

File #: 2025-163

Owner's Name: Richard & Kimi Rother

Applicant: Kimi Rother

Contact: Kimi Rother

Type of Application: LUD Amendment

Key: Geiger Key

RE #: 00141680-000000

Additional Information added to File 2025-163

End of Additional File 2025-163

Re: LUD Map Amendment Application

Location: 10 Cormorant Ln., Key West, FL 33040

Owners: Richard J. Rother Jr., & Kimi C. Rother

Applicant: Kimi C. Rother, Architect/Owner

Application Fee: \$5,570.00

Advertising Cost: \$245.00

SPON: \$3.00 x 22 residents = \$66.00

Advertising and Noticing Fees for Community Meeting: \$245.00

SPON: \$3.00 x 22 residents = \$66.00

Total Due: \$6,192.00

No Traffic Study should be required for the LUD Amendment because there is no change in allowed density and the zoning does not allow transient uses or non-residential uses. Surban Residential does allow non-residential uses but the non-residential use must have been established prior to the adoption of the 2010 Comprehensive Plan. The property has always been utilized as a single-family residence.

Enclosed check #2279 dated July 28, 2025

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



RECEIVED
2025-163
JUL 31 2025

MONROE COUNTY
PLANNING DEPT.

Land Use District (Zoning) Map Amendment Application

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

Application Fee: \$5,570.00

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

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

Advertising Costs: \$245.00

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

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

Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

Date of Request: 07 / 28 / 2025
Month Day Year

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

Kimi C. Rother, Architect/Owner

Kimi C. Rother

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

801 Fairway Drive, Columbia, MO 65201

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

573-424-0131 rotherk22@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Richard J. Rother, Jr. & Kimi C. Rother

Kimi C. Rother

(Name/Entity)

Contact Person

10 Cormorant Ln, Key West, FL 33040

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

573-424-0131 rotherk22@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Block 4	N. 1/2 of lot 8 & all of lots 9 & 10	Boca Chica Ocean Shores	Geiger Key
Block	Lot	Subdivision	Key Name
00141680-000000		1183041	
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
10 Cormorant Lane		11	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): RL (Residential Low)

Current Land Use District (Zoning) Designation(s): SS (Sparsley Settled)

Proposed Land Use District (Zoning) Designation(s): SR (Suburban Residential)

Total Land Area Affected by Proposed Land Use District (in acres): .375 acres

Tier Designation(s): Tier III Landfill Area

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

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

See Attached

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

See Attached

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

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

There are no changed projections.

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

There are no changed assumptions.

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

See Attached

- 4) New issues:**

See Attached

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

See Attached

6) **Data updates:**
See Attached

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

See Attached

* * * * *

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

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

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

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

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

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

* * * * *

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

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

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

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

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

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

* * * * *

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

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

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

Signature of Applicant: Kimi C. Rother Date: 07/28/2025

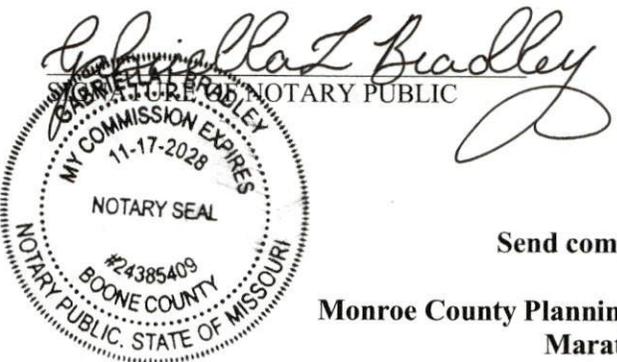
STATE OF Missouri

COUNTY OF Boone

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

on 28 day of July, 2025, by ~~Gabriella Bradt~~ Kimi Rother
(PRINT NAME OF PERSON MAKING STATEMENT)

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



Gabriella L Bradley
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/2028

Send complete application package to:

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

Re: LUD Map Amendment Application
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Enclosed check #2279 dated July 28, 2025

RE: Land Use District (Zoning) Map Amendment Application

Location: 10 Cormorant Ln., Key West 33040

Date of Submission: July 28, 2025

Existing Use of the Property (Response)

The residence on the Property was built in 1973 as a Single-Family Residence on 2½ subdivision lots. The parcel area is 16,352 square feet. The Open Space on the Property is 8,200 square feet with the remainder consisting of the home, driveways, decking and paving. However, in SS the minimum Open Space requirement is 80%. In this case, 80% is equivalent to 13,082 square feet, therefore, resulting in a nonconforming property.

