 W Cypress Ter
Key West, FL 33040

BLESSING FAMILY IRREVOCABLE TRUS
11045 Fort King Rd
Dade City, FL 33525

BOTWAY CLIFFORD REV TRUST
PO Box 1578
Key West, FL 33041

BRASOVAN III LOUIS
5709 Crafton Dr
Lakeland, FL 33809

BRICKLEY-MEISTRELL FAMILY REV TR :
C/O BRICKLEY JOHN KEVIN
800 Santa Barbara St Ste #302
Santa Barbara, CA 93101

CALABRO DANIEL JOHN
C/O HAMPTONS BOOKKEEPING SERVIC
PO Box 675
East Hampton, NY 11937

CARTER ALLEN F REVOCABLE TRUST
PO Box 809
Athens, TN 37371

CONDELLA STEVE JOSEPH
PO Box 2658
Key West, FL 33045

CRETEAU KW TRUST 11/15/2024
C/O JOHN R CRETEAU TRUSTEE
39 Patton St
Rochester, NH 03867

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4119 Massard Rd
Fort Smith, AR 72903

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532 Caroline St
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35 Cypress Ave
Key West, FL 33040

YOUSCHAK MELANIE E
4 W Cypress Ter
Key West, FL 33040

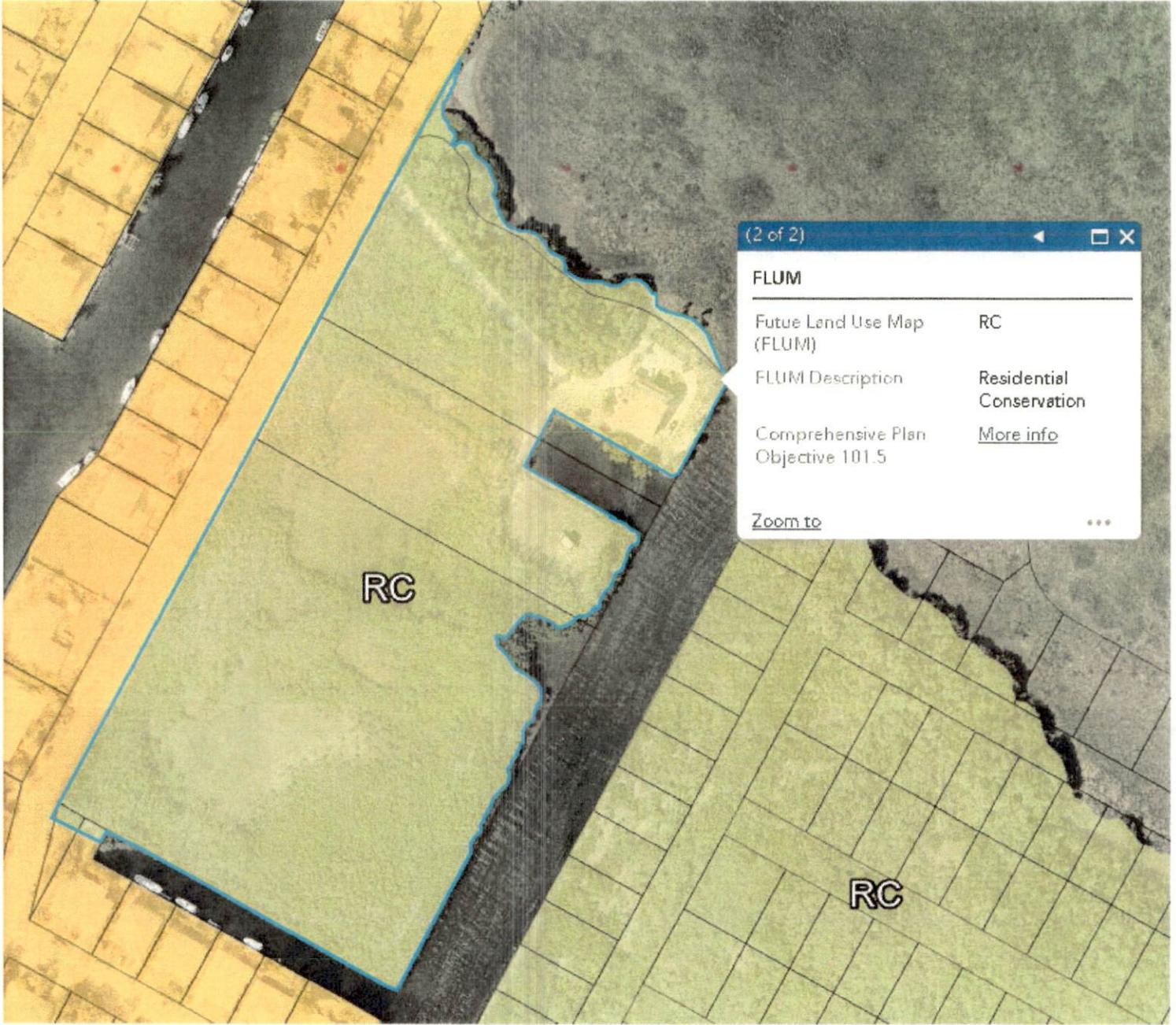


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FLUM

Future Land Use Map (FLUM)	RC
FLUM Description	Residential Conservation
Comprehensive Plan Objective 101.5	More info

[Zoom to](#) ...

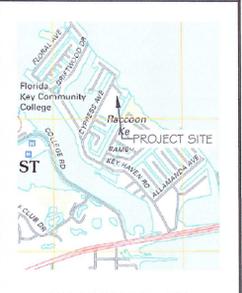
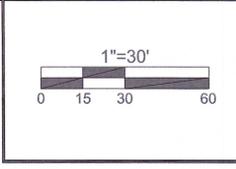
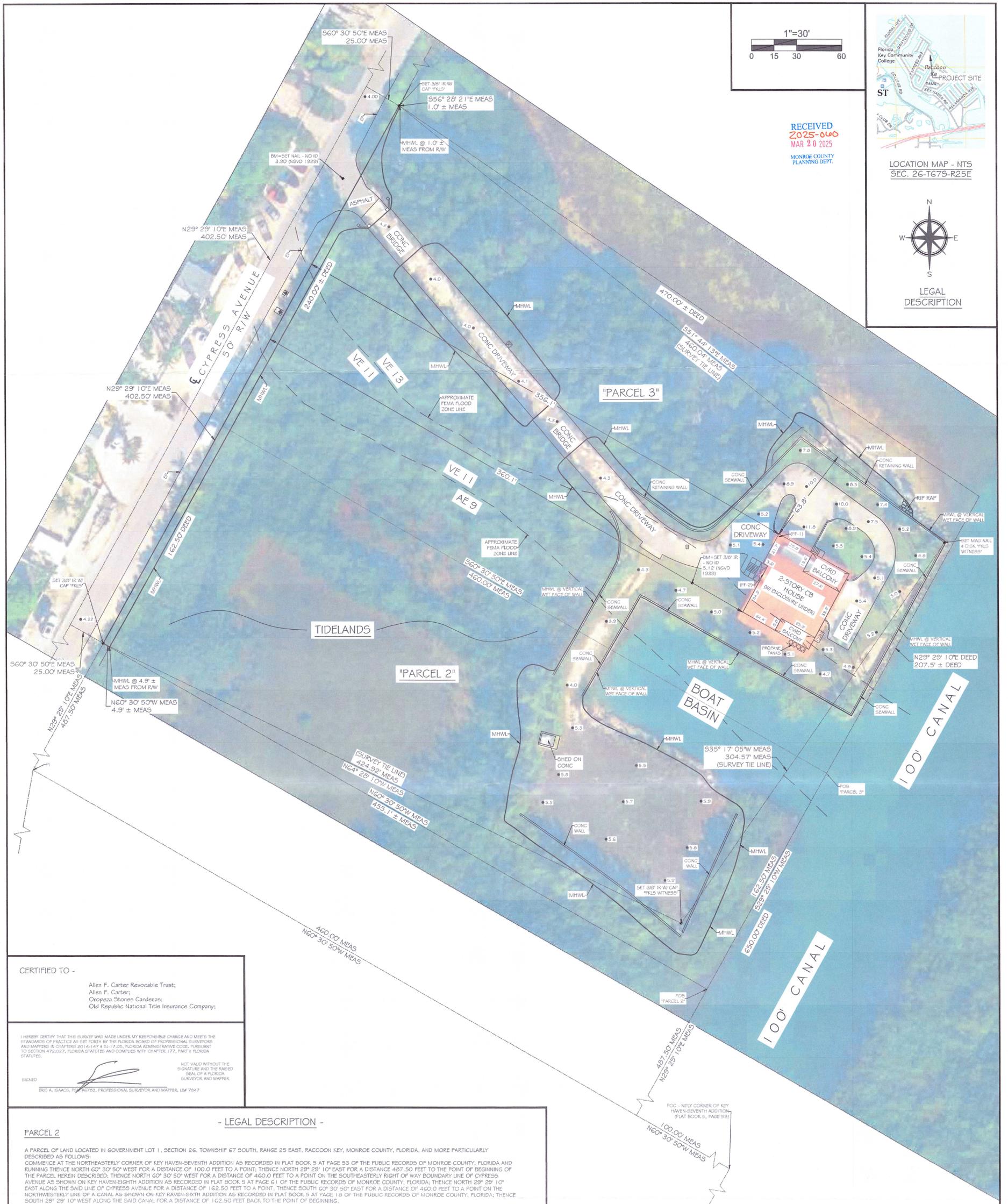


