

File #: 2025-073

Sender Site Owner: CB Schmitt Real Estate
Company, Inc

Receiver Site Owner: Agustin Alvarez

Applicant/ Agent: Anthony Barrows

Type of Application: Minor CUP- TRE

Sender Site Key: Marathon
RE: 00334490-000200

Receiver Site Key: Ramrod
RE: 00206860-000000

Additional Information added to File 2025-073

End of Additional File 2025-073

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
 2025-073
 APR 07 2025
 MONROE COUNTY
 PLANNING DEPT.

Request for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE)

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

Conditional Use, Transfer of ROGO Exemption Fee: \$1,740.00

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

Advertising Costs: \$245.00

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

Date of Application: 03 / 24 / 2025
 Month Day Year

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

Anthony J. Barrows

Anthony J. Barrows

Applicant/Property Owner (Name of Person, Business or Organization)

Agent (Authorization Required)

9711 Overseas Highway, Marathon, FL 33050

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

3057438118

3053943969

tony@keysclosings.com

Work Phone

Home Phone

Cell Phone

Email Address

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

CB Schmitt Real Estate Company, Inc.

Anthony J. Barrows

(Name/Entity)

Contact Person

9711 Overseas Highway, Marathon, FL 33050

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

3057438118

3053943969

tony@keysclosings.com

Work Phone

Home Phone

Cell Phone

Email Address

Sender Site Legal Description of Property:

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

See Attached Deed

Key Colony Beach Subdivision **Marathon**

Block

Lot

Subdivision

Key

00334490-000200

8902026

Real Estate (RE) / Parcel ID Number

Alternate Key Number

11100 Overseas Highway, Marathon, FL 33050

52

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

Approximate Mile Marker

APPLICATION

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

Agustin J. Alvarez

Anthony J. Barrows

(Name/Entity)

Contact Person

9711 Overseas Highway, Marathon, FL 33050

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

3057438118

3953943969

tony@keysclosings.com

Work Phone

Home Phone

Cell Phone

Email Address

Receiver Site Legal Description of Property:

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

19	98	Breezeswept Beach Estates	Ramrod Key
Block	Lot	Subdivision	Key
00206860-000000			1270181
Real Estate (RE) / Parcel ID Number			Alternate Key Number
Vacant Land Dominica Lane, Ramrod Key, FL 33042			27
Street Address (Street, City, State, Zip Code)			Approximate Mile Marker

Pursuant to Comprehensive Plan Policy 101.6.8 and Land Development Code Sections 138-22 and 139-2, ROGO exemptions may be transferred to a Receiver Site meeting the following criteria:

1. *The Future Land Use category and Land Use (Zoning) District must allow the requested use;*
2. *Must meet the adopted density standards;*
3. *Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);*
4. *Located within a Tier III designated area;*
5. *Located within the same ROGO subarea as the sender site, except exemptions may be transferred from the Big Pine Key and No Name Key ROGO subarea to the Lower Keys ROGO subarea; and*
6. *Structures are not located in a velocity (V) zone or within a CBRS unit.*

Market-rate transfers are subject to the additional criteria:

7. *The exemption is transferred to single-family residential legally platted lot; and*
8. *The exemption is transferred to a receiver site within the Improved Subdivision (IS) or Urban Residential Mobile Home (URM) Land Use District; and*
9. *A market rate exemption receiver site is not a recreational and commercial working waterfront.*

Sender Site Information	Responses:
Future Land Use Map Designation:	Mixed Use Commercial
Land Use (zoning) District Designation:	Mixed Use Commercial
Tier Designation:	
ROGO Subarea:	<input type="checkbox"/> Upper Keys <input checked="" type="checkbox"/> Middle Keys <input type="checkbox"/> Big Pine Key/No Name Key <input type="checkbox"/> Lower Keys
Number of Units and Type of Units lawfully established on Sender Site:	1
Number of and Type of Units (market rate, affordable or transient) to be transferred from Sender Site:	1

Receiver Site Information	Responses:
Future Land Use Map Designation:	RM
Land Use (zoning) District Designation:	IS
Tier Designation:	III

APPLICATION

ROGO Subarea:	<input type="checkbox"/> Upper Keys <input type="checkbox"/> Middle Keys <input type="checkbox"/> Big Pine Key/No Name Key <input checked="" type="checkbox"/> Lower Keys
Does the Receiver Site have all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.)?	Please mark all infrastructure available: <input checked="" type="checkbox"/> Potable Water <input checked="" type="checkbox"/> Adequate Wastewater Treatment and Disposal Wastewater meeting adopted LOS <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Other _____
Will the units to be transferred to Receiver Site be located in a velocity (V) zone?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Will the units to be transferred to Receiver Site be located in a CBRS unit?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Will the units be transferred to a single-family legally platted lot?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the receiver site a recreational and/or commercial working waterfront?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Has a previous TRE application been submitted for this site within the past two years? YES NO

Date of pre-application conference regarding the proposed transfer of units: 02 / 21 / 2005
Month Day Year

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

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

- Complete application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Agent Authorization Form (if Applicant check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership for sender & receiver (i.e., Warranty Deed)
- Current Property Record Cards from the Monroe County Property Appraiser for sender & receiver sites
- Location map of sender and receiver sites
- Photographs of sender and receiver sites from adjacent roadway(s)
- Signed and Sealed Boundary Survey of sender and receiver sites, prepared by a Florida registered surveyor – two (2) sets each (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; and total acreage by habitat)
- List of names and addresses of all property owners within a 600-foot radius of the sender & receiver sites. 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.

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

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties)
- Any Letters of Development Rights Determination pertaining to the sender or receiver sites
- Any Letters of Understanding pertaining to the proposed transfer
- Disclosure of Interest Forms for the sender and receiver sites

Is there any pending code enforcement proceeding involving all or a portion of the sender or receiver site parcels?

• Yes No Code Case file # NA

APPLICATION

Describe the enforcement proceedings and if this application is being submitted to correct the violation: TRANSFER ROGO EXEMPTION TO THE RECIEVER SITE PURSUANT TO THE TERMS OF CITY OF MARATHON RESOLUTION 2019-57 REGARDING THE SENDER SITE AND ADDITIONAL INFORMATION ADDRESSING SATISFACTION OF THE AFFORDABLE HOUSING REQUIREMENT REQUIRED BY THE MONROE COUNTY LAND DEV. REGULATIONS.

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information. If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission (PC), additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for PC review.

* * * * *

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: 03/24/25

STATE OF FLORIDA
COUNTY OF MONROE

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 24 day of MARCH, 2025, by ANTHONY J. BARROWS
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC



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

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

AGENT AUTHORIZATION FORM

Date of Authorization: 01 / 23 / 25
Month Day Year

I hereby authorize Anthony J. Barrows be listed as authorized agent
(Print Name of Agent)

representing C B Schmitt Real Estate Company Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Minor Conditional Use Permit For The Transfer of Logo Exemption
(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)

SEE ATTACHED DEED MARATHON
Lot Block Subdivision Key (Island)

00 3 349 90 - 000 200 890 2026
Real Estate (RE) / Parcel ID Number Alternate Key Number

1106 Overseas Highway, Marathon, FL 33050 52
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

9711 Overseas Highway, Marathon, FL 33050
Mailing Address (Street, City, State and Zip Code)

305 743 8118 305 394 3969 Tonye Keysclosings.com
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Signature] Date: 1/23/25

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,
on 23rd day of January, 20 25, by Brian C. Schmitt
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Signature of Notary Public: Marcia C. Long
SIGNATURE OF NOTARY PUBLIC

Notary Public State of Florida
Marcia C Long
My Commission HH 285310
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-5-26

AGENT AUTHORIZATION FORM

Date of Authorization: 4 / 3 / 23
Month Day Year

I hereby authorize ANTHONY J. BARROWS be listed as authorized agent
(Print Name of Agent)

representing AGUSTIN J. ALVAREZ for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of (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)

98 19 Breezeswept Beach Estates Key (Island)
00206860-066000 1270181
Real Estate (RE) / Parcel ID Number Alternate Key Number
V/A 07
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

9711 OVOUSEAS HWY, MARATHON, FL 33050
Mailing Address (Street, City, State and Zip Code)

305-743-8118 305-394-3969 Tonge Keys closings.com
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Signature] Date: 02/01/25

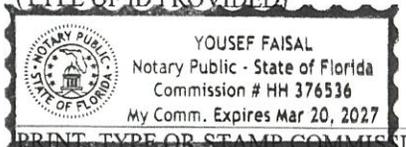
STATE OF Florida COUNTY OF Charlotte

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

on 1st day of February, 2025, by Agust:n Alvarez
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [] personally known to me OR [X] produced Florida Drivers License A466004474650as
(TYPE OF ID PROVIDED)

SIGNATURE OF NOTARY PUBLIC



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

This Instrument Prepared By:
James R. Keller, Attorney
P.O. Box 500057
5198 Overseas Highway
Marathon, FL 33050-0057

MONROE COUNTY
OFFICIAL RECORDS
FILE # 984101
BK# 1438 PG# 1401
RCD Jan 10 1997 02:19PM
DANNY L. KOLHAGE, CLERK

Parcel Numbers: 00334570-000000; 00334570-000100; 00334590-000000; 00334610-000000; and, 00334630
Alternate Keys: 1412228; 1412235; 1412261; 1412287; and, 1412309

DEED DOC STAMPS 2275.00
01/10/1997 DEP CLK

Warranty Deed

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

This Indenture, made this 31 day of December, 1996 between Alan G.

Schmitt and Brian C. Schmitt, joint tenants with rights of survivorship; hereinafter jointly and severally referred to as "Grantor", and C B Schmitt Real Estate Company, Inc., a Florida Corporation, whose post office address is 11100 Overseas Highway, Marathon, Florida 33050, hereinafter referred to as "Grantee";

Witnesseth: that said Grantor, for and in consideration of the sum of Ten 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:

The Northerly 100 feet of Lot 1, Block 1, KEY COLONY SUBDIVISION # 3, according to the Plat thereof as recorded in Plat Book 4, page 10, of the Public Records of Monroe County, Florida.

And

The Southerly 33.85 feet of the Northerly 133.85 feet of Lot 1, and the Southerly 58.85 feet of the Northerly 133.85 feet of Lot 2, Block 1, KEY COLONY SUBDIVISION # 3, according to the Plat thereof as recorded in Plat Book 4, page 10, of the Public Records of Monroe County, Florida.

And

The Northerly 75 feet of Lot 2, Block 1, KEY COLONY SUBDIVISION # 3, according to the Plat thereof as recorded in Plat Book 4, page 10, of the Public Records of Monroe County, Florida.