Please Describe the reason for the proposed LUD Amendment (Response)

Existing conditions are non-compliant to Sparsely Settled (SS) requiring 80% Open Space. The house footprint and yard items together, fail to meet the 80% Open Space requirement, therefore prohibiting the homeowner the ability to improve their property with the addition of a swimming pool. The LUD Amendment, from SS to SR, would allow for the change in the Minimum Open Space Ratio from 0.80 in SS to 0.50 in SR, therefore bringing the property into compliance and allowing the owner to improve the property with the addition of a swimming (approximately 250 square feet) without changing the density, maximum net density or transient density on the property. The principal use of the Property will remain residential.

Conclusion: Approval of the requested LUD Amendment would bring the Property into compliance with the required Open Space Ratio (of .05% or 50% in the SR Zone) in addition to allowing for accessory structures.

1) **Changed Projections (Response):** There are no changed projections.

2) **Changed Assumptions (Response):** There are no changed assumptions.

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

The purpose of Sparsely Settled (SS) is to establish areas of low-density residential development where the predominant character is open lands. The 1983 zoning code revision to SS was a data error because the property was originally platted on February, 1962, for the purpose of residential development (RU-1) to establish low-to-medium density residential uses, characterized principally by single-family detached dwellings which is more appropriate for the property given the location and characteristics of the neighborhood in which the property is located. "The canals and Park were reserved to the exclusive use of the property owners in the subdivision". Refer to Exhibit "A" Boca Chica Shores Subdivision Plat Map

In January 1977, the Monroe County Planning & Zoning Dept. sent out a memorandum to the "affected property owners" of the Boca Chica Shores, notifying residents of the adopted New Airport District. Those areas susceptible to noise and accidents, were able to apply for a variance to be able to place a home on their lot. This indicates County support for residential development in the Airport District. Refer to Exhibit "B" Letter to Affected Property Owners

Conclusion: SR is a more appropriate zoning designation for existing residential property owners, considering the historic development of the property at the time the land use maps were adopted and the support by the public and county to accommodate residential property owners in the Boca Chica Shores subdivision.

4) New Issues (Response):

Due to the restrictive Open Space requirement within the SS overlay, the property owner is restricted from constructing any residential accessory structures, such as a swimming pool.

5) Recognition of need for additional detail or comprehensiveness (Response):

With the original subdivision platting of Boca Chica Shores, dating back to 1966, Single Family Residences, zoned RU-1, have been handicapped by a more restrictive SS zoning designation. Two other properties in the Boca Chica Shores Subdivision, 1489 Boca Chica Road and 10 Egret Lane, have had the LUD amended to enable the property owners to make property improvements within the zoning parameters of the SR zoning. The zoning change from SS to SR for those referenced properties, have not adversely impacted the community character of the surrounding areas or affected the density with their zoning change.

6) Data updates (Response): Not applicable

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

Goals outlined under livable CommuniKeys that support the zoning change are to enhance the community character, quality of life and to remove barriers to design concepts. The residence was built in 1993 and the applicant would like to add an accessory structure (swimming pool) to promote a healthy lifestyle and to add value to their property. The property is adjacent to neighboring residential properties zoned as SS which is a compatible use with the Property and will not create any significant impacts. The property is located on a corner lot, surrounded by adjacent residences, water and undeveloped properties owned by the Naval Air Station.

The property is located within the Military Installation Area of Impact, however, the request is not to amend the Future Land Use Map and therefore Policy 108.2.5 is inapplicable. Regardless of its application, the permitted density is not changing and the property becomes conforming as to the density with the LUD amendment.

73% of the properties, within a 600 foot radius of the Property, are vacant land within the MIAI zone and will most likely never contain habitable buildings. The environmental risk to the health, safety and welfare of the residents are noted. A zoning change from SS to SR has no additional bearing on the outlined potential for harm.

The land area which is the subject of the requested LUD amendment is designated as Tier III, classified as developed land and is not classified as habitat for any protected species.

The Property has a corresponding FLUM designation of Residential Low (RL) and the Monroe County Year 2030 Comprehensive Plan provides as follows:

Policy 101.5.2 - The principal purpose of the Residential Low (RL) future land use category is to provide for low-density residential development in partially developed areas with substantive native vegetation. Low intensity public and low intensity institutional uses are also allowed.