(2 of 2)

FLUM

Future Land Use Map (FLUM)	RC
FLUM Description	Residential Conservation
Comprehensive Plan Objective 101.5	More info

Zoom to ...



RECEIVED
2025-06-06
MAR 20 2025
MONROE COUNTY
PLANNING DEPT.



CERTIFIED TO -
Allen F. Carter Revocable Trust;
Allen F. Carter;
Oropeza Stones Gardenias;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 201.4-147 & 201.17-25, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: [Signature]
ERIC A. BAACKS, PLS #27783, PROFESSIONAL SURVEYOR AND MAPPER, LHM 7947

- LEGAL DESCRIPTION -

PARCEL 2
A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT, THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE OF 407.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 162.50 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE IN THE NORTHEASTERLY SHORELINE OF RACCOON KEY, THENCE SOUTHEASTERLY ALONG THE MEANDERS OF THE SAID SHORELINE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 29° 29' 10" EAST OF THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF A SAID CANAL IN THE SAID KEY HAVEN-SIXTH ADDITION; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 162.50 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 3
A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, RACCOON KEY, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEASTERLY CORNER OF KEY HAVEN-SEVENTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 53 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUNNING THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 100.0 FEET TO A POINT, THENCE NORTH 29° 29' 10" EAST FOR A DISTANCE OF 407.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 60° 30' 50" WEST FOR A DISTANCE OF 460.0 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY LINE OF CYPRESS AVENUE AS SHOWN ON KEY HAVEN-EIGHTH ADDITION AS RECORDED IN PLAT BOOK 5 AT PAGE 61 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH 29° 29' 10" EAST ALONG THE SAID LINE OF CYPRESS AVENUE FOR A DISTANCE OF 240.0 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE IN THE NORTHEASTERLY SHORELINE OF RACCOON KEY, THENCE SOUTHEASTERLY ALONG THE MEANDERS OF THE SAID SHORELINE FOR A DISTANCE OF 470.0 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 29° 29' 10" EAST OF THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF A SAID CANAL IN THE SAID KEY HAVEN-SIXTH ADDITION; THENCE SOUTH 29° 29' 10" WEST ALONG THE SAID CANAL FOR A DISTANCE OF 207.5 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

