

File #: 2025-135

Owner's Name: Manatee Bowline, LLC

Applicant/Contact: Manatee Bowline
(Riley Edsall);

Type of Application: Alcoholic Beverage

Key: Key Largo

RE #: 00573090-000000

Additional Information added to File 2025-135



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

Detail by Entity Name

Foreign Limited Liability Company
MANATEE BOWLINE LLC

Filing Information

Document Number	M25000000788
FEI/EIN Number	NONE
Date Filed	01/15/2025
State	DE
Status	ACTIVE

Principal Address

1900 PIZARRO ST
CORAL GABLES, FL 33134

Mailing Address

1900 PIZARRO ST
CORAL GABLES, FL 33134

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

BOWLINE CAPITAL LLC
1900 PIZARRO ST
CORAL GABLES, FL 33134

Title MGR

EDSALL, RILEY
1900 PIZARRO ST
CORAL GABLES, FL 33134

Title MGR

KING, ETHAN
1900 PIZARRO ST
CORAL GABLES, FL 33134

Annual Reports

No Annual Reports Filed

Document Images

[01/15/2025 -- Foreign Limited](#) [View image in PDF format](#)

End of Additional File 2025-135

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED

JUN 24 2025

2025-135

MONROE CO. PLANNING DEPT.

Alcoholic Beverage Use Permit

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

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

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

Advertising Costs: \$245.00 ✓

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed ~~\$273.00~~

Date of Application: 05 / 27 / 2025
Month Day Year

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

MANATEE BOWLINE LLC

RILEY EDSALL & BRITTANY DEKLE

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

1900 PIZARRO STREET CORAL GABLES, FLORIDA 33134

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

646-771-1649 / 850-508-1832

BDALICENSING@AOL.COM / REDSALL@BOWLINECPTL.COM

Work Phone

Home Phone

Cell Phone

Email Address

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

Manatee Bowline LLC

(Name/Entity)

Contact Person

1900 PIZARRO STREET, CORAL GABLES, FLORIDA 33134

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

646-771-1649 / 850-508-1832 BDALICENSING@AOL.COM / REDSALL@BOWLINECPTL.COM

Work Phone

Home Phone

Cell Phone

Email Address

Name of Lessee of Property:

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

N/A

(Name/Entity)

Contact Person

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

Work Phone

Home Phone

Cell Phone

Email Address

APPLICATION

Legal Description of Property:

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

SEE ATTACHED

Block 00573090-000000 Lot Subdivision Key

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

99 MORRIS Ave, KEY LARGO FL. 33037

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

Land Use District Designation of Property: 2000 Total Land Area of Property: 2.3

Present Land Use of Property: MARINA

Is lighting proposed: No Is the proposed lighting shuttered and shielded from surrounding properties:

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

No

Requested Classification of Alcoholic Beverage License: BEER & WINE

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

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

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

- Complete alcoholic beverage application (unaltered and unbound)
Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
Proof of ownership (i.e., Warranty Deed)
Current Property Record Card(s) from the Monroe County Property Appraiser
Location map
Photograph(s) of site from adjacent roadway(s)
Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor -three (3) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- three (3) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:

Does your contractor have these documents?

APPLICATION

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

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

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

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Proposed site plan and/or building floor plans
- Traffic Study, prepared by a licensed traffic engineer, and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval).

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

Yes No Code Case file # _____ Describe the enforcement proceedings and if this

application is being submitted to correct the violation: _____

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

REMAINDER OF PAGE LEFT BLANK

APPLICATION

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

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

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

Signature of Applicant: Riley Edsall Date: 6/10/2025

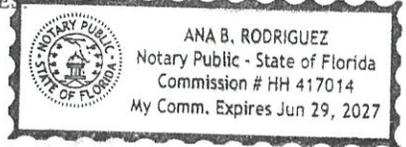
STATE OF Florida
COUNTY OF Miami Dade

Sworn to and subscribed before me, by means of either physical presence OR online notarization,
on 10 day of June, 2025 by Riley Edsall
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

Ana Rodriguez / June 29, 2027
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

APPLICATION

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

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

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

Signature of Applicant: X Riley Edsall Date: 6/3/2025

STATE OF Florida
COUNTY OF Leon

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 3 day of June, 2025, by Riley Edsall
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced FL Drivers License as identification.

Brittany A. Dekle
SIGNATURE OF NOTARY PUBLIC

(TYPE OR STAMP ID PRODUCED)
BRITTANY A. DEKLE
Commission # HH 572409
Expires September 26, 2028

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

LEGAL DESCRIPTION:

TRACT A MONROE PARK PB3-140 CROSS KEY OR853-1699 OR2331-
2132 OR2669-2481 OR2673-1927 OR2869-915 OR3305-0970

COMPLETED BEVERAGE APPLICATION FOR 2COP

Ben. App ✓

DBPR ABT-6001 – Division of Alcoholic Beverages and Tobacco
Application for New Alcoholic Beverage License

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DBPR Form
ABT-6001
Revised 08/2013

If you have any questions or need assistance in completing this application, please contact the Division of Alcoholic Beverages & Tobacco's (AB&T) local district office. Please submit your completed application and required fee(s) to your local district office. This application may be submitted by mail, through appointment, or it can be dropped off. A District Office Address and Contact Information Sheet can be found on AB&T's web site at the link provided below:

http://www.myflorida.com/dbpr/abt/district_offices/licensing.html

SECTION 1 - CHECK LICENSE CATEGORY			
License Series Requested 2 COP	Type/Class Requested RETAIL BEVERAGE	Do you wish to purchase a Temporary License? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Child License Requested	Number of Child Licenses Requested		
<input checked="" type="checkbox"/> Retail Alcoholic Beverages	<input type="checkbox"/> Alcoholic Beverage Manufacturer		
<input type="checkbox"/> Beer/Wine/Liquor Wholesaler	<input type="checkbox"/> Passenger Waiting Lounge		
<input checked="" type="checkbox"/> Retail Tobacco Products Dealer Permit (must check one or more of the below)			
<input type="checkbox"/> Pipes <input checked="" type="checkbox"/> Over the Counter <input type="checkbox"/> Vending Machine			
SECTION 2 – LICENSE INFORMATION			
If the applicant is a corporation or other legal entity, enter the name and the document number as registered with the Florida Department of State Division of Corporations on the line below.			
FEIN Number 33-1917311	Business Telephone Number 646-771-1649	E-Mail Address (Optional) REDSALL@BOWLINECPTL.COM	
Full Name of Applicant(s): (This is the name the license will be issued in) MANATEE BOWLINE LLC		Department of State Document # M25000000788	
Business Name (D/B/A) KEYS MARINA			
Location Address (Street and Number) 99 MORRIS AVENUE			
City KEYLARGO		County MONROE	State FL
Mailing Address (Street or P.O. Box) 1900 PIZARRO STREET		Zip Code 33037	
City CORAL GABLES		State FL	Zip Code 33134
Contact Person - This section is optional, see application instructions for details			
Contact Person BRITTANY DEKLE / DEKLE HOSPITALITY LLC		Telephone Number ext. 850-508-1832	
E-Mail Address (Optional) BDALICENSING@AOL.COM			
Mailing Address (Street or P.O. Box)			
City		State	Zip Code

ABT District Office Received Date Stamp

SECTION 3 – RELATED PARTY PERSONAL INFORMATION

This section must be completed for each person directly connected with the business, unless they are a current licensee.