And

The Northerly 75 feet of Lot 3, Block 1, KEY COLONY SUBDIVISION # 3, according to the Plat thereof as recorded in Plat Book 4, page 10, of the Public Records of Monroe County, Florida.

And

The Northerly 75 feet of Lot 4, Block 1, KEY COLONY SUBDIVISION # 3, according to the Plat thereof as recorded in Plat Book 4, page 10, of the Public Records of Monroe County, Florida.

SUBJECT TO: restrictions, limitations, and conditions of record, if any, and to taxes for the year 1996 and subsequent years.

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

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day

and year first above written.

James R. Keller
Signature of Witness
James R. Keller
Typed/Printed Name of Witness

[Signature]
Alan G. Schmitt

Marianne Kramard
Signature of Witness
Marianne Kramard
Typed/Printed Name of Witness

[Signature]
Brian C. Schmitt

STATE OF FLORIDA)
) ss:
COUNTY OF MONROE)

I hereby Certify that on the 31 day of Dec, 1996 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Alan G. Schmitt and Brian C. Schmitt, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken.

(Check one) Said person(s) is/are personally known to me.
 Said person(s) provided the following type of identification: _____



JAMES R KELLER
My Commission CC51954R
Expires Dec 18 1999

James R. Keller
Signature of Notary Public
James R. Keller
Typed/Printed Name of Notary

My Commission Expires:



JAMES R KELLER
My Commission CC51954R
Expires Dec 18 1999

MONROE COUNTY
OFFICIAL RECORDS



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

Detail by Entity Name

Florida Profit Corporation

C B SCHMITT REAL ESTATE COMPANY, INC.

Filing Information

Document Number	P96000043427
FEI/EIN Number	65-0688922
Date Filed	05/14/1996
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/09/2004
Event Effective Date	NONE

Principal Address

11100 OVERSEAS HIGHWAY
MARATHON, FL 33050

Mailing Address

11100 OVERSEAS HIGHWAY
MARATHON, FL 33050

Registered Agent Name & Address

HOLLAND, DENISE H
11100 OVERSEAS HIGHWAY
MARATHON, FL 33050

Name Changed: 02/13/2023

Address Changed: 02/13/2023

Officer/Director Detail

Name & Address

Title President

SCHMITT, BRIAN C
11100 OVERSEAS HIGHWAY
MARATHON, FL 33050

Title VP

HOLLAND, DENISE H
11100 OVERSEAS HIGHWAY
MARATHON, FL 33050

Annual Reports

Report Year	Filed Date
2023	02/13/2023
2024	02/10/2024
2024	03/28/2024

Document Images

<u>03/28/2024 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/10/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/24/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/16/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/20/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/09/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/18/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/09/2004 -- Merger</u>	View image in PDF format
<u>04/09/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/05/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/23/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2000 -- Reg. Agent Change</u>	View image in PDF format
<u>03/04/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/14/1996 -- DOCUMENTS PRIOR TO 1997</u>	View image in PDF format

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 00334490-000200
 Account# 8902026
 Property ID 8902026
 Millage Group 50CM
 Location 11100 OVERSEAS Hwy, MARATHON
 Address
 Legal N 133.85' LOT 1 & N 133.85' LOT 2 & N 75' LOTS 3-4 BK 1 KEY COLONY SUB # 3 PB4-10 OR421-31 OR421-34 OR426-31 OR433-587 OR454-98 OR486-496 OR539-303 OR601-74 OR795-811 OR840-568 OR901-1288 OR962-1384 OR894-1677 OR1023-161 OR1438-1401
 Description (Note: Not to be used on legal documents.)
 Neighborhood 10040
 Property Class MULTISTORY (1800)
 Subdivision KEY COLONY SUBD NO 3
 Sec/Twp/Rng 06/66/33
 Affordable No
 Housing



Owner

C.B. SCHMITT REAL ESTATE CO INC
 11100 Overseas Hwy
 Marathon FL 33050

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$537,626	\$542,882	\$586,916	\$613,803
+ Market Misc Value	\$96,725	\$96,725	\$96,725	\$96,725
+ Market Land Value	\$531,520	\$465,080	\$332,200	\$332,200
= Just Market Value	\$1,165,871	\$1,104,687	\$1,015,841	\$1,042,728
= Total Assessed Value	\$1,165,871	\$1,104,687	\$1,015,841	\$1,042,728
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,165,871	\$1,104,687	\$1,015,841	\$1,042,728

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$531,520	\$537,626	\$96,725	\$1,165,871	\$1,165,871	\$0	\$1,165,871	\$0
2023	\$465,080	\$542,882	\$96,725	\$1,104,687	\$1,104,687	\$0	\$1,104,687	\$0
2022	\$332,200	\$586,916	\$96,725	\$1,015,841	\$1,015,841	\$0	\$1,015,841	\$0
2021	\$332,200	\$613,803	\$96,725	\$1,042,728	\$1,042,728	\$0	\$1,042,728	\$0
2020	\$332,200	\$617,683	\$96,725	\$1,046,608	\$1,046,608	\$0	\$1,046,608	\$0
2019	\$285,607	\$637,848	\$96,740	\$1,020,195	\$1,020,195	\$0	\$1,020,195	\$0
2018	\$1,048,393	\$0	\$0	\$1,048,393	\$1,048,393	\$0	\$1,048,393	\$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
(1800)	40,340.00	Square Foot	0	0

Buildings

Building ID	44357	Exterior Walls	C.B.S.
Style		Year Built	1990
Building Type	OFF BLDG-1 STY-B / 17B	EffectiveYearBuilt	1999
Building Name		Foundation	
Gross Sq Ft	5484	Roof Type	
Finished Sq Ft	5084	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	431	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	39	0	32
FLA	FLOOR LIV AREA	5,084	5,084	431
OPF	OP PRCH FIN LL	42	0	26
OUF	OP PRCH FIN UL	87	0	95
PTO	PATIO	232	0	100
TOTAL		5,484	5,084	684

Building ID	44358	Exterior Walls	C.B.S.
Style		Year Built	1961
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1990
Building Name		Foundation	
Gross Sq Ft	1528	Roof Type	
Finished Sq Ft	1288	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	164	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	45	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,288	1,288	164
OPF	OP PRCH FIN LL	81	0	36
PTO	PATIO	60	0	46
SBF	UTIL FIN BLK	99	0	40
TOTAL		1,528	1,288	286

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	0 x 0	1	36936 SF	2
WALL AIR COND	1990	1991	0 x 0	1	3 UT	2
AIR COND	1980	2004	0 x 0	1	1 UT	1
AIR COND	1986	2004	0 x 0	1	1 UT	2
AIR COND	1980	2004	0 x 0	1	2 UT	2
BRICK PATIO	1990	2004	5 x 9	1	45 SF	5
FENCES	1990	1991	5 x 633	1	3165 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/1996	\$325,000	Warranty Deed		1438	1401	K - Unqualified	Improved		

Permits

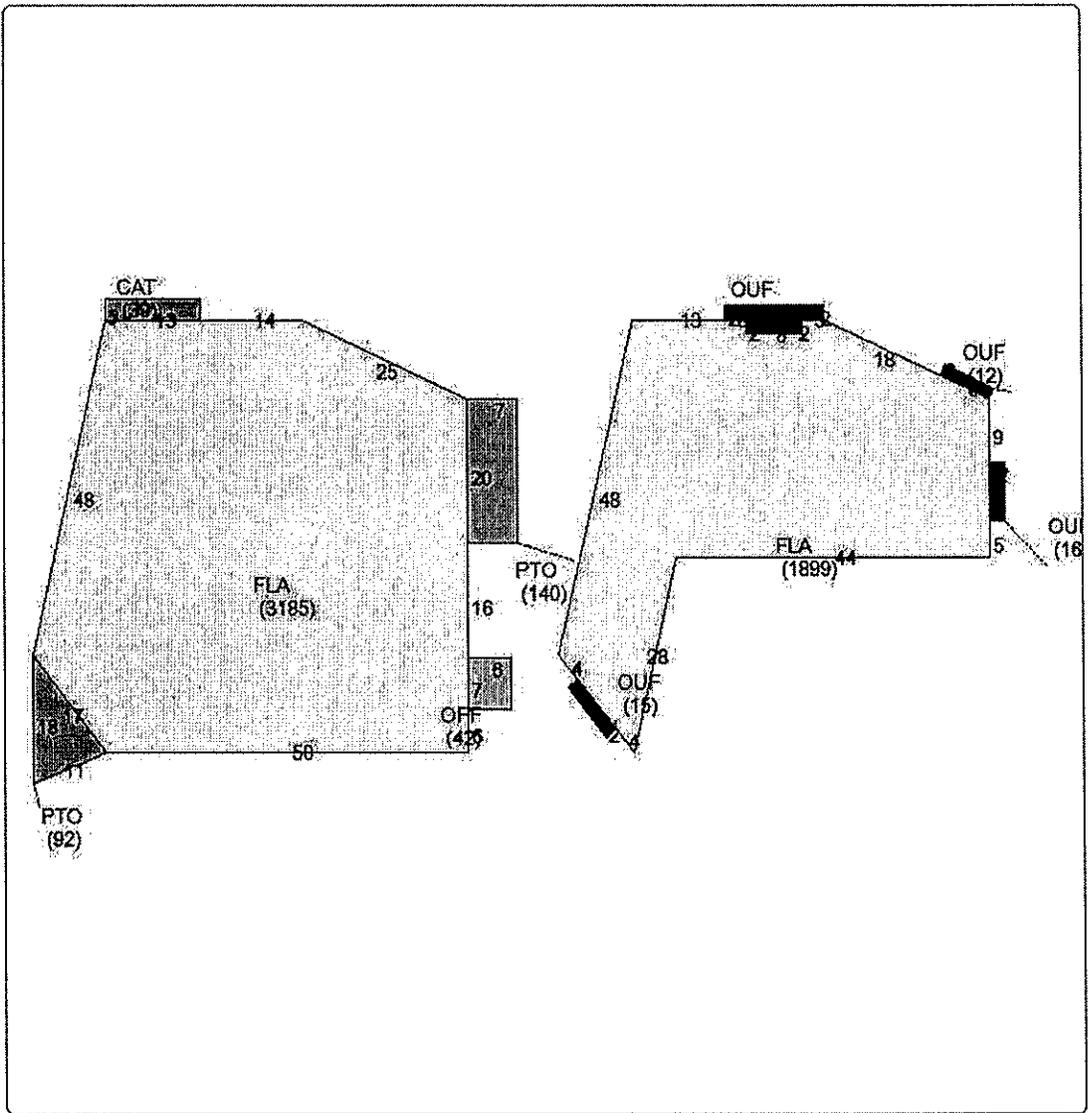
Number	Date Issued	Status	Amount	Permit Type	Notes
P-25-82	02/12/2025	Active	\$9,498	Commercial	Provide & Install 190' LF of 6' high Chalm Link Fencing with 2 Double swing Gates, 1@ 16' wide and 1 @ 18' wide
P-23-1263	12/18/2023	Completed	\$12,190	Commercial	REPLACE 5 TON AIR HANDLER & CONDENSING UNIT.
P-23-973	11/27/2023	Active	\$73,440	Commercial	MILL 1.5" DOWN REPAVE AT 1.5" COMPACTED THICKNESS WITH HOT TYPE ASPHALT TO EXISTING FOOTPRINT. SEALCOAT AND RESTRIPE TO EXISTING PLAN.
P-23-1001	10/16/2023	Completed	\$8,500	Commercial	CONCRETE SPALLING REPAIR
P2018-1479	07/13/2018	Completed	\$8,200	Commercial	RE-ROOF - REMOVE & REPLACE FLAT ROOF WITH TPO
P2017-2309	01/04/2018	Completed	\$0	Commercial	HURR. IRMA DAMAGE REPAIR: REMOVE EXTISING TILE & REPLACE WITH METAL ROOF SYSTEM
P2017-2284	12/15/2017	Completed	\$0	Commercial	FENCE REPAIR 150 LF X 6 FT HIGH (HURR. IRMA)
P2017-1146	10/10/2017	Completed	\$3,355	Commercial	REPLACE 2 TON PACKAGE UNIT DUE TO HURRICANE DAMAGE - EAST SIDE (11085 1ST AVE - BEHIND REALTOR ASSOCIATION BUILDING)