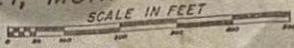
This LUD Amendment is consistent with Policy 101.5.2.

Conclusion: No adverse community change of the planning area or in accordance with a Livable CommuniKeys Master Plan would result with this LUD amendment.

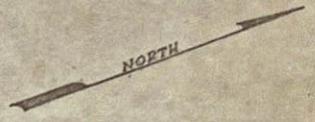
Exhibit "A"
Boca Chica Shores Subdivision Plat Map
(dated February 1962)

Exhibit "A"
Boca Chica Shores Subdivision Plat Map
(dated February 1962)

ON TWO SHEETS
 A SUBDIVISION OF GOV'T LOTS 1 & 2, SECTION 27 AND
 GOV'T LOT 2, SECTION 26, TWP. 67 S., RGE. 26 E.
 GEIGER KEY, MONROE COUNTY, FLORIDA
 SCALE 1" = 100' SCALE IN FEET FEBRUARY 1962



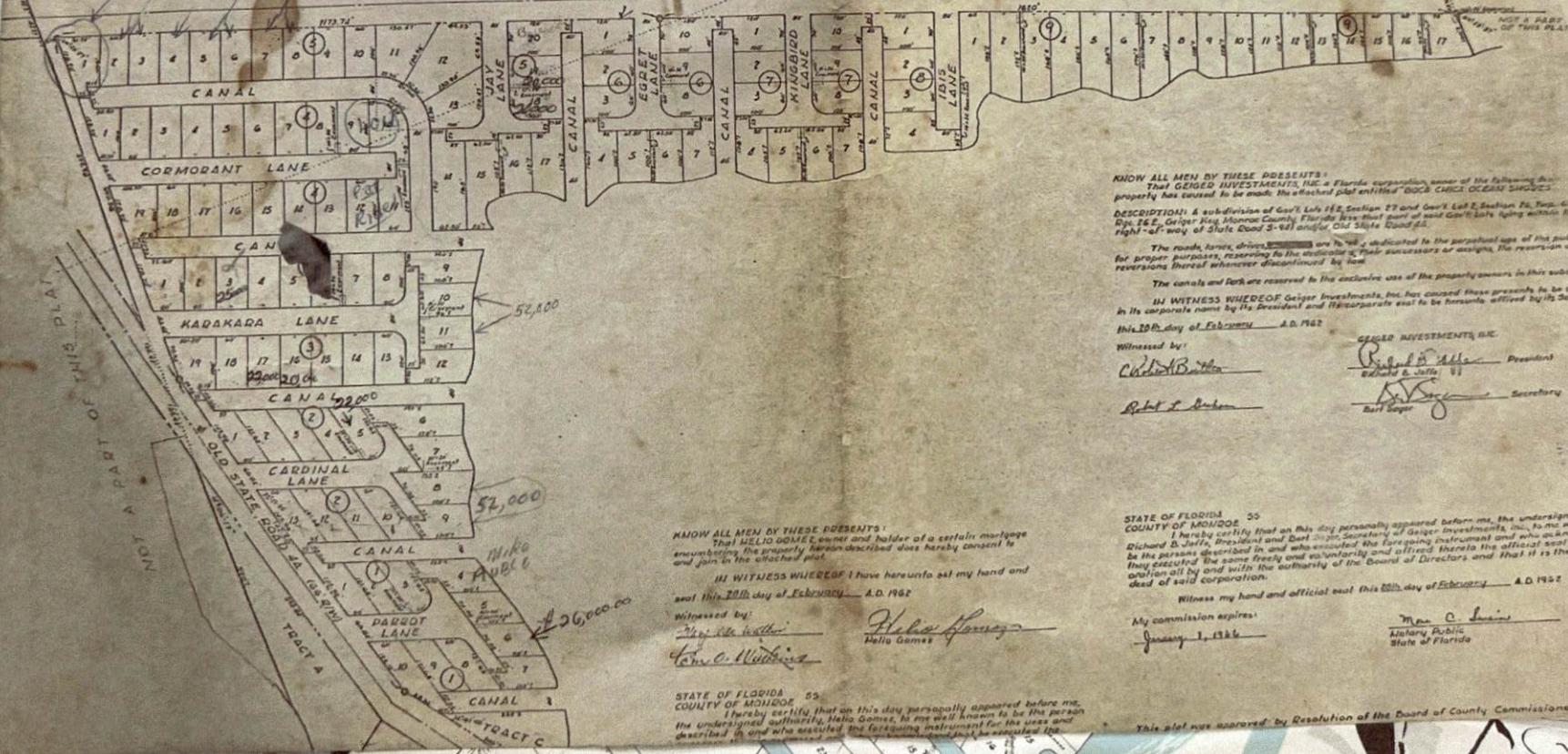
Florida Keys Engineering, Inc.
 Engineers - Surveyors
 Key West, Florida