1.	Business Name (D/B/A) KEYS MARINA					
2.	Full Name of Individual					
	Social Security Number*			Home Telephone Number		Date of Birth
	Race	Sex	Height	Weight	Eye Color	Hair Color
3.	Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, immigration card number or passport number: PASSPORT NUMBER J453368					
4.	Home Address (Street and Number)					
	City				State	Zip Code
5.	Do you currently own or have an interest in any business selling alcoholic beverages, wholesale cigarette or tobacco products, or a bottle club? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				License Number	
	Location Address					
6.	Have you had any type of <u>alcoholic beverage</u> , or bottle club license, or cigarette, or tobacco permit refused, revoked or suspended anywhere in the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				Date	
	Location Address					
7.	Have you been convicted of a <u>felony</u> within the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date		Location			
	Type of Offense					
8.	Have you been convicted of an offense involving <u>alcoholic beverages or tobacco products</u> anywhere within the past 5 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date		Location			
	Type of Offense					

9.	Have you been arrested or issued a notice to appear in any state of the United States or its territories within the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and a Copy of the Arrest Disposition. Attach additional sheet if necessary.
	Date _____ Location _____
	Type of Offense _____
10.	Do you meet the standards of the moral character rule? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
11.	Are you an officer or employee of the Division of Alcoholic Beverages and Tobacco; are you a sheriff or other state, county, or municipal officer, including reserve or auxiliary officers, certified by the state as such, with arrest powers, whose certification is current and active? <input type="checkbox"/> Yes <input type="checkbox"/> No
NOTARIZATION STATEMENT	
"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that I have fully disclosed any and all parties financially and or contractually interested in this business and that the parties are disclosed in the Disclosure of Interested Parties of this application. I further swear or affirm that the foregoing information is true and correct."	
STATE OF _____	
COUNTY OF _____	
APPLICANT SIGNATURE _____	
The foregoing was () Sworn to and Subscribed OR () Acknowledged before me this _____ Day of _____, 20____, By _____ who is () personally (print name of person making statement)	
known to me OR () who produced _____ as identification.	
_____ Notary Public	Commission Expires: _____

(ATTACH ADDITIONAL COPIES AS NECESSARY)

***Social Security Number**

Under the Federal Privacy Act, disclosure of Social Security numbers is voluntary unless a Federal statute specifically requires it or allows states to collect the number. In this instance, disclosure of social security numbers is mandatory pursuant to Title 42 United States Code, Sections 653 and 654; and sections 409.2577, 409.2598, and 559.79, Florida Statutes. Social Security numbers are used to allow efficient screening of applicants and licensees by a Title IV-D child support agency to assure compliance with child support obligations. Social Security numbers must also be recorded on all professional and occupational license applications and are used for licensee identification pursuant to the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Welfare Reform Act), 104 Pub.L.193, Sec. 317. The State of Florida is authorized to collect the social security number of licensees pursuant to the Social Security Act, 42 U.S.C. 405(c)(2)(C)(i). This information is used to identify licensees for tax administration purposes. This information is used to identify licensees for tax administration purposes, and the division will redact the information from any public records request.

SECTION 5 – APPLICATION APPROVALS			
Full Name of Applicant: (This is the name the license will be issued in) MANATEE BOWLINE LLC			
Business Name (D/B/A) KEYS MARINA			
Street Address 99 MORRIS AVENUE			
City KEY LARGO	County MONROE	State FL	Zip Code 33037

ZONING TO BE COMPLETED BY THE ZONING AUTHORITY GOVERNING YOUR BUSINESS LOCATION	
<p>A. The location complies with zoning requirements for the sale of alcoholic beverages or wholesale tobacco products pursuant to this application for a Series: <u>ACOP</u> Type: <u>Ret. Bev</u> license.</p> <p>B. This approval includes outside areas which are contiguous to the premises which are to be part of the premises sought to be licensed and are identified on the sketch?" <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Check either: Please do not skip, this is important for license fee sharing <input type="checkbox"/> Location is within the city limits or <input type="checkbox"/> Location is in the unincorporated county</p>	
<p>Signed _____ Date _____</p> <p>Title _____ This approval is valid for ____ days.</p>	

SALES TAX TO BE COMPLETED BY THE DEPARTMENT OF REVENUE	
<p>The named applicant for a license/permit has complied with the Florida Statutes concerning registration for Sales and Use Tax.</p> <p>1. This is to verify that the current owner as named in this application has filed all returns and that all outstanding billings and returns appear to have been paid through the period ending _____ or the liability has been acknowledged and agreed to be paid by the applicant. This verification does not constitute a certificate as contained in Section 213.758 (4), F.S. (Not applicable if no transfer involved).</p> <p>2. Furthermore, the named applicant for an Alcoholic Beverage License has complied with Florida Statutes concerning registration for Sales and Use Tax, and has paid any applicable taxes due.</p>	
<p>Signed _____ Date _____</p> <p>Title _____ Department of Revenue Stamp</p> <p>This approval is valid for ____ days.</p>	

HEALTH TO BE COMPLETED BY THE DIVISION OF HOTELS AND RESTAURANTS OR COUNTY HEALTH AUTHORITY OR DEPARTMENT OF HEALTH OR DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES	
<p>The above establishment complies with the requirements of the Florida Sanitary Code.</p>	
<p>Signed _____ Date _____</p> <p>Title _____ Agency _____</p> <p>This approval is valid for ____ days.</p>	

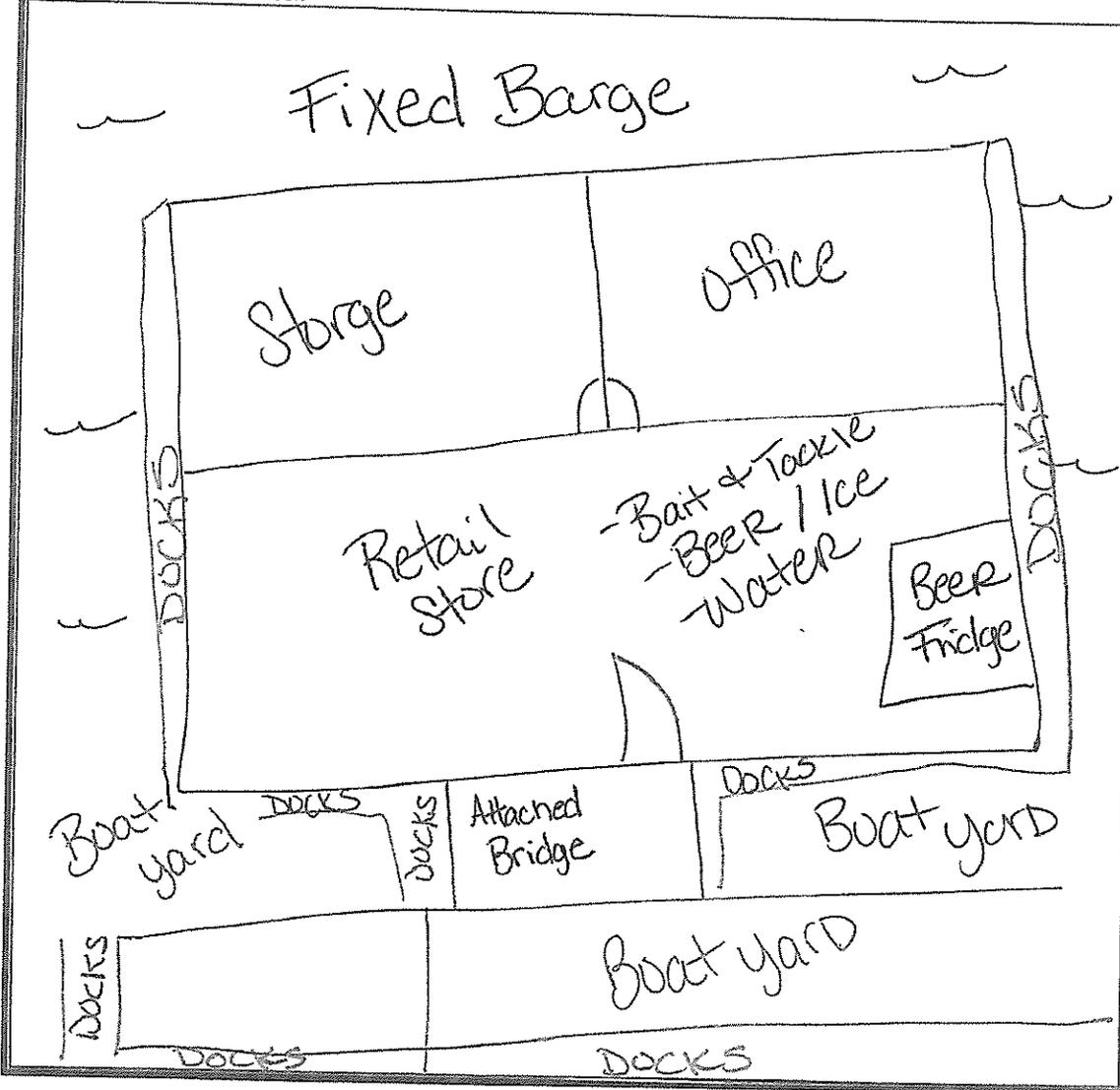
**SECTION 4 - DESCRIPTION OF PREMISES TO BE LICENSED
TO BE COMPLETED BY THE APPLICANT**