- SURVEYORS NOTES -

- ALL BEARINGS ARE BASED ON THE LEGAL DESCRIPTION CALL OF S29°29'20"W ALONG THE SOUTHEASTERLY RW LINE OF CYPRESS AVENUE.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "R 397" P.I.D. AA1656, ELEVATION=8.471' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED. (FF-1) = 5.6' (NGVD29) (FF-2) = 15.1' (NGVD29)
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- STREET ADDRESS: 46 CYPRESS AVENUE, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 10/17/2024 - 11/01/2024.
- COMMUNITY NO.: 125129; MAP NO.: 12087C-1528K; MAP DATE: 02-18-2005; FLOOD ZONE(S): AE #4 VE; BASE ELEVATION: AE 9 # VE 11 & VE 13.
- THIS PARCEL CROSSES MORE THAN ONE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE LINE(S), THE APPROXIMATE LOCATION OF WHICH ARE SHOWN HEREON. THESE LINES ARE APPROXIMATE IN THEIR LOCATION, AS SCALED FROM F.L.E.M.A FLOOD INSURANCE RATE MAP 12087C, PANEL NO. 1528K. THE FLOOD MAP IS AT A SCALE OF 1" = 500'. AT THIS SCALE THE LINE ITSELF IS 1/8" IN WIDTH. IN ADDITION TO THE SMALL SCALE THE MAP IS EXTREMELY VAGUE, MAKING PRECISE LOCATION OF THE SUBJECT PARCEL IMPOSSIBLE. THESE LINES ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, AND SHOULD NOT BE USED AS THE SOLE CRITERIA FOR DETERMINING CONSTRUCTION LIMITS. THE LOCATION OF THESE LINES SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
- THERE IS A BLANKET EASEMENT ACROSS "PARCEL 2" AND "PARCEL 3" IN FAVOR OF THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 1802, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
- BACKGROUND IMAGE IS A 2024 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY G.I.S. DEPARTMENT AND IS SHOWN FOR VISUAL REFERENCE ONLY.
- TOTAL AREA = 177,675.00 SQFT = (4.08 ACRES±) TOTAL UPLAND AREA = 50,758.8 SQFT ± (1.17 ACRES±)
- REVISION (1) - 11/06/2024 - REVISED CERTIFICATIONS

SYMBOL LEGEND:

	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WELL TEST STATION
	CONCRETE UTILITY POLE		WOOD UTILITY POLE
	ELECTRIC MANHOLE		6" BOLLARD
	FIRE HYDRANT		METAL GUARD RAIL (TYPICAL)
	GUY WIRE		SPOT ELEVATION (TYPICAL)
	MAILBOX		OVERHEAD UTILITY LINES
	SANITARY CLEANOUT		ADA SURFACE (BRICK)
	SANITARY MANHOLE		WATER VALVE
	SIGN		
	TELEPHONE MANHOLE		
	LIGHT POLE		
	TREE - UNKNOWN SPECIES		

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BPP = BACK-FLOW PREVENTER	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HE = HIDE BITE	POC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MARK
CB = CONCRETE BLOCK	IR = IRON ROD	RT = RIGHT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CH = CHAINLINK FENCE	MB = MASONRY	ROW = RIGHT OF WAY LINE
CM = CONCRETE MASONRY	MS = METAL SIGN	SSCG = SANITARY COVER, CLEAN-OUT
CONC = CONCRETE	MR = METAL ROD	SW = SIDE WALK
CPT = CONCRETE POWER POLE	MHW = MEAN HIGH WATER LINE	TM = TEMPORARY BENCHMARK
CVRD = COVERED	NGVD = NATIONAL GEODETIC DATUM (1929)	TOS = TOP OF BANK
DESK = DRAINAGE EASEMENT	NSD = NATIONAL GEODETIC DATUM (1929)	TOT = TOP OF CURB
EL = EASE OF PARCELS	NTS = NOT TO SCALE	TYP = TYPICAL
ENC = ENCLOSURE	CH = ROOF OVERHANG	UR = UNREASONABLE
FF = FINISH FLOOR ELEVATION	CHW = OVERHANG WIDTH	UTG = UTILITY GRADIENT
FI = FENCE	CH = ROOF OVERHANG	WD = WOOD DECK
FO = FENCE OUTSIDE	CH = ROOF OVERHANG	WL = WOOD FENCE
FOC = FENCE OUTSIDE	CH = ROOF OVERHANG	WLD = WOOD LANDING
FOC = FENCE OUTSIDE	CH = ROOF OVERHANG	WMA = WOOD MANHOLE
FOC = FENCE OUTSIDE	CH = ROOF OVERHANG	WPP = WOOD POWER POLE
FOC = FENCE OUTSIDE	CH = ROOF OVERHANG	WRA = WOOD LINE + LINE OF DEBERS ON SPHERE
FOC = FENCE OUTSIDE	CH = ROOF OVERHANG	WV = WATER VALVE

MAP OF BOUNDARY SURVEY
46 CYPRESS AVENUE
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

FLORIDA KEYS
LAND SURVEYING
21400 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

DATE: 11/04/2024	SURVEY BY: FKL5	PROJECT: 46 CYPRESS AVE
REVISION DATE: 11/06/2024	DRAWN BY: MPB	H. SCALE: 1"=30'
JOB NO.: 24-239	CHECKED BY: EAI	SHEET 1 OF 1