Handwritten notes:
 Martin Charlie Baldwin
 Story
 Joe Calogian
 1/2 acre 5' of
 Himmale

SEE SHEET 2 C 2

STATE ROAD 5-941 (80' W)



KNOW ALL MEN BY THESE PRESENTS:
 That GEIGER INVESTMENTS, INC. a Florida corporation, owner of the following described property has caused to be made the attached plat entitled "BOGE CHICK OCEAN SHOALS"
 DESCRIPTION: A subdivision of Gov't Lots 1 & 2, Section 27 and Gov't Lot 2, Section 26, Twp. 67 S., Rge. 26 E., Geiger Key, Monroe County, Florida less that part of said Gov't Lots lying within the right-of-way of State Road 5-941 and/or Old State Road 2.
 The roads, lanes, drives, etc. are to be dedicated to the perpetual use of the public for proper purposes, reserving to the discretion of their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
 The canals and berms reserved to the exclusive use of the property owners in this subdivision.

IN WITNESS WHEREOF Geiger Investments, Inc. has caused these presents to be signed in its corporate name by its President and Vice-President and to be attested by its Secretary this 20th day of February, A.D. 1962

Witnessed by:
 Richard B. Jaffe, President
 Robert J. Baker, Secretary
 GEIGER INVESTMENTS, INC.
 Richard B. Jaffe, President
 Robert J. Baker, Secretary

KNOW ALL MEN BY THESE PRESENTS:
 That HELIO GOMES, owner and holder of a certain mortgage encumbering the property herein described does hereby consent to and join in the attached plat.
 IN WITNESS WHEREOF I have hereunto set my hand and seal this 20th day of February, A.D. 1962

Witnessed by:
 Helio Gomes
 Helio Gomes

STATE OF FLORIDA 55
 COUNTY OF MONROE ss
 I hereby certify that on this day personally appeared before me, the undersigned authority, Helio Gomes, to me well known to be the person described in and who executed the foregoing instrument for the uses and purposes therein stated, and he acknowledged to me that he executed the same as his free act and deed.

STATE OF FLORIDA 55
 COUNTY OF MONROE ss
 I hereby certify that on this day personally appeared before me, the undersigned authority, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily and affirmed therein the official seal of said corporation all by and with the authority of the Board of Directors and that it is the free act and deed of said corporation.
 Witness my hand and official seal this 20th day of February, A.D. 1962

My commission expires:
 January 1, 1964
 Max C. Lewis
 Notary Public
 State of Florida

This plat was approved by Resolution of the Board of County Commissioners



The fish
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 leads into
 Mexico No
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 bottom fish
 found he

Exhibit "B"
Letter to Affected Property Owners
From the County of Monroe
(dated January 23, 1979)

OFFICE OF:

PLANNING & ZONING DEPT.
PUBLIC SERVICE BUILDING
WING II - STOCK ISLAND
KEY WEST, FLORIDA 33040

P.O. Box

BOARD OF COUNTY COMMISSIONERS

DON SCHLOESSER, Chairman
RICHARD A. KERR, Vice-Chairman
JERRY HERNANDEZ, JR.
PURIE HOWANITZ
JEROME SHIPLEY



COUNTY of MONROE
KEY WEST, FLORIDA 33040
(305) 294-4641



TO: AFFECTED PROPERTY OWNERS
FROM: KERMIT H. LEWIN, DIRECTOR, PLANNING & ZONING DEPT.
DATE: JANUARY 23, 1978
SUBJECT: VARIANCE TO AIRPORT DISTRICT REQUIREMENTS

IN JANUARY OF 1977, THE COUNTY COMMISSION ADOPTED A NEW AIRPORT DISTRICT, WHICH WAS DESIGNED TO PROTECT THE INTEGRITY OF THE U.S. NAVAL AIR STATION.