Business Name (D/B/A)

KEYS MARINA

1.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the proposed premises movable or able to be moved?
2.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is there any access through the premises to any area over which you do not have dominion and control?
3.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the business located within a Specialty Center? If yes, check the applicable statute: <input type="checkbox"/> 561.20(2)(b)1, F.S. or <input type="checkbox"/> 561.20(2)(b)2, F.S.
4.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there any mobile vehicles used to sell or serve alcoholic beverages?
5.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there more than 3 separate rooms or enclosures with permanent bars or counters?

Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show the details of each floor.



* NO Right of way
* NO Parking Lot
for customers



Monroe County, FL



Overview



Legend

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

Parcel ID	00573090-000000	Alternate ID	1709905	Owner Address	MANATEE BOWLINE LLC
Sec/Twp/Rng	04/60/39	Class	AIRPORT, MARINAS, BUS TERM		1900 Pizarro St
Property Address	99 MORRIS Ave				Coral Gables, FL 33134
	KEY LARGO				
District	500K				
Brief Tax	TRACT A MONROE PARK PB3-140 CROSS KEY OR853-1699 OR2331-2132 OR2669-2481 OR2673-1927 OR2869-915				
Description	OR3305-0970				
	(Note: Not to be used on legal documents)				

Date created: 5/28/2025
 Last Data Uploaded: 5/28/2025 1:39:54 AM

Developed by SCHNEIDER

SECTION 6 – APPLICANT ENTITY FELONY CONVICTION

Business Name (D/B/A)
KEYS MARINA

Has the applicant entity been convicted of a felony in this state, any other state, or by the United States in the last 15 years?

Yes No

If the answer is "Yes," please list all details including the date of conviction, the crime for which the entity was convicted, and the city, county, state and court where the conviction took place.

(Attach additional sheets if necessary)

**SECTION 7 – SPECIAL LICENSE REQUIREMENTS
(DOES NOT APPLY TO BEER AND WINE LICENSES)**

Please check the appropriate box of the license for which you are applying. Fill in the corresponding requirements for the license type sought.

- Quota Alcoholic Beverage License Specialty Alcoholic Beverage License (e.g. SRX, S, etc)
 Club Alcoholic Beverage License

This license is issued pursuant to _____, Florida Statutes or Special Act, and as such we acknowledge the following requirements must be met and maintained:

Please initial and date:

Applicant's Initials _____ Date _____

SECTION 8 – DISCLOSURE OF INTERESTED PARTIES

Note: Failure to disclose an interest, direct or indirect, could result in denial, suspension and/or revocation of your license. You MUST list all persons and entities in the entire ownership structure. To determine which of those persons must submit fingerprints and a Related Party Personal Information, sheet, see the fingerprint section in the application instructions.

Business Name (D/B/A)
KEYS MARINA

1. When applicable, complete the appropriate section below. Attach extra sheets if necessary.

Title/Position	Name	Stock %
CORPORATION – List all officers, directors, and stockholders		
GENERAL PARTNERSHIP – List all general partners		
LIMITED LIABILITY COMPANY – List all managers (member & non-member), directors, officers, and members		
MGR	BOWLINE CAPITAL LLC	0%
MGR	RILEY EDSALL	0%
MGR	ETHAN KING	0%
LIMITED PARTNERSHIP – List all general and limited partners.		
LIMITED LIABILITY PARTNERSHIP – List all partners		

See Attached

Bar Manager (Fraternal Organizations of National Scope only):

OTHER INTERESTS

These questions must be answered about this business for every person or entity listed as the applicant

- | | | |
|--|------------------------------|--|
| 1. Are there any persons or entities not disclosed who have loaned money to the business? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Are there any persons or entities not disclosed that derive revenue from the license solely through a contractual relationship with the licensee, the substance of which is not related to the control of the sale of alcoholic beverages, or is exempt by statute or rule? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Are there any persons or entities not disclosed that have the right to receive revenue based on a contractual relationship related to the control of the sale of alcoholic beverages? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Are there any persons or entities not disclosed who have a right to a percentage payment from the proceeds of the business pursuant to the lease? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Are there any persons or entities not disclosed who have guaranteed the lease or loan? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Are there any persons or entities not disclosed who have co-signed the lease or loan? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Is there a management contract, franchise agreement, or concession agreement in connection with this business? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Have you or anyone listed on this application, accepted money, equipment or anything of value in connection with this business from any industry member as described in 61A-1.010, Florida Administrative Code? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If you answered yes to any of the above questions, a copy of the agreement must be submitted with this application. The terms of the agreement may require the interested persons or parties related to an entity to submit fingerprints and a related party personal information sheet.



Manatee Bowline LLC Ownership Structure

Bowline Capital Fund I LP owns 52.04% of Manatee Bowline LLC and has full control over Manatee Bowline LLC. Bowline Capital Fund I LP appointed Bowline Capital LLC to serve as the manager of Manatee Bowline LLC.

The remaining ownership interests of Manatee Bowline LLC is listed below:

Carsten Schwarting owns 3.23%

Crown Global Life Insurance LTD IRO Separate Account 30286 owns 3.23%

The Jeremy Bronfman 2015 Trust owns 10.75%

Olshan Family 2016 Trust No. 1 owns 8.06%

Trust U/A/D 12/11/85 FBO Taran J. Davies owns 3.23%

Arthur B Cohen owns 10.75%

Brad Brooks owns 2.69%

Zachary Kurz owns 0.54%

Graham Meharg owns 0.11%

The Jon + Shana Brooks Irrevocable Trust owns 5.38%

SECTION 9 - AFFIDAVIT OF APPLICANT
NOTARIZATION REQUIRED

Business Name (D/B/A)
KEYS MARINA

"I, the undersigned individually, or on behalf of a legal entity, hereby swear or affirm that I am duly authorized to make the above and foregoing application and, as such, I hereby swear or affirm that the attached sketch is a true and correct representation of the entire area and premises to be licensed and agree that the place of business, if licensed, may be inspected and searched during business hours or at any time business is being conducted on the premises without a search warrant by officers of the Division of Alcoholic Beverages and Tobacco, the Sheriff, his Deputies, and Police Officers for the purposes of determining compliance with the beverage and retail tobacco laws."