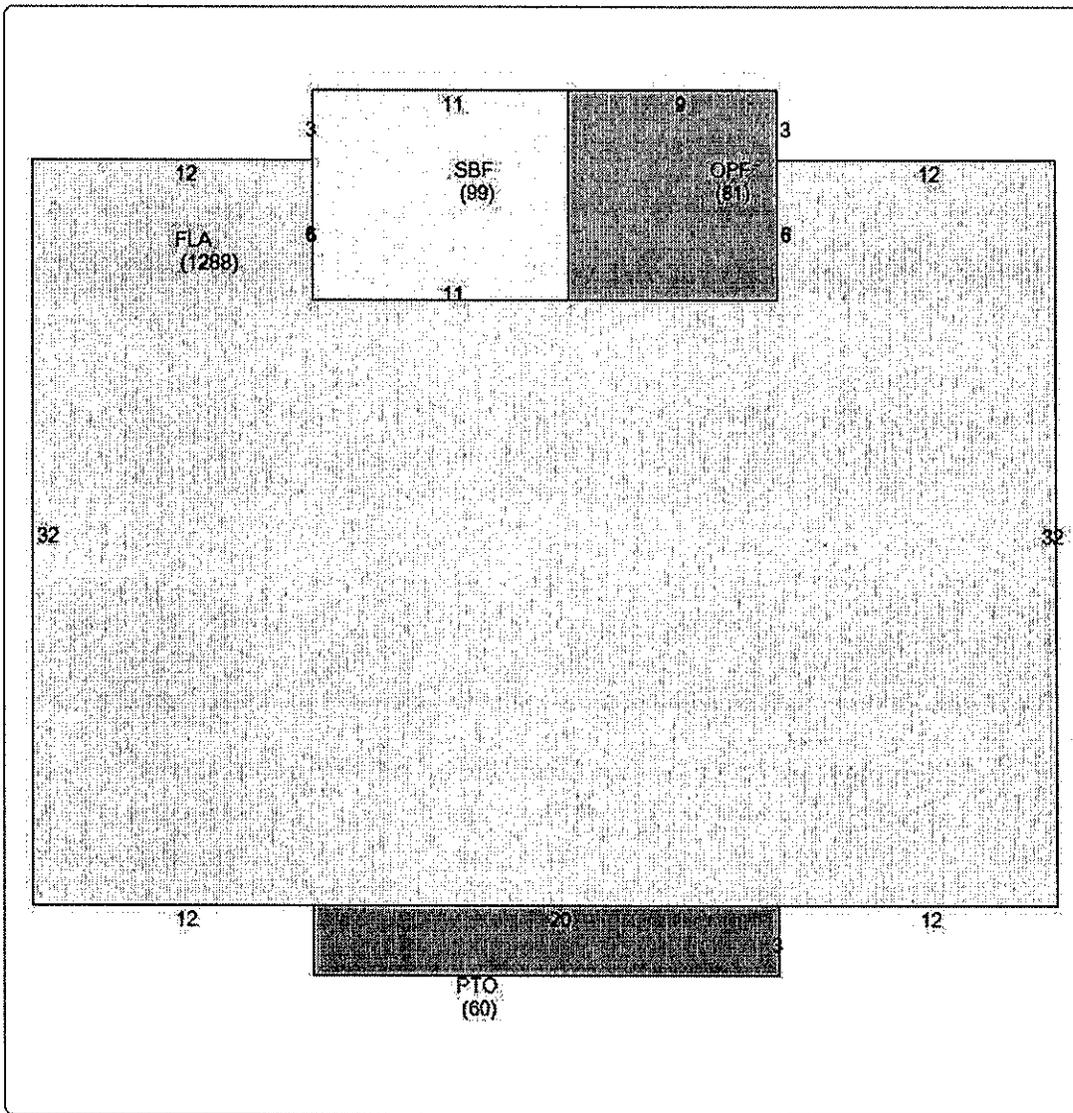
Number	Date Issued	Status	Amount	Permit Type	Notes
P2017-0999	09/26/2017	Completed	\$0	Commercial	EMERGENCY REMOVAL & REPAIR OF SHEETROCK. POSSIBLE ELECTRICAL REPAIRS TO OUTLETS.
P2017-0674	07/25/2017	Completed	\$2,250	Commercial	INSTALL 2 BARRIER SWING GATES: ONE GATE MOUNTED AT CORNER OF BLDG, THE OTHER ON FRONT COULMNS
P2015-0855	06/23/2015	Completed	\$25,240	Commercial	INSTALL IMPACT DOORS (11 OPENINGS)
P2012-1170	07/02/2012	Completed	\$1,800	Commercial	REPLACE 3 TON AIR HANDLER
P2011-1610	12/22/2011	Completed	\$1,200	Commercial	INSTALL CUSTOMER SUPPLIED CONDENSER AND AIR HANDLER 2 TON
P2010-1025	08/18/2010	Completed	\$4,000	Commercial	REPLACE 5 ON A/C PKG
P2010-0788	06/25/2010	Completed	\$8,117	Commercial	CHANGE OUT ONE HVAC UNIT 5 TONS
P2008-0622	07/22/2008	Completed	\$1,500	Commercial	REPLACE 3 TON AIR HANDLER
P2006-1249	08/22/2006	Completed	\$1,600	Commercial	REPLACE CONDENSER
P2006-1250	08/22/2006	Completed	\$1,200	Commercial	REPLACE AIR HANDLER
P2003-1428	12/16/2003	Expired	\$10,000	Commercial	METAL ROOF

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

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Developed by
 **SCHNEIDER**
GEO SPATIAL

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 00206860-000000
 Account# 1270181
 Property ID 1270181
 Millage Group 100H
 Location Address VACANT LAN DOMINICA Ln, RAMROD KEY
 Legal Description BK 19 LT 98 BREEZESWEPT BEACH ESTATES RAMROD KEY PB4-143 OR466-569-570 OR788-636 OR803-592-Q OR832-866
 (Note: Not to be used on legal documents.)
 Neighborhood 707
 Property Class VACANT RES (0000)
 Subdivision BREEZESWEPT BEACH ESTATES
 Sec/Twp/Rng 32/66/29
 Affordable Housing No

Owner

ALVAREZ AGUSTIN J
 4512 S Shamrock Rd
 Tampa FL 33611

CARRODEGUAS JOSEFINA TRUSTEES
 4513 S Shamrock Rd
 Tampa FL 33611

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	\$573,136	\$531,117	\$450,441	\$346,235
= Just Market Value	\$573,136	\$531,117	\$450,441	\$346,235
= Total Assessed Value	\$381,147	\$346,497	\$314,997	\$286,361
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$573,136	\$531,117	\$450,441	\$346,235

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$573,136	\$0	\$0	\$573,136	\$381,147	\$0	\$573,136	\$0
2023	\$531,117	\$0	\$0	\$531,117	\$346,497	\$0	\$531,117	\$0
2022	\$450,441	\$0	\$0	\$450,441	\$314,997	\$0	\$450,441	\$0
2021	\$346,235	\$0	\$0	\$346,235	\$286,361	\$0	\$346,235	\$0
2020	\$332,789	\$0	\$0	\$332,789	\$260,328	\$0	\$332,789	\$0
2019	\$332,789	\$0	\$0	\$332,789	\$236,662	\$0	\$332,789	\$0
2018	\$332,789	\$0	\$0	\$332,789	\$215,147	\$0	\$332,789	\$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 WATERFRONT UNPERMITTED (01WM)	8,100.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1981	\$43,000	Warranty Deed		832	866	Q - Qualified	Vacant		

241192

OFF REC 832 PG 866

This instrument was prepared by:

Name Wm. L. Richards, Jr.

Address RT. 3, Box 183 - F

Big Pine Key, FL 330A3

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This instrument, Made this 15th day of May 1981. Between

George G. Gregory and Marjorie E. Gregory, his wife

of the County of Yuma State of Arizona grantor, and

Agustin J. Alvarez and Josefina Carrodegua, as joint tenants with the right of survivorship, as trustees for Jose Carrodegua whose post office address is 4512 Shamrock Road, Tampa, FL 33611

of the County of _____ State of Florida grantee.

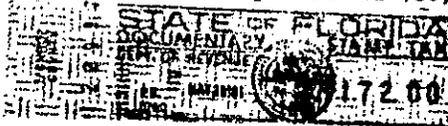
Witnesseth. That said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) -----

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:

Lots 98, and 98A, North 30 Feet of Lot 99 and North 65 feet of Lot 99A, Block 19 Breeswapt Beach Estates, according to the plat thereof as recorded in Plat Book 4, at page 143 of the Public Records of Monroe County, Florida.

Subject to Conditions, restrictions, limitations, and easements of record, if any, all applicable zoning regulations and taxes subsequent to date hereof.