A PART OF THIS DISTRICT REQUIREMENTS, WAS THE DEVELOPMENT OF CERTAIN ZONES WHICH ARE REFERRED TO AS AICUZ ZONES. THESE ZONES REPRESENT AREAS SUSCEPTIBLE TO NOISE AND ACCIDENTS.

THE REQUIREMENTS PROHIBIT ANY RESIDENTIAL DEVELOPMENT WITHIN THESE ZONES WITHOUT A VARIANCE BEING APPROVED.

THE NOTICE THAT YOU RECEIVED FOR A VARIANCE IN BOCA CHICA OCEAN SHORES, IS NOT FOR A CHANGE OF ZONING, BUT RATHER A VARIANCE FOR THE OWNER TO BE ABLE TO PLACE A HOME ON HIS LOT.

IF YOU HAVE ANY FURTHER QUESTIONS CONCERNING VARIANCES IN THE AREA SURROUNDING THE U.S. NAVAL AIR STATION, YOU ARE REQUESTED TO CALL 294-4641, EX. 268. AND ASK FOR MRS. O'DELL.

Proof of Ownership - Warranty Deed

Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, P.L.L.C.
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-105
Consideration: \$1,450,000.00

ePN Recorded Electronically	
ID	2454722
County	Monroe
Date	3-13-24
Time	9:26 AM

Parcel Identification No.: 00141680-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 13th day of March, 2024 between William C. Weeks, Jr. and Angela K. King-Weeks, Husband and Wife whose post office address is 860 Red Fox Trail, Saint Augustine, FL 32086 of the County of Saint Johns, State of Florida, grantor*, and Richard J. Rother, Jr. and Kimi C. Rother, Husband and Wife whose post office address is 801 Fairway Dr., Columbia, MO 65201 of the County of Boone, State of Missouri, grantee*,

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

The North 1/2 of Lot 8 and all Lots 9 and 10, Block 4, Boca Chica Ocean Shores, according to the plat thereof as recorded in Plat Book 5, Page 49, Public Records of Monroe County, Florida.

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

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

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

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

Signed, sealed and delivered in our presence:

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

[Signature]
William C. Weeks, Jr.

[Signature]
Witness
Printed Name: Taylor Noel
Address: 221 Simonton Street, Key West,
Florida 33040

[Signature]
Angela K. King-Weeks

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of March, 2024 by William C. Weeks, Jr. and Angela K. King-Weeks, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Ownership Disclosure Form

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



Ownership Disclosure of Interest

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

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
Richard J. Rother & Kimi C. Rother	100%

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

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

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

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

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

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

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

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

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

* Please provide date of contract _____

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: Kimi C. Rother Kimi C. Rother

STATE OF Missouri

COUNTY OF Boone

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 28 day of July, 2025, by Kimi Rother
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Gabriella L Bradley
SIGNATURE OF NOTARY PUBLIC
MY COMMISSION EXPIRES 11-17-2028
NOTARY SEAL
#24385409
BOONE COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

Gabriella L Bradley
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/2028

FORM

Property Record Card

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 00141680-000000
Account# 1183041
Property ID 1183041
Millage Group 100B
Location 10 CORMORANT Ln, GEIGER
Address KEY
Legal BK 4 N 1/2 LT 8 AND ALL LTS
Description 9-10 BOCA CHICA OCEAN
SHORES PB5-49 GEIGER KEY
OR285-588 OR478-81
OR493-875 OR870-1067/68
OR940-1049 OR1342-
1573/74 OR2492-347
OR2505-1652 OR2635-
2089/90ORD OR2693-
2311/12 OR2693-18
OR3267-0226

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

Neighborhood 201
Property SINGLE FAMILY RESID (0100)
Class
Subdivision BOCA CHICA OCEAN
SHORES
Sec/Twp/Rng 26/67/26
Affordable No
Housing



Owner

ROTHER JR RICHARD J
10 Cormorant Ln
Key West FL 33040

ROTHER KIMI C
10 Cormorant Ln
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$365,496	\$307,073	\$309,563	\$282,409
+ Market Misc Value	\$65,826	\$62,225	\$62,247	\$61,239
+ Market Land Value	\$428,270	\$428,270	\$397,850	\$332,330
= Just Market Value	\$859,592	\$797,568	\$769,660	\$675,978
= Total Assessed Value	\$859,592	\$797,568	\$729,231	\$662,937
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$859,592	\$797,568	\$769,660	\$675,978