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that the foregoing information is true and that no other person or entity except as indicated herein has an interest in the alcoholic beverage license and/or tobacco permit, and all of the above listed persons or entities meet the qualifications necessary to hold an interest in the alcoholic beverage license and/or tobacco permit."

STATE OF Florida

COUNTY OF Alcon

Riley Edsall

APPLICANT/AUTHORIZED REPRESENTATIVE NAME

X Riley Edsall

APPLICANT/AUTHORIZED REPRESENTATIVE SIGNATURE

The foregoing was () Sworn to and Subscribed OR Acknowledged before me this 28 Day
of May 2025. By Riley Edsall who is () personally
(print name(s) of person(s) making statement)

known to me OR who produced FL. Dr. Lic. as identification

Brittany A. Dekle Commission Expires 9/26/28
Notary Public



BRITTANY A. DEKLE
Commission # HH 572469
Expires September 26, 2028

SECTION 10 - CURRENT LICENSEE UPDATE DATA SHEET

This section is to be completed for all current alcoholic beverage and/or tobacco license holders listed on the application to ensure the most up to date information is captured.

Business Name (D/B/A)
KEYS MARINA

Last Name First M.I.
EDSALL, RILEY

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)
BEV 1311744 , BEV7500557

Date of Birth Social Security Number*
12/18/2001 223-93-0586

Street Address
1900 PIZARRO ST

City State Zip Code
CORAL GABLES FLORIDA 33134

Last Name First M.I.
KING, ETHAN

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)
BEV 1311744 , BEV7500557

Date of Birth Social Security Number*
09/07/2000 073-90-9442

Street Address
1900 PIZARRO ST

City State Zip Code
CORAL GABLES FLORIDA 33134

Last Name First M.I.

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth Social Security Number*

Street Address

City State Zip Code

Last Name First M.I.

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth Social Security Number*

Street Address

City State Zip Code

Last Name First M.I.

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)

Date of Birth Social Security Number*

Street Address

City State Zip Code

Warranty Deed



Prepared by and return to:
Armando Joseph Bucelo, Esq.
Attorney at Law
Bucelo Law Group
999 Ponce de Leon Boulevard Suite 600
Coral Gables, FL 33134
305-442-1942
File Number: AB 24-188

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 11 day of December, 2024 between Seahunter Marina at Manatee Bay, LLC, a Florida limited liability company whose post office address is 25545 S.W.140th Avenue, Princeton, FL 33032, grantor, and Manatee Bowline LLC, a Delaware limited liability company whose post office address is 1900 Pizarro Street, Coral Gables, FL 33134, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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 and Miami-Dade Counties, Florida, to-wit:

PARCEL 1:

Tract A of Monroe Park, according to the Plat thereof, recorded in Plat Book 3, Page 140, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00573090-00-0000

PARCEL 2:

A parcel of land in the southwesterly corner of the tract of land conveyed as 'parcel one' to Chester F. Tingler and Lillian P. Tingler, by deed, dated November 15, 1960, executed by Benjamin W. Morris and Edna E. Morris, his wife, and recorded November 16, 1960 in Clerk's File Number 60R-200909 of the Public Records of Miami-Dade County, Florida: the parcel of land conveyed by this deed is now surrounded by water and is of irregular shape being not in excess of 75 feet in its greatest length-width dimensions, and is located just northerly of the Miami Dade-Monroe County line and just Easterly of State Road Number 5; lying and being in Miami-Dade County Florida.

Parcel Identification Number: 30-0904-000-0050

[INTENTIONALLY LEFT BLANK - SIGNATURE ON PAGE TO FOLLOW]

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

Seahunter Marina at Manatee Bay, LLC,
a Florida limited liability company

Alfonso Bucelo

Witness Name: Alfonso Bucelo

Witness Address: 10000 Bruce Dr. Lane 133
Coconut Grove, FL 33133

[Signature]

Witness Name: [Signature]

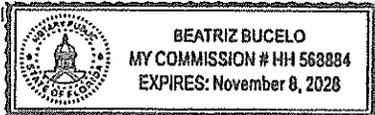
Witness Address: [Signature]

By: [Signature]
Jose Rafael Montalvo, III, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December, 2024 by Jose Rafael Montalvo, III, Manager of Seahunter Marina at Manatee Bay, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced [Signature] as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

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 00573090-000000
 Account# 1709905
 Property ID 1709905
 Millage Group 500K
 Location 99 MORRIS Ave, KEY LARGO
 Address
 Legal TRACT A MONROE PARK PB3-140 CROSS KEY OR853-1699
 Description OR2331-2132 OR2669-2481 OR2673-1927 OR2869-915
 OR3305-0970
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property AIRPORT, MARINAS, BUS TERM (2000)
 Class
 Subdivision MONROE PARK
 Sec/Twp/Rng 04/60/39
 Affordable No
 Housing



Owner

MANATEE BOWLINE LLC
 1900 Pizarro St
 Coral Gables FL 33134

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$133,220	\$131,333	\$135,129	\$135,129
+ Market Misc Value	\$64,588	\$64,997	\$65,407	\$65,817
+ Market Land Value	\$3,907,946	\$3,907,946	\$3,552,684	\$3,552,684
= Just Market Value	\$4,105,754	\$4,104,276	\$3,753,220	\$3,753,630
= Total Assessed Value	\$3,013,677	\$2,739,707	\$2,490,643	\$2,264,221
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,105,754	\$4,104,276	\$3,753,220	\$3,753,630

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,907,946	\$133,220	\$64,588	\$4,105,754	\$3,013,677	\$0	\$4,105,754	\$0
2023	\$3,907,946	\$131,333	\$64,997	\$4,104,276	\$2,739,707	\$0	\$4,104,276	\$0
2022	\$3,552,684	\$135,129	\$65,407	\$3,753,220	\$2,490,643	\$0	\$3,753,220	\$0
2021	\$3,552,684	\$135,129	\$65,817	\$3,753,630	\$2,264,221	\$0	\$3,753,630	\$0
2020	\$3,552,684	\$140,139	\$66,226	\$3,759,049	\$2,058,383	\$0	\$3,759,049	\$0
2019	\$3,062,666	\$140,139	\$66,636	\$3,269,441	\$1,871,258	\$0	\$3,269,441	\$0
2018	\$1,512,456	\$136,468	\$52,220	\$1,701,144	\$1,701,144	\$0	\$1,701,144	\$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
(2000)	75,620.00	Square Foot	0	0
(9500)	0.56	Acreage	0	0

Buildings

Building ID	43736	Exterior Walls	AVE WOOD SIDING	
Style	GROUND LEVEL	Year Built	1943	
Building Type	MARINA/AUTO/BUS TERM / 27D	EffectiveYearBuilt	2000	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	2116	Roof Type		
Finished Sq Ft	2116	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	FAIR	Heating Type		
Perimeter	212	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	33	Grade	200	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,116	2,116	336
TOTAL		2,116	2,116	336