Subject to a purchase money mortgage given by the grantee herein to the grantor herein in the principal sum of \$30,000.00.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the 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:

Witness Laure Phelps E. Hallen
Witness Laure Phelps E. Hallen

George G. Gregory (Seal)
Marjorie E. Gregory (Seal)

(Seal)

STATE OF Arizona
COUNTY OF Yuma

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

George G. Gregory and Marjorie E. Gregory

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of May 1981.

My commission expires: _____

Laure Phelps
Notary Public

My Commission Expires Dec. 19, 1984

RECORDED IN OFFICIAL RECORD BOOK
NO. _____ COUNTY, FLORIDA
MADE W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

241193

832 PG 867

This Mortgage Deed

Executed the 19th day of May A. D. 1981 by

Agustin J. Alvarez and Josefina Carrodegua, as Trustees for Jose Carrodegua

hereinafter called the mortgagor, to

George G. Gregory and Marjorie E. Gregory, his wife

hereinafter called the mortgagee:

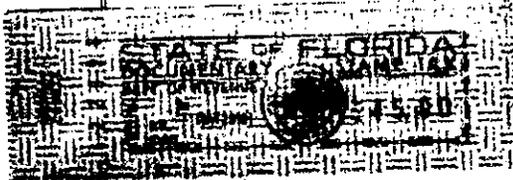
(Whoever uses herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "and" includes all the uses herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, alien, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Monroe County, Florida, viz:

Lots 98, and 98A, North 30 Feet of Lot 99, and North 65 feet of Lot 99A, Block 19, Braeseweed Beach Estates, according to the plat thereof as recorded in Plat Book 4, at page 143, of the Public Records of Monroe County, Florida.

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

71 MAY 29 1981
RECORDED



Received \$ 60.00 In payment of taxes on
Intangible Personal Property Pursuant to FS
Chapter 199, WALTER V. VANCE, CLERK CIR. CT.,
AGENT FOR Department of Revenue, State
of Florida

BY

John V. Sawyer

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

PROMISSORY NOTE

\$30,000.00

DATE: 17 May 1981

FOR VALUE RECEIVED, the undersigned AUGUSTIN J. ALVAREZ AND JOSEFINE CARRODEGUAS, as Trustees for JOSE CARRODEGUAS, promise to pay to the order of GEORGE G. GREGORY and MARJORIE E. GREGORY, his wife, in the manner hereinafter specified, the principal sum of THIRTY THOUSAND DOLLARS AND 00/100 (\$30,000.00) with interest from date at the rate of TWELVE PERCENT (12% payable on the date and in the manner following:

The Makers and Endorsers shall effect 120 consecutive monthly payments of \$430.42, inclusive of interest, for ten years the first payment commencing June 15, 1981 and a like sum on the 15th day of each month thereafter until paid in full. This indebtedness may be prepaid in whole or in part at any time without penalty.

If default be made in the payment of any of the sums or interest mentioned herein or in the performance of any of the agreements contained herein, then the entire principal sum and accrued interest shall at the option of the holder hereof, become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable herein whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, counsel shall be employed to collect this note.

Whenever used herein the terms "holder", "maker", and "payee" shall be construed in the singular or plural as the context may require or admit.

Payable at:

Rt. 2, Box 185
Gardnerville, Nevada
89410

AUGUSTIN J. ALVAREZ

JOSEFINE CARRODEGUAS

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time;

to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagor to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Patricia A. Holloway
Witness
Betty R. Jones

Agustin J. Alvarez
Agustin J. Alvarez
Josefina Carrodegua
Josefina Carrodegua

STATE OF FLORIDA,
COUNTY OF *Hillsborough*

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Agustin J. Alvarez and Josefina Carrodegua** to me known to be the person or persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this *19* day of *May* A. D. 1981

Patricia A. Holloway
Notary Public, Florida Statewide
My Commission Expires Sept. 23, 1983

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF COUNTY COURT
RECORDS VERIFIED

This instrument prepared by:
Address
WM. L. RICHARDS, III
ATTORNEY AT LAW
RT. 3, BOX 15
BIG PINE KEY, FL 32923

**CITY OF MARATHON, FLORIDA
RESOLUTION 2019-57**

A RESOLUTION OF THE CITY OF MARATHON, FLORIDA APPROVING MINOR REVISIONS TO AN INTERLOCAL AGREEMENT BETWEEN MONROE COUNTY AND THE CITY OF MARATHON TRANSFERRING AFFORDABLE HOUSING RESIDENTIAL ALLOCATION FOR A PROJECT IN THE NAME OF MULTIPLE CORPORATIONS INCLUDING CALLIANASA CORP., KEY VACA LLC, DRIFTWOOD LLC, CB SCHMITT REAL ESTATE COMPANY, INC., AND TWENTY-THIRD STREET, LLC, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Marathon (the "City") wishes to revise an Interlocal Agreement with Monroe County (the "County") originally approved under Resolution 2016-124 for the purposes of Transferring affordable housing unit allocations; and

WHEREAS, the Interlocal Agreement with the County is in the best interest of Monroe County and the City of Marathon for the purposes of providing opportunities for affordable housing,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein.

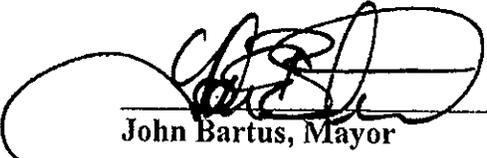
Section 2. The Revised Interlocal Agreement (ILA) attached hereto as Exhibit "A", between Monroe County and the City of Marathon Transferring Affordable Housing Residential Allocations For A Project Known As C B Schmitt et al is hereby approved. The Mayor is authorized to sign the ILA on behalf of the City, and the City Manager is authorized to expend budgeted funds on behalf of the City.

Section 3. The Clerk is authorized to transmit this Resolution and attached ILA to the Monroe County Growth Management Division and the Attorney's office.

Section 4. This resolution shall take effect immediately upon its adoption.

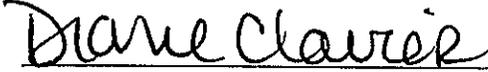
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 28th DAY OF MAY, 2019.

THE CITY OF MARATHON, FLORIDA


John Bartus, Mayor

AYES: Cook, Gonzalez, Senmartin, Zieg, Bartus
NOES: None
ABSENT: None
ABSTAIN: None

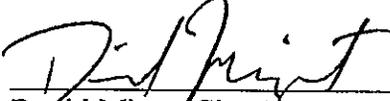
ATTEST:



Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**



David Migut, City Attorney

**INTERLOCAL AGREEMENT BETWEEN
MONROE COUNTY AND THE CITY OF MARATHON
TRANSFERRING AFFORDABLE HOUSING RESIDENTIAL ALLOCATIONS**

This Agreement ("Agreement") is made and entered into this 14th day of December, ~~2017~~²⁰¹⁶, by and between Monroe County, a political subdivision of the State of Florida, whose address is 1100 Simonton Street, Key West, Florida 33040 ("County") and the City of Marathon, a municipal corporation of the State of Florida, whose address is 9805 Overseas Highway, Marathon, Florida 33050 (the "City");

WITNESSETH:

WHEREAS, Monroe County and the City of Marathon recognize the value of regional partnerships in smart growth; and

WHEREAS, Policy 101.3.10 of the Year 2030 Monroe County Comprehensive Plan allows Rate of Growth Ordinance building permit allocations (ROGOs) for affordable housing projects to be pooled and transferred between local government jurisdictions within the Florida Keys Area of Critical State Concern, if accomplished through an interlocal agreement between the sending and receiving local governments; and

WHEREAS, Chapter Five (5) of the City Comprehensive Plan identifies goals, objectives and policies to provide for development pursuant to intergovernmental coordination and interlocal agreements; and

WHEREAS, Monroe County and the City of Marathon have previously entered into Interlocal Agreements to transfer ROGOs; and

WHEREAS, Monroe County and the City of Marathon recognize the potential economic value of such transferable affordable allocations; and

WHEREAS, this Agreement is entered into according to the authority of Florida Statutes, Section 163.01, *et. seq.*, Florida Interlocal Cooperation Act of 1969, which states:

"It is the purpose of this section to permit local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities"; and

WHEREAS, the comprehensive plans of Monroe County and the City of Marathon expressly identify interlocal agreements as a means of resolving issues mutually affecting their respective jurisdictions; and

WHEREAS, KEY VACA, LLC, a Florida limited liability company; CALLIANASA CORP., a Florida corporation; DRIFTWOOD, LLC, a Florida limited liability company; CB SCHMITT REAL ESTATE COMPANY, INC., a Florida corporation; and TWENTY-THIRD STREET, LLC, a Florida limited liability company (collectively "Property Owners"), wish to deed restrict up to thirty-four (34) units that currently are market rate units as affordable housing, and

WHEREAS, the owner and legal descriptions of the units are as follows:

KEY VACA, LLC – Parcel ID No. 00327140-000100; Alt. Key No. 8758961
4800 Overseas Highway, Apts. 1, 2, 3, 4 – Four (4) Units
Marathon, FL 33050

Situated in the County of Monroe and State of Florida and known as being a part of Lot 4 of Thompson and Adams Subdivision of a part of Government Lot 1, Section 10, Township 66 South, Range 32 East on Key Vaca as shown by plat recorded in Plat Book 2, Page 24, of Monroe County, Florida Public Records and more particularly described as follows:

Commencing on the northerly right-of-way line of Old State Highway 4-A at the southeasterly corner of Lot 4 of Thompson and Adams Subdivision as shown by plat recorded in Plat Book 2, Page 24 of Monroe County, Florida Public Records, bear North along the East line of said Lot 4, 230.29 feet to THE POINT OF BEGINNING of that portion of Lot 4 herein intended to be described, from said Point of Beginning bear northwesterly on the arc of a curve, deflecting to the left, 79.31 feet, said curve having a radius of 50.49 feet, the chord of which bears North 45 degrees, 00 minutes, 00 seconds West 71.40 feet to a point of inflection; thence continue northwesterly on the arc of a curve, deflecting to the right, 40.03 feet, said curve having a radius of 25.49 feet the chord of which bears North 45 degrees, 00 minutes, 00 seconds West 36.05 feet to a point of tangency; thence bear North 342.55 feet; thence bear East 75.97 feet to a point on the East line of said Lot 4; thence bear south along the East line of said Lot 4, 418.55 feet back to the Point of Beginning, subject to Easements set forth in Grant of Easement of even date herewith, executed by Grantee in favor of Grantor.

CALLIANASA CORP. – Parcel ID No. 00340030-000000; Alt. Key No. 1417645
489 63rd Street, Apts. 1-8 – Eight (8) Units
Marathon, FL 33050

Lots 8 and 9, Block C, SHERYL SUBDIVISION #2, according to the Plat thereof as recorded in Plat Book 4, Page 43 of the Public Records of Monroe County, Florida, together with improvements thereon.

DRIFTWOOD, LLC – Parcel ID No. 00326380-000000; Alt. Key No. 1400416
10875 Overseas Highway, Apts. 201, 202, 203, 204 – Four (4) Units
Marathon, FL 33050

All that tract or parcel of land situate in Section 6, Township 66 South, Range 33 East, being part of “KEY COLONY TRACT” as surveyed by John P. Goggin, P.E. & P.L.S., dated May 20, 1955 and filed August, 1955 at Plat Book 3, Page 108, bounded and described as follows:

BEGINNING at a point in the North line of said Key Colony Tract, 4.72 feet Easterly as measured along said North line, from the West line of said KEY COLONY TRACT; thence, Northerly 77 degrees, 51 minutes East, along the North line of said KEY COLONY TRACT, a distance of 182.80 feet to an iron rod; thence Southerly 11 degrees, 23 minutes, 07 seconds East, a distance of 71.96 feet to an iron rod; thence Southerly 4 degrees, 39 minutes 26 seconds West, a distance of 14.35 feet to an iron rod; thence southerly 47 degrees, 35 minutes, 34 seconds West, a distance of 123.35 feet to an iron rod; thence southerly 77 degrees, 12 minutes, 16 seconds West, a distance of 96.09 feet to an iron rod; thence Southerly 64 degrees 43 minutes West, a distance of 61.36 feet to an iron rod; thence Northerly 48 degrees, 38 minutes, 40 seconds West, a distance of 20.60 feet to an iron rod; thence Northerly 30 degrees, 48 minutes West, a distance of 19.25 feet to an iron rod; thence Northerly 6 degrees 25 minutes 47 seconds West a distance of 72.50 feet to an iron rod, back to the POINT OF BEGINNING.

C B SCHMITT REAL ESTATE COMPANY, INC.
Parcel ID No. 00334490-000200; Alt. Key No. 8902026
11085 1st Ave., Gulf, East and West – Two (2) Units
Marathon, FL 33050

A portion of:

The Northerly 100 feet of Lot 1, Block 1, KEY COLONY SUBDIVISION #3, according to the Plat thereof as recorded in Plat Book 4, Page 10, of the Public Records of Monroe County, Florida.

AND

The Southerly 33.85 feet of the Northerly 133.85 feet of Lot 1, and the Southerly 58.85 feet of the Northerly 133.85 feet of Lot 2, Block 1, KEY COLONY SUBDIVISION #3, according to the Plat thereof as recorded in Plat Book 4, Page 10, of the Public Records of Monroe County, Florida.

AND

The Northerly 75 feet of Lot 2, Block 1, KEY COLONY SUBDIVISION #3, according to the Plat thereof as recorded in Plat Book 4, Page 10, of the Public Records of Monroe County, Florida.

AND

The Northerly 75 feet of Lot 3, Block 1, KEY COLONY SUBDIVISION #3, according to the Plat thereof as recorded in Plat Book 4, Page 10, of the Public Records of Monroe County, Florida.

AND

The Northerly 75 feet of Lot 4, Block 1, KEY COLONY SUBDIVISION #3, according to the plat thereof as recorded in Plat Book 4, Page 10, of the Public Records of Monroe County, Florida.

TWENTY THIRD STREET, LLC – Parcel ID No. 00320860-000000; Alt. Key No. 1395170
152 23rd Street, Ocean, Units 1 through 5 – Five (5) Units
Marathon, FL 33050

Lot 3, Block 2, SOMBRERO SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 31, of the Public Records of Monroe County, Florida.

TWENTY THIRD STREET, LLC – Parcel ID No. 00320840-000100; Alt. Key No. 1395153
150 23rd Street, Ocean, Units 1 through 3 – Three (3) Units
Marathon, FL 33050

Situated on Key Vaca in the County of Monroe, State of Florida, and known as being a part of Lot 1, Block 2, SOMBRERO SUBDIVISION NO. 1, within Government Lot No. 1, Section 9, Township 66 South, Range 32 East, as shown by Plat recorded in Plat Book 2, Page 31, of the Public Records of Monroe County, Florida, and bounded and described as follows:

BEGINNING at the southwesterly corner of Lot 1, Block 2, of said SOMBRERO SUBDIVISION NO. 1, bear North along the West line of said Lot 1 of Block 2, 40.91 feet; thence bear East 60.00 feet to a point on the Easterly line of said Lot 1; thence bear South 40.91 feet along the said Easterly line of Lot 1 to the Southeasterly corner thereof; thence bear West along the Southerly line of said Lot 1, 60.00 feet back to the POINT OF BEGINNING.

TWENTY THIRD STREET, LLC – Parcel ID No. 00320730-000000; Alt. Key No. 1395030
393 23rd Street, Ocean, Units 1 through 5 – Five (5) Units
Marathon, FL 33050

Lot 5, Block 1, SOMBRERO SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 31, of the Public Records of Monroe County, Florida.

TWENTY THIRD STREET, LLC – Parcel ID No. 00320730-000000; Alt. Key No. 1395030
169, 171, & 167 23rd Street, Ocean – Three (3) Units
Marathon, FL 33050

Lot 2, Block 1, SOMBRERO SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 31, of the Public Records of Monroe County, Florida.

WHEREAS, County hereby agrees to transfer to City thirty-four (34) affordable housing allocations to allow Marathon to secure the above properties as deed restricted affordable housing.

WHEREAS, the parties have determined that this Agreement is in the best interests of the public.

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. TRANSFER: The parties agree to permit the transfer of up to thirty-four (34) affordable housing ROGO allocations from Monroe County to the City of Marathon, and subject to the conditions contained therein, including but not limited to:

a. The filing of a 99 year Affordable Housing Deed Restriction on all of the thirty-four (34) affordable housing units pursuant to this Agreement and the applicable requirements of the Code of Ordinances, City of Marathon, Florida and the applicable provisions of the Florida Building Code.

b. The affordable housing shall be solely in the categories of low income housing. Renters of said units shall qualify as earning at least seventy percent (70%) of their income within Monroe County.

c. The transfer of the market rate rights from the properties to a receiver site(s) approved by the City of Marathon and/or Monroe County under a separate agreement with the Property Owners (See Section 2 below).

Section 2. ASSIGNMENT: Monroe County has assigned its rights to the affordable allocations to the City and shall be designated as follows:

a. The thirty-four (34) affordable housing allocations are to be issued by the City to be used specifically by KEY VACA, LLC, a Florida limited liability company, at the development in Marathon known as 4800 Overseas Highway, Marathon, FL 33050; CALLIANASA CORP., a Florida corporation, at the development in Marathon known as 489 63rd Street, Ocean, Marathon, FL 33050; DRIFTWOOD, LLC, a Florida limited liability company, at the development in Marathon known as 10875 Overseas Highway, Marathon, FL 33050; CB

SCHMITT REAL ESTATE COMPANY, INC., a Florida corporation, at the development in Marathon known as 11085 Overseas 1st Ave., Gulf, Marathon, FL 33050; and TWENTY-THIRD STREET, LLC, a Florida limited liability company, at the development in Marathon known as 152 23rd Street, Ocean, Apts. 1-5, Marathon, FL 33050, 150 23rd Street, Ocean, Apts. 1-3, Marathon, FL 33050, 393 23rd Street, Ocean, Apts. 1-5, Marathon, FL 33050, and 167, 169, and 171 23rd Street, Ocean, Marathon, FL 33050.

b. The affordable housing allocations shall be applied and designated to low income housing for particular units as set forth in Exhibit "A" attached hereto.

c. Market rate residential units will become available for sale and transfer as a result of the deed restriction of said market rate residential units as low-income affordable housing provided through this ILA. Subject to the provisions of this ILA and by subsequent Agreement between the City of Marathon and the Corporate entities defined herein (KEY VACA, LLC, CALLIANASA CORP., DRIFTWOOD, LLC, CB SCHMITT REAL ESTATE COMPANY, INC., and TWENTY-THIRD STREET, LLC), a minimum of 17 and up to one hundred percent or thirty-four (34) of the market rate residential units which become available after the deed restriction of the affordable units shall be sold by said corporate entities to owners whose receiver site properties exist within the unincorporated area of Monroe County, Lower Keys Subarea. Transfers shall be approved and documented pursuant to the relevant administrative procedures of the City of Marathon Comprehensive Plan and Land Development Regulations and the Monroe County Comprehensive Plan and Land Development Regulations, including Minor Conditional Use Permit approval. The decision on whether to transfer any market rate unit allocations for use on properties located in the unincorporated portion of the County in excess of the minimum of 17 units, shall be solely made by the Corporate owners based upon business considerations.

Section 3. TERM: Subject to and upon the terms and conditions set forth herein, this Agreement shall continue in force until fully performed by the parties and Property Owner. If any of the affordable allocations transferred to the City through this ILA are not transferred to the properties identified herein, then they shall be returned to the County within and not exceed one year from the date of the approval of this ILA.

Section 4. NOTIFICATION: The City of Marathon shall (1) notify Monroe County of any assignment(s) and successor(s) in interest or title to KEY VACA, LLC, a Florida limited liability company; CALLIANASA CORP., a Florida corporation; DRIFTWOOD, LLC, a Florida limited liability company; CB SCHMITT REAL ESTATE COMPANY, INC., a Florida corporation; and TWENTY-THIRD STREET, LLC, a Florida limited liability company; for the duration of the ROGO allocations described in **Section 1. ("Transfer")** above, and (2) shall notify Monroe County of any assignment(s) and successor(s) in interest or title to the ROGO allocations described in **Section 1. ("Transfer")** above at least thirty (30) days prior to the date of such transfer or succession by certified U. S. Postal Service Certified mail to the Monroe County Planning & Environmental Resources Senior Director.

All such notices under this Section ("**Section 4.**") shall be sent to the following addresses:

Monroe County Administrator
1100 Simonton Street
Key West, FL 33040

Planning & Environmental Resources Department
Attn: Senior Director
2978 Overseas Highway
Marathon, FL 33050

Section 5. GOVERNING LAWS/VENUE: This Agreement shall be construed in accordance with and governed by the laws of the State of Florida and the United States. Exclusive venue for any dispute arising under this Agreement shall be in the Sixteenth Judicial Circuit in and for Monroe County, Florida. In the event of any litigation, the prevailing party is entitled to a reasonable attorney's fee and costs. This Agreement is not subject to arbitration.