Building ID	43737	Exterior Walls	C.B.S.	
Style	STILT 1 STORY	Year Built	1989	
Building Type	SERVICE SHOPS-D- / 25D	EffectiveYearBuilt	1990	
Building Name		Foundation		
Gross Sq Ft	3603	Roof Type		
Finished Sq Ft	800	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	FAIR	Heating Type		
Perimeter	120	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
CPF	COVERED PARKING FIN	800	0	0
CPU	COVERED PARKING UNFIN	2,003	0	0
FLA	FLOOR LIV AREA	800	800	0
TOTAL		3,603	800	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1981	1982	6 x 465	1	2790 SF	2
CONC PATIO	1984	1985	9 x 52	1	468 SF	2
CONC PATIO	2000	2008	17 x 50	1	850 SF	2
CONCRETE DOCK	1992	1993	0 x 0	1	670 SF	4
ASPHALT PAVING	2000	2008	0 x 0	1	3196 SF	2
FLOATING DOCK	2018	2025	0 x 0	1	3 UT	2
WOOD DOCKS	2018	2025	5 x 26	1	130 SF	2
WOOD DOCKS	2018	2025	4 x 20	1	80 SF	2

WOOD DOCKS	2018	2025	8 x 120	1	960 SF	2
WOOD DOCKS	2018	2025	8 x 20	1	160 SF	2
WOOD DOCKS	2019	2025	4 x 343	1	1372 SF	2
WOOD DOCKS	2019	2025	8 x 91	1	728 SF	2
WOOD DOCKS	2020	2025	8 x 208	1	1664 SF	2
WOOD DOCKS	2021	2025	0 x 0	1	295 SF	2
BOAT RAMP	2021	2025	15 x 50	1	750 SF	1
CON DKS/CONPIL	2006	2025	2 x 30	5	60 SF	3
CON DKS/CONPIL	2006	2025	2 x 14	3	28 SF	3
SEAWALL	2006	2025	4 x 1190	1	4760 SF	4

Sales

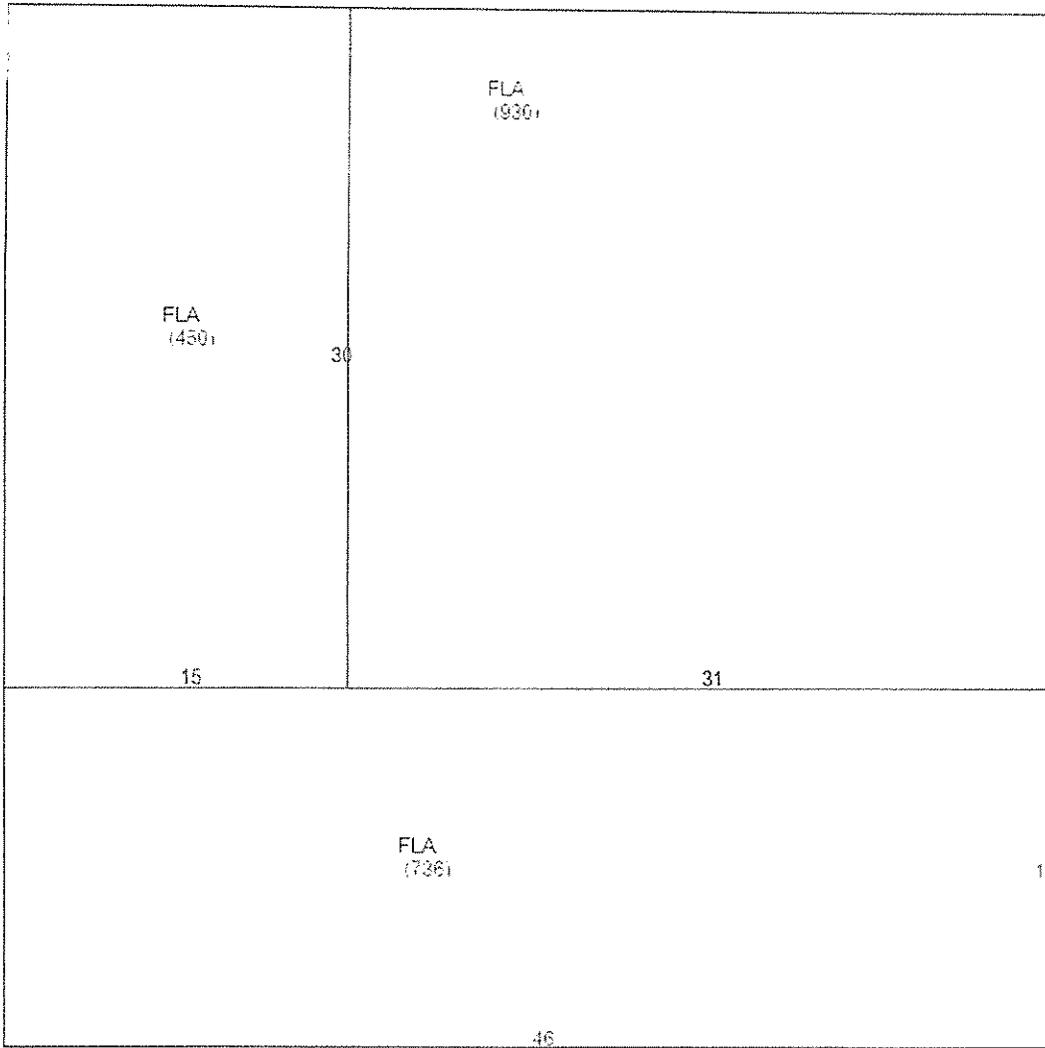
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/19/2024	\$4,105,800	Warranty Deed	2484723	3305	0970	05 - Qualified	Improved		
7/28/2017	\$1,934,000	Warranty Deed	2135354	2869	915	37 - Unqualified	Improved	WESTPHAL DAVID DECLARATION OF TRUST 11/2/2007	
3/3/2014	\$0	Quit Claim Deed		2673	1927	11 - Unqualified	Improved		
2/3/2014	\$0	Quit Claim Deed		2669	2481	11 - Unqualified	Improved		
4/1/1982	\$140,000	Warranty Deed		853	1699	U - Unqualified	Improved		

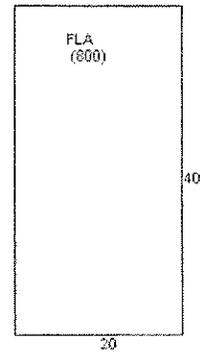
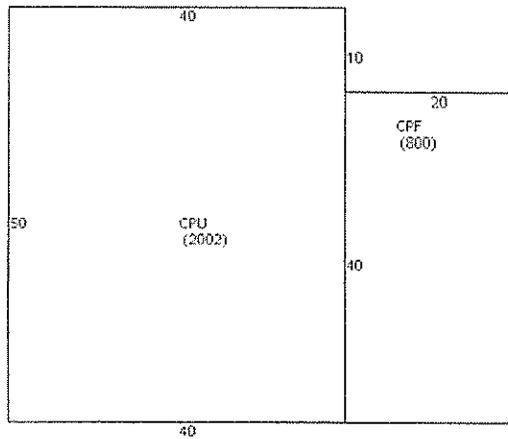
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
C-ELEC-2025-0023	04/25/2025	Active	\$2,975	Commercial	Wire Sub Pump
C-PLUMB-2025-0007	04/22/2025	Active	\$1,897	Commercial	Connecting to city lateral
20300475	04/24/2020	Completed	\$650	Commercial	PROVIDE ELECTRIC FOR SIGN
19301795	12/02/2019	Completed	\$1,000	Commercial	DEMOLITION EXISTING GROUND MOUNTED SIGN

View Tax Info

Sketches (click to enlarge)