Section 6. NONDISCRIMINATION: The parties agree that there will be no discrimination against any person, and it is expressly understood that upon a determination by a court of competent jurisdiction that discrimination has occurred, this Agreement automatically terminates without any further action on the part of any party, effective the date of the court order. The parties agree to comply with all Federal and Florida statutes, and all local ordinances, as applicable, relating to nondiscrimination. These include but are not limited to (1) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (2) Section 504 of the Rehabilitation Act of 1973, as amended (20 U.S.C. s. 1975, as amended (42 U.S.C. ss. 6101-6107)), which prohibits discrimination on the basis of age; (4) The Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (5) The Comprehensive Alcohol Abuse And Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (6) The Public Health Service Act of 1912, ss. 523 and 527, (42 U.S.C. ss. 290 dd-3 and 290 ee03), as amended, relating to confidentiality of alcohol and drug abuse patient records; (7) The Americans With Disabilities Act of 1990 (42 U.S.C. s. 1201 Note), as may be amended from time to time, relating to nondiscrimination on the basis of disability; (8) The Florida Civil Rights Act of 1992, (Chapter 760, Florida Statutes, and Section 509.021, Florida Statutes), as may be amended from time to time, relating to nondiscrimination; and (9) any other nondiscrimination provisions in any federal or state statutes or local ordinances which may apply to the parties to, or the subject matter of, this Agreement.

Section 7. CODE OF ETHICS: The parties agree that their officers and employees recognize and will be required to comply with the standards of conduct relating to public officers and employees as delineated in Section 112.313, Florida Statutes, regarding, but not limited to, solicitation or acceptance of gifts; doing business with one's agency; unauthorized compensation; misuse of public position, conflicting employment or contractual relationship; and disclosure or use of certain information.

Section 8. NO SOLICITATION/PAYMENT: The parties warrant that, in respect to itself, it has neither employed nor retained any company or person, other than a bona fide employee

working solely for it, to solicit or secure this Agreement and that it has not been paid or agreed to pay any person, company, corporation, individuals, or firm, other than a bona fide employee working solely for it, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach of violation of this provision, each party agrees that the other party shall have the right to terminate this Agreement without liability and, at its discretion, to offset from monies owed, or otherwise recover the full amount of such fee, commission, percentage, gift, or consideration.

Section 9. SUBORDINATION: This Agreement is subordinate to the laws and regulations of the United States and the State of Florida, whether in effect on commencement of this Agreement or adopted after that date.

Section 10. INCONSISTENCY: If any item, condition, or obligation of this Agreement is in conflict with other items of this Agreement, the inconsistencies shall be construed so as to give meaning to those terms which limited the County's responsibility and liability.

Section 11. PUBLIC ACCESS TO RECORDS: The parties shall allow and permit members of the public reasonable access to, and inspection of, all documents, papers, letters, or other materials subject to the provisions of Chapter 119, Florida Statutes, and made or received by the parties in conjunction with this Agreement.

Section 12. NON-RELIANCE BY NON-PARTIES: Other than as stated herein, no person or entity shall be entitled to rely upon the terms, or any of them, of this Agreement to enforce or attempt to enforce any third-party claim or entitlement to or benefit of any service or program contemplated hereunder, and the parties agree that neither the County nor the City or any agent, officer, or employee of each shall have the authority to inform, counsel, or otherwise indicate that any particular individual or group of individuals, entity or entities, have entitlements or benefits under this Agreement separate and apart, inferior to, or superior to the community in general or for the purposes contemplated in this Agreement.

Section 13. NO PERSONAL LIABILITY: No covenant or agreement contained herein shall be deemed to be a covenant or agreement of any member, officer, agent or employee of a party in his or her individual capacity, and no member, officer, agent or employee of a party shall be liable personally on this Agreement or be subject to any personal liability or accountability by reason of the execution of this Agreement.

Section 14. NOTICES: All notices and other communications hereunder must be in writing and addressed as follows, or to any other address which either party may designate to the other party by mail:

If to County: Roman Gastesi, Jr., County Administrator
Monroe County Historic Gato Building
1100 Simonton Street
Key West, Florida 33040

Planning & Environmental Resources Department
Attn: Senior Director
2798 Overseas Highway
Marathon, FL 33050

With a copy to: Robert B. Shillinger, Jr., Esquire
Monroe County Attorney's Office
P.O. Box 1026
Key West, Florida 33041-1026

If to City: Charles Lindsay
City Manager
City of Marathon
9805 Overseas Highway
Marathon, Florida 33050

George Garrett
Planning Director
City of Marathon
9805 Overseas Highway
Marathon, FL 33050

With a copy to: David Migut, Esquire
City Attorney
City of Marathon
9805 Overseas Highway
Marathon, FL 33050

Thomas D. Wright, Esq.
Law Offices of Thomas D. Wright, Chartered
9711 Overseas Highway
Marathon, FL 33050
Attorney for Property Owners

Michael Halpern, Esq.
Michael Halpern, P.A.
209 Duval St., 2 Fl D
Key West, FL 33040
Attorney for Property Owners

Any notice required by this Agreement to be given or made within a specified period of time, or on or before a date certain, shall be deemed to have been duly given if sent by certified mail, return receipt requested, postage and fees prepaid; hand delivered, or sent by overnight delivery service.

Section 15. ENTIRE AGREEMENT/MODIFICATION/AMENDMENT: This writing contains the entire Agreement of the parties and supersedes any prior oral or written representations. No representations were made or relied upon by either party, other than those that are expressly set forth herein. No agent, employee, or other representative of either party is empowered to modify or amend the terms of this Agreement, unless executed with the same formality as this document.

Section 16. MISCELLANEOUS: Each party represents and warrants to the other that the execution, delivery, and performance of this Agreement has been duly authorized by all necessary corporate or other organizational action, as required.

Section 17. COUNTERPARTS: This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.

Section 18. SEVERABILITY: The provisions of this ILA are declared to be severable, and if any sentence, section, clause or phrase of this ILA shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences, sections, clauses or phrases of the ILA, but they shall remain in effect it being the legislative intent that this ILA shall stand notwithstanding the invalidity of any part.

Section 19. EFFECTIVE DATE: This Agreement shall take effect on the date set forth above.

SIGNATURES ON FOLLOWING PAGES

We hereby consent to this Agreement and agree to abide by all terms and requirements herein.

KEY VACA, LLC,
a Florida limited liability company

By Denise H. Holland - S
DENISE H. HOLLAND
Manager

Date: 5/31/19

CALLIANASA CORP.,
a Florida corporation

By Denise H. Holland - S
DENISE H. HOLLAND
President

Date: 5/31/19

DRIFTWOOD, LLC,
a Florida limited liability company

By Denise H. Holland - S
DENISE H. HOLLAND
Manager

Date: 5/31/19

C B SCHMITT REAL ESTATE COMPANY, INC.,
a Florida corporation

By 
BRIAN C. SCHMITT
President

Date: 5/31/19

TWENTY THIRD STREET, LLC,
a Florida limited liability company

By Denise H. Holland
DENISE H. HOLLAND
Manager

Date: 5/31/19

HUD income limits for FY 2019 and the associated maximum rental prices:

FY 2019 Income Limit	Persons in Household							
	1	2	3	4	5	6	7	8
Middle Income (160%)	\$107,100	\$122,400	\$137,700	\$153,000	\$165,300	\$177,500	\$189,800	\$202,000
MI Monthly Rent	\$2,678	\$3,060	\$3,443	\$3,825	\$4,133	\$4,438	\$4,745	\$5,050
Moderate Income (120%)	\$80,325	\$91,800	\$103,275	\$114,750	\$123,975	\$133,125	\$142,350	\$151,500
Moi Monthly Rent	\$2,008	\$2,295	\$2,582	\$2,869	\$3,099	\$3,328	\$3,559	\$3,788
Median Income (100%)	\$66,938	\$76,500	\$86,063	\$95,625	\$103,313	\$110,938	\$118,625	\$126,250
MI Monthly Rent	\$1,673	\$1,913	\$2,152	\$2,391	\$2,583	\$2,773	\$2,966	\$3,156
Low Income (80%)	\$53,550	\$61,200	\$68,850	\$76,500	\$82,650	\$88,750	\$94,900	\$101,000
LI Monthly Rent	\$1,339	\$1,530	\$1,721	\$1,913	\$2,066	\$2,219	\$2,373	\$2,525
Very Low Income (50%)	\$33,500	\$38,250	\$43,050	\$47,800	\$51,650	\$55,450	\$59,300	\$63,100
VLI Monthly Rent	\$838	\$956	\$1,076	\$1,195	\$1,291	\$1,386	\$1,483	\$1,578
Ext. Low Income (30%)	\$20,100	\$23,000	\$25,850	\$28,700	\$31,000	\$34,590	\$39,010	\$43,430
ELI Monthly Rent	\$503	\$575	\$646	\$718	\$775	\$865	\$975	\$1,086

Requirements for affordable units:

- Must contain less than or equal to 1,800 square feet of habitable space
- Must meet all applicable requirements of the United States Department of Housing and Urban Development minimum property standards as to room sizes, fixtures, landscaping and building materials, when not in conflict with applicable laws of City
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hspgh/4910.1
- Must be deed restricted in perpetuity or as allowed by law for a minimum 50-year.
- For affordable units that are part of mixed income development the following additional standards apply:
 - Must be visually indistinguishable from the market rate units in the development in terms of overall design, execution, and use of materials.
 - Affordable units may be smaller than the market rate units but shall be proportionally comparable in bedroom count to the market rate units in the development.
 - Affordable units must not be clustered, and shall be interspersed within the upland portion of the development.

Maximum sale price of affordable housing:

- HUD median income for Monroe County for the year 2019: **\$83,000**
- Maximum sale price for 2019: **\$398,400**
 - Calculated as follows (Median Income x 1.6) x 3
- Owner occupied income verification is required prior to sales closing and occupancy of dwelling unit. The Affordable Housing Application must be completed in full.

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3
00205710-000000	ACKER-WOLCHIK CHERYL ELAINE	58 Judd St		
00114320-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	
00201670-000000	BOUNDRY LTD	26351 Old State Road 4A		
00206840-000000	CORSELLO LILY REV TR AGR 5/7/2007	27332 Dominica Ln		
00205720-000000	CURTIS TOWNSLEY	27331 W Indies Dr		
00205810-000000	DAVENPORT HEIDI LYNNE	27370 W Indies Dr		
00201720-000000	DAVENPORT ORVILEE P III REV TRUST 11/28/2007	6617 Driftwood Dr		
00205800-000000	EVANS JOLENE	27360 W INDIES Dr		
00205730-000000	FUHRMANN LAWRENCE AND DEBRA FAMILY JOINT TRUST AGREE	27321 W Indies Dr		
00205690-000000	GARBER WALTER	27361 W Indies Dr		
00205860-000000	GERSON PAUL H JR AND DIANE L REVOCABLE TRUST 2/15/2001 A	PO Box 420534		
00201660-000000	GROOVER JUDY E	903 Indies Rd		
00206900-000000	HARDY BARBARA H	PO Box 420751		
00201710-000000	HARPER JAMES B	27371 W Indies Dr		
00201650-000000	HARRIS DEBORAH A	10001 Windstream Dr	Apt 602	
00206790-000000	HOLBROOK CECILIA L	27364 Dominica Ln		
00201760-000000	HORGAN EILEEN	640 NW 21st St		
00206760-000000	ISLAND VIEW INC	9408 NW 38th St		
00201730-000000	JANUIK JAY	PO Box 420309		
00201610-000000	JONES ELIZABETH ANN	3909 Westfield Ct		
00201600-000000	KENNEDY DEBRA TRUST 5/20/2010	823 Indies Rd		
00201750-000000	LINEBAUGH MARIA JONE	3211 W Harbor View Ave		
00206830-000000	MARTIN DIANE DOVEY REVOCABLE TRUST 06/05/2019	4256 Lake Meadow Way		
00206780-000000	MAWFP OPPORTUNITY TRUST 3/17/2006	27372 Dominica Ln		
00205870-000000	MCCURDY CHARLES JOSEPH REVOCABLE TRUST 10/03/2016	8587 N 850 W		
00206720-000100	MESSENGER MARK T	27410 W Indies Dr		
00206810-000000	MM 27.5 LLC	18 Longacre Ct		
00205840-000000	MOHRMANN GREGG	27353 Dominica Ln		
00205840-000100	MUNOZ-SUMMERLIN ANABEL	5311 SW 186th Ave		
00201700-000000	NEVIN SAMUEL	943 Indies Rd		
00206740-000000	PALERMO TAMMY	1671 Bayside St		
00205700-000000	PANTLEY DAVID	205 Killane Dr		
00201620-000000	PRIMAVERA EDITH	843 Indies Rd		

00205820-000000 PROCTOR DERICK A
00205740-000000 RICCHI GIANCARLO
00201690-000000 SC 933 INDIES LLC
00201680-000000 SNOPEK JEFFREY
00201630-000000 STAUFFER MIRA LYNN
00205770-000000 SWIFT LINDA S
00201740-000000 VINCENT JR ELLIS JOHN
00205780-000000 WILLIAMS AMY E
00205750-000000 WINTERGERST CLAUDIA M
00206800-000000 YOUNG JAMES M REV TRUST 04/26/2017

27372 W Indies Dr
301 NE 5th Ct
506 Fleming St
923 Indies Rd
853 Indies Rd
PO Box 430497
983 Indies Rd
PO Box 100
2728 N Hampden Ct
27356 Dominica Ln

OwnerCityStZip	Country
Fairfield, CT 06824	
Tallahassee, FL 32399	
Summerland Key, FL 33042	
Ramrod Key, FL 33042	
Ramrod Key, FL 33042	
Summerland Key, FL 33042	
Hudson, FL 34667	
RAMROD KEY, FL 33042	
Summerland Key, FL 33042	
Ramrod Key, FL 33042	
Summerland Key, FL 33042	
Ramrod Key, FL 33042	
Summerland Key, FL 33042	
Ramrod Key, FL 33042	
Columbia, MD 21044	
Ramrod Key, FL 33042	
Wilton Manors, FL 33311	
Coral Springs, FL 33065	
Summerland Key, FL 33042	
Fort Collins, CO 80526	
Summerland Key, FL 33042	
Tampa, FL 33611	
Louisville, TN 37777	
Ramrod Key, FL 33042	
Fairland, IN 46126	
Summerland Key, FL 33042	
Hockessin, DE 19707	
Ramrod Key, FL 33042	
Southwest Ranches, FL 33332	
Ramrod Key, FL 33042	
Merritt Island, FL 32952	
Jupiter, FL 33458	
Ramrod Key, FL 33042	

Summerland Key, FL 33042
Dania Beach, FL 33004
Key West, FL 33040
Summerland Key, FL 33042
Summerland Key, FL 33042
Big Pine Key, FL 33043
Summerland Key, FL 33042
Allenton, MI 48002
Chicago, IL 60614
Summerland Key, FL 33042

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3
00345280-000000	11177 OVERSEAS LLC	11 Avenue F		
00334680-000000	11300 MARATHON LLC	PO Box 141912		
00346950-000000	11401 OVERSEAS LLC	2700 N Military Trl	Ste 130	
00334490-000000	ALAN AND BRIAN PARTNERS LLC	11100 Overseas Hwy		
00335790-000000	ARUNDEL E MORGAN	140 Lansing Island Dr		
00334850-000000	BAKER RICHARD DALE	11401 1st Avenue Gulf		
00335820-000000	BALCH JEFFREY A	11239 3rd Avenue Gulf		
00335770-000000	BIRKY BRIAN	522 S State Road 49		
00345070-000000	BLUE SEA CORP OF THE FLORIDA KEYS INC	7435 Overseas Hwy		
00333870-000000	BLUEWATER HORIZONS LLC	PO Box 500180		
00335510-000000	BORGES JUAN L	840 109th Street Gulf		
00104150-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	
00345030-000000	BULLARD DAVID	11320 2nd Avenue Ocean		
00334860-000000	BURITICA MARATHON 76 LLC	PO Box 141912		
00335460-000000	CARRASCAL JUAN F	13400 SW 4th Ter		
00335550-000000	CASTRO PETER	3513 Catkin Bloom Ct		
00334660-000000	CENTENNIAL BANK	11290 Overseas Hwy		
00334560-000000	CIRCLE K STORES INC	C/O PROPERTY TAX DEPT	PO BOX 52085 DC-17	
00345160-000000	CNE INVESTMENTS LLC	4070 Alices Rd		
00344120-000000	COLETTA KIMBERLY RAY	11131 1st Avenue Ocean		
00333890-000000	COTRUST WASH LLC	C/O ORION BUYING CORP	200 S Biscayne Blvd Fl 7	
00343860-000000	CROWLEY DANI L	245 110th Street Ocean		
00334840-000000	D'ASIGN HOLDINGS AVIATION, INC	11500 Overseas Hwy		
00335600-000000	DAVIDSON DEBORAH	6395 S Mitchell Manor Cir		
00104210-000000	DOT/ST.OF FL	3900 The Capitol		
00335870-000000	DOWDELL THOMAS J	11285 3rd Avenue Gulf		
00335970-000000	DUNN CATHERINE	11245 5th Avenue Gulf		
00334700-000000	DUNN MICHAEL DVM	C/O KEYS ANIMAL HOSPITAL	11425 OVERSEAS HWY	
00335580-000000	EC WAREHOUSE LLC	820 N 4th St		
00345200-000000	FELLING MICHAEL	11199 Overseas Hwy		
00336020-000000	FERNANDEZ JESUS	11299 5th Avenue Gulf		
00335730-000000	FIRST AVENUE GULF LLC	8536 Doverbrook Dr		
00335760-000000	FLEMING STEPHEN	11272 3rd Avenue Gulf		

00345120-000000	FLORIDA KEYS REAL ESTATE COMPANY LLC	11287 Overseas Hwy	
00335880-000000	G AND B RENTALS LLC	3306 Gaither Ct	
00344020-000000	GANNON JOSEPH	309 111th Street Ocean	
00343650-000000	GARCIA DELMIS	238 109th Street Ocean	
00344540-000000	GIL JOSE	11229 2nd Avenue Ocean	
00344140-000000	GONZALEZ DIANELYS	7879 NW 173rd St	
00335540-000000	GONZALEZ JANET	19051 SW 272nd St	
00344510-000000	GRIMSLEY III JOSEPH G	5760 W C 476	
00335750-000000	GRISSO SHERI SHANNON	13005 Southern Blvd	Ste 122
00344050-000000	GROSTEFON CANDICE F	PO Box 500151	
00343630-000000	H & H FAMILY LIMITED PARTNERSHIP	709 Crows Nest Ct	
00335980-000000	HAINES ROBERT M SR REVOCABLE TRUST 3/23/2000	655 Pine Hill Rd	
00336010-000000	HARTIGAN ROBERT AND JOYCE FAMILY TRUST 1/8/2014	11281 5th Avenue Gulf	
00344010-000000	HAWKINS DOROTHY	3915 Gulfview Ave	
00335720-000000	HAWLEY VICTORIA L	18516 Devall Rd	
00335530-000000	HOLLIGER CAROLYN SARGENT	GRAND-VIGNE 8	1302 VUFFLENS-LA-VILLE
00344160-000000	HOLOHAN GLORIA A	11100 2nd Avenue Ocean	
00335500-000000	JASPERSE CHRISTA M	510 Lee Road 347	
00335650-000000	JJS VACATION RENTALS LLC	1480 W 4th Ct	
00335690-000000	JODWAY ANDREW	508 Danville	
00344530-000000	JOHNSTON SABRINA LORAIN	1102 Saunders Dr	
00344460-000000	JUDGE DIANE B	22 Summit Dr	
00335960-000000	KNIGHT JR ROBERT L	13 W Chapel Hill Dr	
00335480-000000	KOBRIN GREGG	74 New Place St	
00343530-000000	KOVER RIC M	PO Box 734	
00336000-000000	KRINGSTAD BURNELL	110 Sandwood Pl	
00344130-000000	LECOMPTE PETER	11181 1st Avenue Ocean	
00343840-000000	LISTIA PROPERTY INC	9205 DuPont Pl	
00335570-000000	LONGSTRETH RANDY L	10960 3rd Avenue Gulf	
00334400-000000	LOWRY VERONICA M	10890 2nd Avenue Gulf	
00335710-000000	MAC DOUGAL RAYMOND L AND VERA H TRUST	11220 1st Avenue Gulf	
00335740-000000	MANATEE COTTAGE LLC	C/O CRUZ MORATO AND ASSOCIATES	5800 OVERSEAS HIGHWAY SUITE 17
00343870-000000	MANSO CABRERA RICHARD	300 110th Street Ocean	
00343850-000000	MARTINEZ REYNALDO	240 110th Street Ocean	