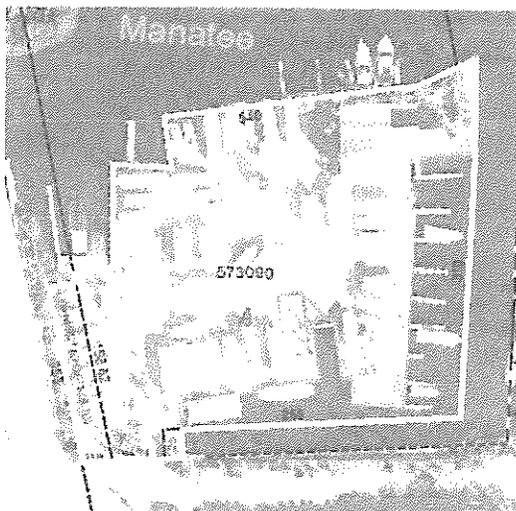


Photos

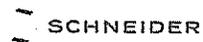




Map



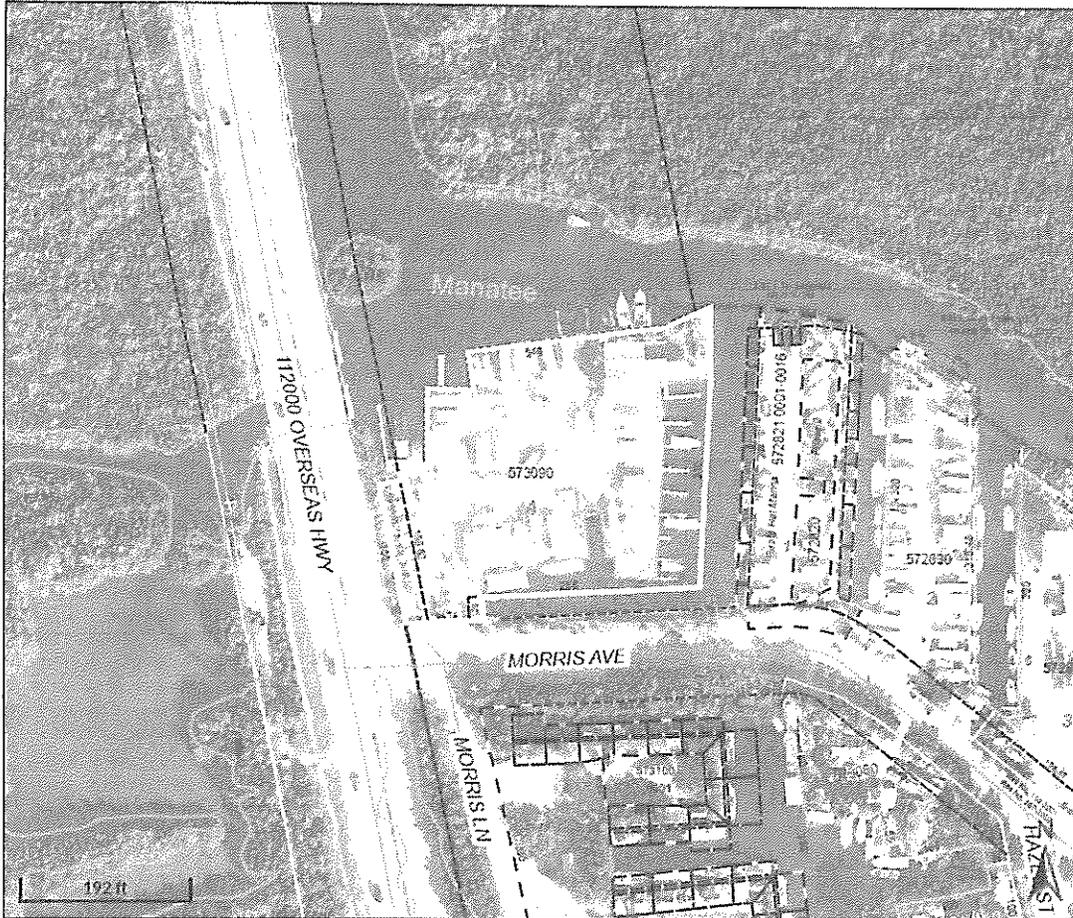
TRIM Notice





Monroe County, FL

Location Map



Overview



Legend

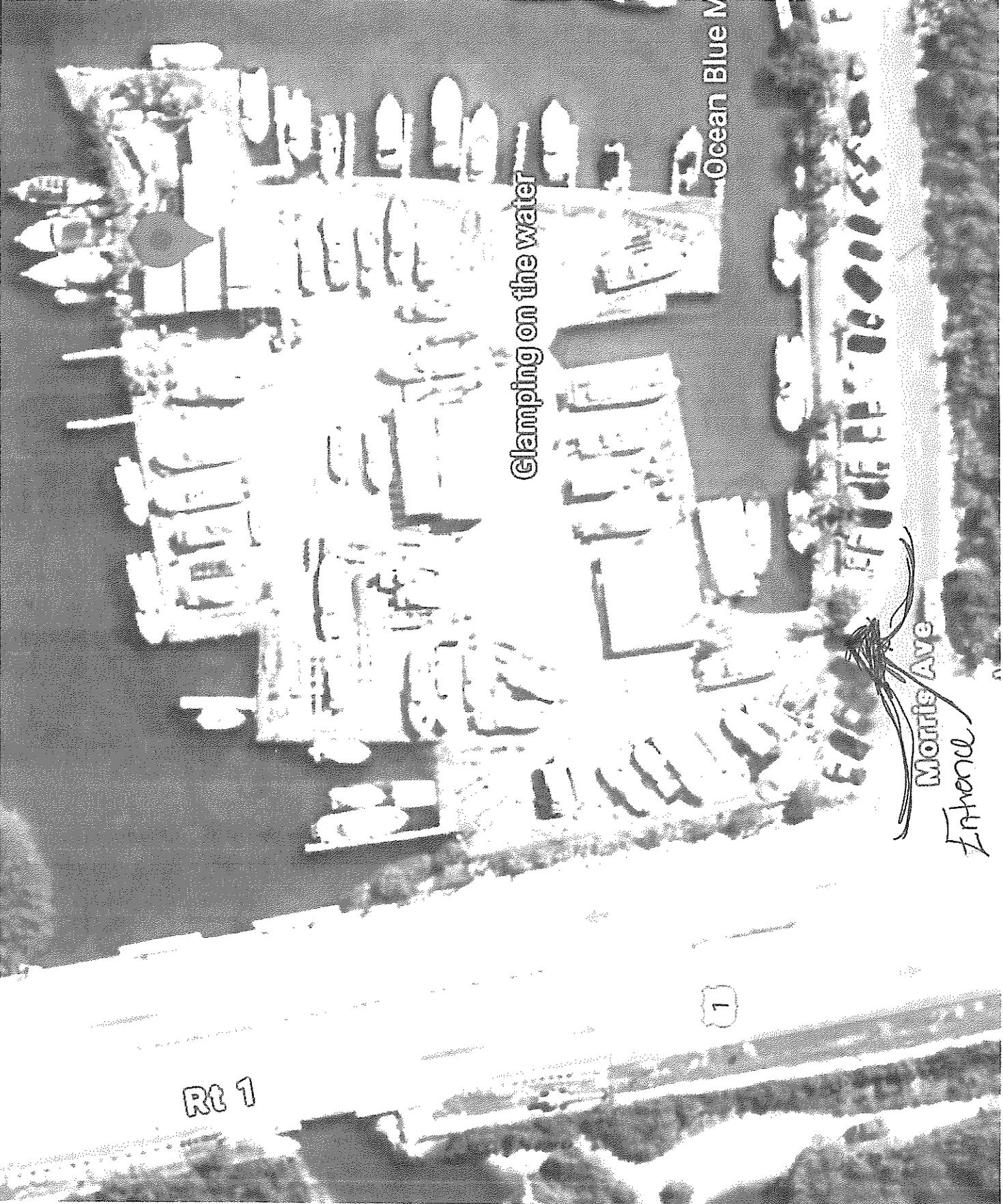
- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- [] Subdivisions
- Parcels