00333730-000000	MASSARO JAMES N	109 Pirates	
00345040-000000	MCCARDLE RICHARD V	11325 1st Avenue Ocean	
00335560-000000	MESA AILEEN	10115 SW 124th St	
00335990-000000	MILLER CHARLES E	2127 Kurt Ct	
00334390-000000	ML PROPERTIES OF THE KEYS LLC	7942 Gulfstream Blvd	
00344030-000000	MURRAY GAIL	121 E County Road 3066	
00343660-000000	NOLAN CHRISTOPHER LAWRENCE	242 109th Street Ocean	
00345190-000000	OSTERS AARON	11201 Overseas Hwy	
00345050-000000	PALMER GERALD	PO Box 715	
00344190-000000	PECK GLORIA J	11183 2nd Avenue Ocean	
00335680-000000	PENELLO PETER	800 Guy Lombardo Ave	
00344040-000000	PERDOMO JESUS	185 111th Street Ocean	
00335700-000000	PEREZ DAYMI	14531 SW 21st St	
00343640-000000	PIS GRETHELL	183 110th Street Ocean	
00344480-000000	RAASCH ERRIE W	1995 S La Frenz Rd	
00335830-000000	RAILSBACK ARLA	11241 3rd Avenue Gulf	
00343680-000000	REPICKY MICHELLE	307 110th Street Ocean	
00335640-000000	REYNOLDS DONALD AND VALLI REVOCABLE TRUST 10/25/2023	11020 1st Avenue Gulf	
00345150-000000	ROACH PROPERTIES LLC	6 Atlantic Ave	
00345060-000000	RODRIGUEZ LEONARDO E	175 114th Street Ocean	
00335590-000000	ROJAS NELSON	650 109th Street Gulf	
00344110-000000	SANCHEZ LENA BECERRA	11105 1st Avenue Ocean	
00335630-000000	SB LANDING LLC	6395 S Mitchell Manor Cir	
00335470-000000	SEA TURTLE BAY LLC	PO Box 562230	
00333800-000000	SMYTH DAVID JOSEPH	15940 Huntridge Rd	
00335780-000000	TAMBORSKI RICHARD M	11250 3rd Avenue Gulf	
00335660-000000	TEJEDA SAMANTHA	7890 NW 176 ST	
00335840-000000	TSN CAPITAL LLC	11022 Pond Pine Dr	
00335810-000000	UNIFIED CREDIT TRUST U/W PAMELA L DRAWDY 8/28/1998	2552 Peters Rd	Ste A
00335610-000000	VAL JOSIE M	130 109th Street Gulf	
00344490-000000	VIOLETTE JUDY M	222 112th Street Ocean	
00335670-000000	WELTMAN MARY ELIZABETH	11088 1st Avenue Gulf	
00344180-000000	WILCOXON DAVID A	7264 Hunting Lake Dr	
00335860-000000	WINTERS GEORGE A REVOCABLE TRUST 11/25/2015	97 PSC 303	

00344150-000000 WOOD GILBERT A
00335800-000000 YOUNG ERIC L

11130 2nd Avenue Ocean
17081 E 110th Ave

OwnerCityStZip	Country
Marathon, FL 33050	
Coral Gables, FL 33114	
Boca Raton, FL 33431	
Marathon, FL 33050	
Indian Harbour Beach, FL 32937	
Marathon, FL 33050	
Marathon, FL 33050	
Valparaiso, IN 46383	
Marathon, FL 33050	
Marathon, FL 33050	
Marathon, FL 33050	
Tallahassee, FL 32399	
Marathon, FL 33050	
Coral Gables, FL 33114	
Miami, FL 33184	
Lutz, FL 33558	
Marathon, FL 33050	
Phoenix, AZ 85072	
Clive, IA 50325	
Marathon, FL 33050	
Miami, FL 33131	
Marathon, FL 33050	
Marathon, FL 33050	
Pinecrest, FL 33156	
Tallahassee, FL 32399	
Marathon, FL 33050	
Marathon, FL 33050	
Marathon, FL 33050	
Lantana, FL 33462	
Marathon, FL 33050	
Marathon, FL 33050	
Palm Beach Gardens, FL 33410	
Marathon, FL 33050	

Marathon, FL 33050
Myrtle Beach, SC 29588
Marathon, FL 33050
Marathon, FL 33050
Marathon, FL 33050
Hialeah, FL 33015
Homestead, FL 33031
Bushnell, FL 33513
Loxahatchee, FL 33470
Marathon, FL 33050
Wilmington, NC 28409
Westport, MA 02790
Marathon, FL 33050
Marathon, FL 33050
Spencerville, IN 46788
VAUD, 1302 CH
Marathon, FL 33050
Salem, AL 36874
Hialeah, FL 33010
Brentwood, TN 37027
Roswell, NM 88201
Fairhaven, MA 02719
Newark, DE 19711
Wallingford, CT 06492
Newport Beach, CA 92661
Park River, ND 58270
Marathon, FL 33050
Wellington, FL 33414
Marathon, FL 33050
Marathon, FL 33050

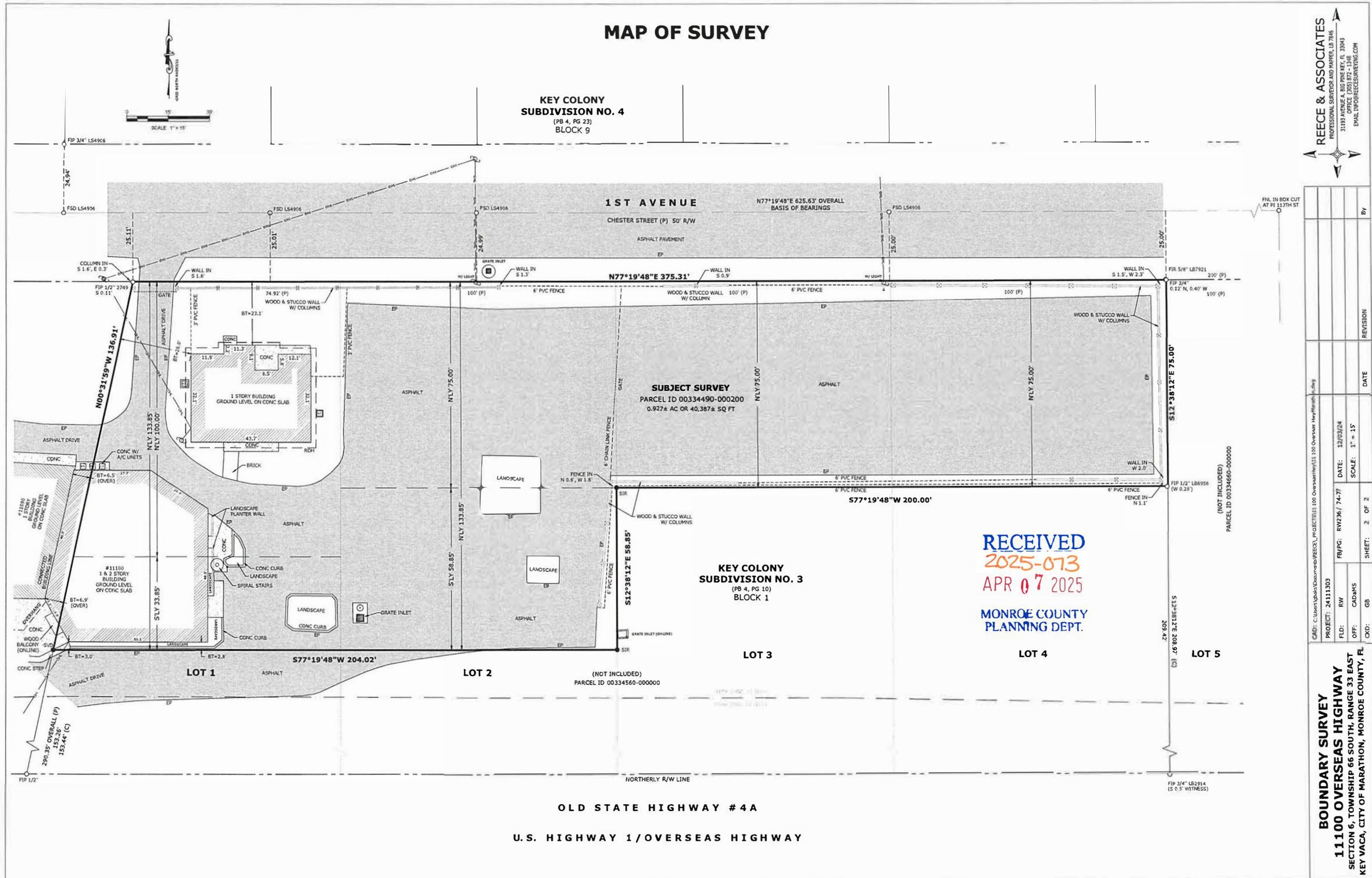
Marathon, FL 33050
Marathon, FL 33050
Miami, FL 33176
Apopka, FL 32703
Marathon, FL 33050
Lampasas, TX 76550
Marathon, FL 33050
Marathon, FL 33050
Long Key, FL 33001
Marathon, FL 33050
Freeport, NY 11520
Marathon, FL 33050
Miami, FL 33175
Marathon, FL 33050
Liberty, MO 64068
Marathon, FL 33050
Marathon, FL 33050
Marathon, FL 33050
Key Largo, FL 33037
Marathon, FL 33050
Marathon, FL 33050
Marathon, FL 33050
Pinecrest, FL 33156
Miami, FL 33256
Davie, FL 33331
Marathon, FL 33050
HIALEAH, FL 33015
Riverview, FL 33569
Fort Pierce, FL 34945
Marathon, FL 33050
Marathon, FL 33050
Marathon, FL 33050
Painesville, OH 44077
APO, AP 96204

Marathon, FL 33050

Commerce City, CO 80022

MAP OF SURVEY

**KEY COLONY
SUBDIVISION NO. 4**
(PB 4, PG 23)
BLOCK 9



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7845
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (850) 872-1348
EMAIL: INFO@RECEESURVEYING.COM

NO.	DATE	REVISION	BY

BOUNDARY SURVEY
11100 OVERSEAS HIGHWAY
SECTION 6, TOWNSHIP 66 SOUTH, RANGE 33 EAST
KEY VACA, CITY OF MARATHON, MONROE COUNTY, FL

PROJECT: 24111303
FLO: RW
OFF: CADWMS
CKD: GB

DATE: 12/03/24
SCALE: 1" = 15'

SHEET: 2 OF 2

RECEIVED
2025-073
APR 07 2025
MONROE COUNTY
PLANNING DEPT.

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