Parcel ID	00573090-000000	Alternate ID	1709905	Owner Address	MANATEE BOWLINE LLC
Sec/Twp/Rng	04/60/39	Class	AIRPORT, MARINAS, BUS TERM		1900 Pizarro St
Property Address	99 MORRIS Ave				Coral Gables, FL 33134
	KEY LARGO				
District	500K				
Brief Tax	TRACT A MONROE PARK PB3-140 CROSS KEY OR853-1699 OR2331-2132 OR2669-2481 OR2673-1927 OR2869-915				
Description	OR3305-0970				
	(Note: Not to be used on legal documents)				

Date created: 5/29/2025
 Last Data Uploaded: 5/28/2025 1:39:54 AM

Developed by SCHNEIDER

Overhead Street View



Ocean Blue IV

Glamping on the water

Morris Ave
Entrance

Rt 1

1

Street View

Key's Marina

99 Morris Ave

Entrance

Marina

FL-5

Wood

Wood

FL-5



Street View
3



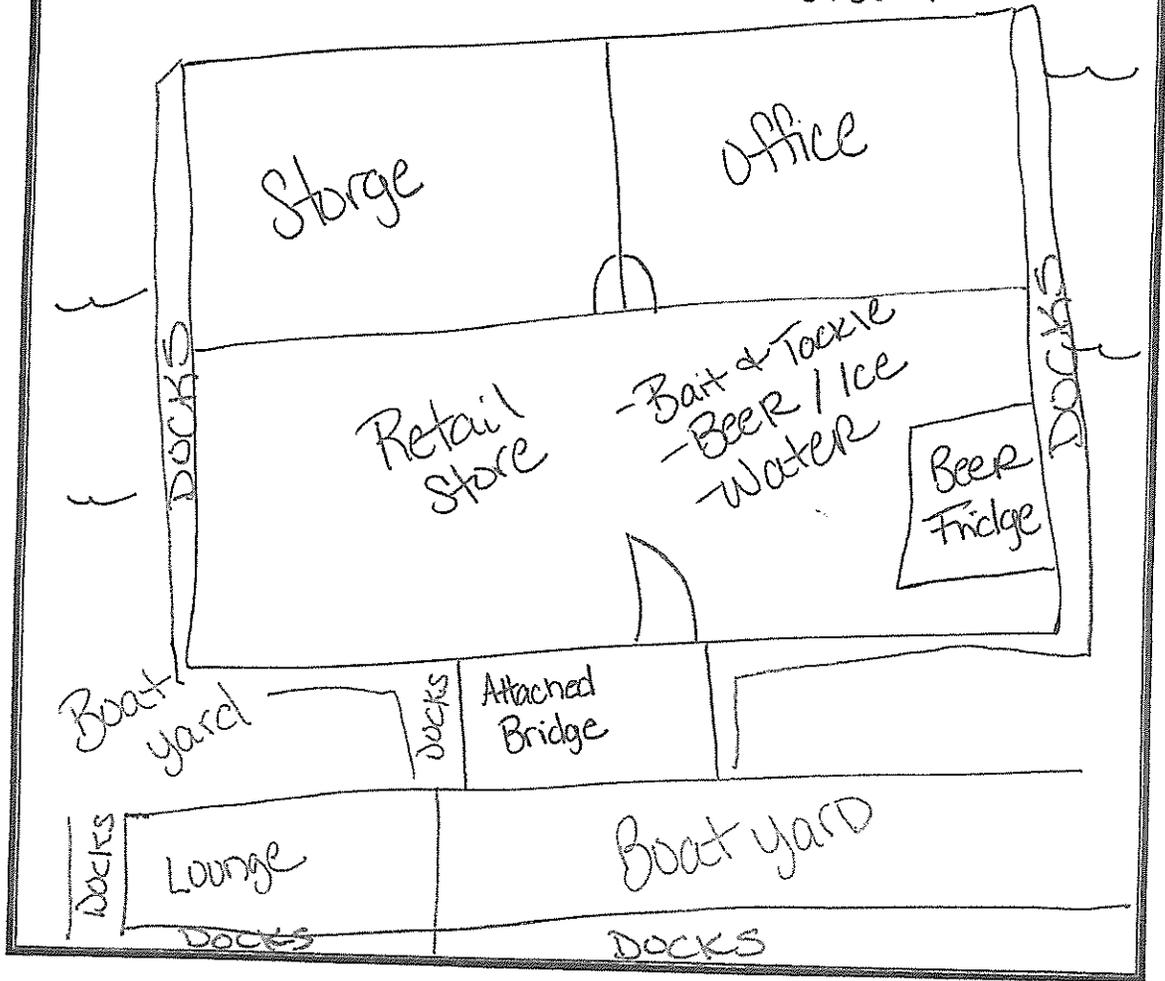
Key Largo, Florida
Google Street View
Nov 2021 See more data

Entrance

MORRIS AVE

Share

Fixed Barge Proposed Site Plan



Auth. 61A-5.010 & 61A-5.056, FAC

* NO Right of way
* NO Parking Lot
for customers

100 MORRIS LANE F5 LLC
4718 SW 74th Ave
74
Miami, FL 33155

207SWES256 LLC
2420 Brickell Ave
Apt 103B
Miami, FL 33129

292 INVESTMENTS LLC
999 Morris Ave
Lot 6-23
Key Largo, FL 33037

ARAUJO SANTIAGO
5250 SW 7th St
Coral Gables, FL 33134

ARISTON GORAN J
899 Jeffery St
Apt 107
Boca Raton, FL 33487

ATLANTIC SALMON LLC
13 Bay Rd
Key Largo, FL 33037

B & B CONCRETE GROUP CORP & INVE
20020 SW 133rd Ave
Miami, FL 33177

B&B CONCRETE GROUP CORP INC
20020 SW 133rd Ave
Miami, FL 33177

BECKMAN DIANE
300 Morris Ave
Key Largo, FL 33037

BLACK CLAW KEY LARGO LLC
999 Morris Ave
Lot 6-13
Key Largo, FL 33037

BLANCA VIRGUEZ FAMILY REVOCABLE
999 Morris Ave
Lot 6-1
Key Largo, FL 33037

BLANCA VIRGURZ FAMILY REVOCABLE
999 Morris Ave
Lot 6-1
Key Largo, FL 33037

BLUE SERENITY INVESTMENTS LLC
201 S Biscayne Blvd
Ste 800
Miami, FL 33131

BRADLEY GROUP HOLDINGS LLC
C/O BRADLEY MARIA
3202 Alhambra Cir
Coral Gables, FL 33134

BREAKTHROUGH 1 LLC
13303 SW 27th St
Miami, FL 33175

CAPTAIN SHAWN'S LLC
1396 Harbor Dr
Sarasota, FL 34239

CHO DANA K
711 W 16th St
Hialeah, FL 33010

CLAMARCO LLC
18469 NW 24th St
Pembroke Pines, FL 33029

CVP MARINE LLC
3387 SW 132nd Ave
Miami, FL 33175

DE ARMAS LUIS A
14610 SW 289th Ter
Homestead, FL 33033

DECK FISHING LLC
500 E 10th Ave
Hialeah, FL 33010

DOUDNEY SHEET METAL WORKS INC
715 Gantt Ave
Sarasota, FL 34232

ECHEVARRIA ANA H
239 W 31st St
Hialeah, FL 33012

ESPINOZA MIRELYS VALDES
12610 SW 72nd Ter
Miami, FL 33183

FERNANDEZ MICHAEL
12946 SW 66th Terrace Dr
Miami, FL 33183

FIGUEREDO FAMILY REVOCABLE LIVIN
C/O SANDRA LEONOR FIGUEREDO TRU
13721 SW 49th Ct
Miramar, FL 33027

FILIPOVIC DZONSON
17020 SW 266th Ter
Homestead, FL 33031

FILORIMO RAYMOND J REVOCABLE TR
5275 SW Longspur Ln
Palm City, FL 34990

FIZER III CHARLES SUTTON
715 Gantt Ave
Sarasota, FL 34232

GELBMAN HOWARD TRUST 1/2/2003
C/O GELBMAN ILENE
125 BASS LAKE RD
Etters, PA 17319

GORDON TODD DAVID
100 Morris Ave
C-12
Key Largo, FL 33037

GORDON TODD
100 Morris Ave
Slip C-12
Key Largo, FL 33037

GRIMMER RANDALL E LIFETIME TRUST
C/O GRIMMER RANDALL E AND CRAWF
7480 Firenze Ln
Naples, FL 34114

HC17 LLC
5025 SW 114th Ave
Miami, FL 33165

INVESTMENT SALES CONSULTANTS LL
17431 NW 52nd Pl
Miami Gardens, FL 33055

JALBERT JOHN J
102 Hale St
Haverhill, MA 01830

KENDALL TIMOTHY A
21451 SW 147th Ave
Miami, FL 33187

KENNEDY EVERETT R
101425 Overseas Hwy
243
Key Largo, FL 33037

KOKOMO KEY LLC
6596 SW 63rd Ter
South Miami, FL 33143

LAD CONCRETE INVESTMENTS CORP
14610 SW 289th Ter
Homestead, FL 33033

LAMOUREAUX DENISE
10753 SW 229th St
Miami, FL 33170

LIFE IN PARADISE CORP INC
4832 SW 135th Pl
Miami, FL 33175

LIFE IN PARADISE CORP
4832 SW 135th Pl
Miami, FL 33175

LIMA MARIO
14311 SW 157th St
Miami, FL 33177

LIMANSKAYA SVETLANA
300 NE 14th Ave
Apt 507
Hallandale Beach, FL 33009

LOS SALTY DOGS LLC
69 NE 5th Ave
Hialeah, FL 33010

MANATEE BAY CLUB CONDOMINIUM AS
PO Box 370374
Key Largo, FL 33037

MANATEE BAY INTERNATIONAL LLC
101425 Overseas Hwy
221
Key Largo, FL 33037

MANATEE BOWLINE LLC
1900 Pizarro St
Coral Gables, FL 33134

MANATEE COVE INVESTMENTS LLC
581 W 40th Pl
Hialeah, FL 33012

MARTELL CARLOS
999 Morris Ave
Lot 6-16
Key Largo, FL 33037

MARTINEZ ALTAGRACIA M
7510 SW 158th Ct
Miami, FL 33193

MARTINSON SIRLI
8770 SW 57th St
Cooper City, FL 33328

MBC LARGO LLC
2 Barrister Dr
Westford, MA 01886

ME2 INVESTMENTS LLC
1313 Ponce de Leon Blvd
Ste 201
Coral Gables, FL 33134

MEARS CARM
145 Grissom Rd
Manchester, CT 06042

MENENDEZ CARLOS ALFONSO
16351 SW 92nd Ct
Palmetto Bay, FL 33157

MILES HELEN
101425 Overseas Hwy
Key Largo, FL 33037

MORRIS 5-3 LLC
3225 McLeod Dr
Ste 100
Las Vegas, NV 89121

MORRIS 5-6 LLC
3225 McLeod Dr
Ste 100
Las Vegas, NV 89121

MURPHY ANNE MARIE
9205 N Miami Ave
Miami Shores, FL 33150

MURPHY ANNEMARIE
9205 N Miami Ave
Miami Shores, FL 33150

OCEAN BLUE MARINA LLC
199 Morris Ave
Key Largo, FL 33037

PDI MANATEE BAY LLC
PO Box 372492
Key Largo, FL 33037

PELICAN CAY RV PARK LLC
PO Box 373006
Key Largo, FL 33037

PERMUY FRANCISCO
275 NW 132nd Ave
Miami, FL 33182

PIZARRO SAMUEL
4850 Hendry Isles Blvd
Clewiston, FL 33440

QUINONES VIVIAN
2329 SW 17th Ter
Miami, FL 33145

REYNOLDS JANET M
515 Hazel St
Key Largo, FL 33037

ROBINSON AIR CRANE INC
14956 S River Dr
Miami, FL 33167

RODRIGUEZ LUIS J
1207 NE 90th St
Miami, FL 33138

SANCHEZ JORGE Y
5351 SW 96th Ave
Miami, FL 33165

SATORRE LESTER
14600 SW 154th Ter
Miami, FL 33177

SEIGLIE ARLENE M
138 Auburn Dr
Lake Worth, FL 33460

SHIELDS WINSTON E
101425 Overseas Hwy
221
Key Largo, FL 33037

SHIELDS WINSTON E
2420 Brickell Ave
Apt 103B
Miami, FL 33129

SHIELDS WINSTON E
PO Box 372492
Key Largo, FL 33037

SONSINI JOE
100 Morris Ave
6
Key Largo, FL 33037

STOCKERT ANDREA DELIGHT TRUST 0
c/o Evans Financial Services, Ltd.
3195 SE Gran Park way
Stuart, FL 34997

STRINGER WAYNE EARL REV TRUST 05
7511 SW 187th St
Cutler Bay, FL 33157

STRINGER WAYNE EARL REV TRUST 05
7511 SW 187th St
Cutler Bay, FL 33157

SWIFT C DANIEL
3120 N Highway A1A
Apt 1002
Hutchinson Island, FL 34949

TIDEMARK LLC
6596 SW 63rd Ter
South Miami, FL 33143

TIM ALAN MANAGEMENT LLC
21451 SW 147th Ave
Miami, FL 33187

TORRES-LOZADA FAMILY REVOCABLE
C/O AGUSTIN TORRES TRUSTEE
1475 NE 137th St
North Miami, FL 33161

TOVAR ROGELIO CERVANTES
6026 SW 14th St
West Miami, FL 33144

US FISH AND WILDLIFE SERVICE DEPT
1875 Century Blvd NE
Ste 420
Atlanta, GA 30345

VEGA HERNANDEZ REVOCABLE FAMIL
C/O CLAUDIO HERNANDEZ CO-TRUSTE
9021 SW 17th St
Miami, FL 33165

VELOSO ALEJANDRO FERNANDEZ
350 Hazel St
Key Largo, FL 33037

WELLS JESSICA
331 Ivyl Davis Rd
Seymour, MO 65746

YG HOLDINGS II LLC
8004 NW 154th St
434
Miami Lakes, FL 33016

YLY HOLDINGS LLC
C/O NESTOR LOREDO
6601 SW 166th Ct
Miami, FL 33193