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$428,270	\$365,496	\$65,826	\$859,592	\$859,592	\$0	\$859,592	\$0
2023	\$428,270	\$307,073	\$62,225	\$797,568	\$797,568	\$0	\$797,568	\$0
2022	\$397,850	\$309,563	\$62,247	\$769,660	\$729,231	\$0	\$769,660	\$0
2021	\$332,330	\$282,409	\$61,239	\$675,978	\$662,937	\$0	\$675,978	\$0
2020	\$252,770	\$289,297	\$60,603	\$602,670	\$602,670	\$0	\$602,670	\$0
2019	\$252,770	\$237,637	\$60,603	\$551,010	\$551,010	\$0	\$551,010	\$0
2018	\$256,280	\$241,081	\$55,694	\$553,055	\$553,055	\$0	\$553,055	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	13,000.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

Buildings

Building ID	9020	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1973
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	3252	Roof Type	GABLE/HIP
Finished Sq Ft	2244	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	204	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,244	2,244	0
GBF	GAR FIN BLOCK	896	0	0
OPF	OP PRCH FIN LL	112	0	0
TOTAL		3,252	2,244	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC DAVITS	1975	1976	0x0	1	1 UT	1
CONCRETE DOCK	1975	1976	0x0	1	180 SF	2
CONCRETE DOCK	1975	1976	0x0	1	412 SF	3
FENCES	1975	1976	5 x 100	1	500 SF	4
CONC PATIO	1975	1976	0x0	1	5094 SF	2
FENCES	1975	1976	5 x 108	1	540 SF	4
SEAWALL	1975	1976	0x0	1	60 SF	2
SEAWALL	1975	1976	0x0	1	618 SF	2
WALL AIR COND	1994	1995	0x0	1	2 UT	2
FENCES	1994	1995	130 x 4	1	520 SF	4
CH LINK FENCE	2020	2021	4 x 65	1	260 SF	2
TIKI	2020	2024	0x0	1	230 SF	3
BOAT LIFT	2024	2025	0x0	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/13/2024	\$1,450,000	Warranty Deed	2454722	3267	0226	01 - Qualified	Improved		
7/10/2014	\$550,000	Warranty Deed		2693	2318	02 - Qualified	Improved		
2/4/2014	\$100	Quit Claim Deed		2693	2311	11 - Unqualified	Improved		
2/10/2011	\$100	Quit Claim Deed		2505	1652	11 - Unqualified	Improved		
11/7/2010	\$100	Quit Claim Deed		2492	347	11 - Unqualified	Improved		
2/1/1995	\$7,500	Warranty Deed		1342	1573	C - Unqualified	Improved		
4/1/1985	\$1	Warranty Deed		940	1049	M - Unqualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
R-DOCK-2025-0026	02/07/2025	Completed	\$14,250	Residential	Install a 7,000# capacity side elevator boat lift. NO ELECTRIC ON THIS PERMIT A licensed electrician is to apply for a separate electrical permit if needed on this project.
R-ELEC-2025-0066	02/07/2025	Completed	\$2,250	Residential	Install circuitry for new boat lift as per plans.
R-ROOF-2024-0002	01/12/2024	Completed	\$21,000	Residential	We will tear off existing roof, install Polyglass peel and stick base sheet and install 5V-Crimp metal.
19102747	09/27/2019	Completed	\$5,000	Residential	REPLACE WINDOWS WITH IMPACT WINDOWS
19100741	05/23/2019	Completed	\$1,500	Residential	MISC. ELECTRIC
19100189	02/01/2019	Completed	\$12,500	Residential	REMOVE AND REPLACE ROOF
19100114	01/22/2019	Completed	\$6,800	Residential	REPLACE A/C
12101659	05/10/2012	Completed	\$3,675	Residential	REPLACE A/C
12100487	02/08/2012	Completed	\$16,000	Residential	WINDOW REPLACEMENT
09102377	06/23/2009	Completed	\$2,000	Residential	SEWER TIE-IN
04100070	01/09/2004	Completed	\$2,277	Residential	EXTERIOR RENOVATIONS-vinyl soffitt
94-0398	08/01/1995	Completed	\$800	Residential	ADDITION
95100296	03/16/1995	Completed	\$8,000	Residential	ROOF WORK

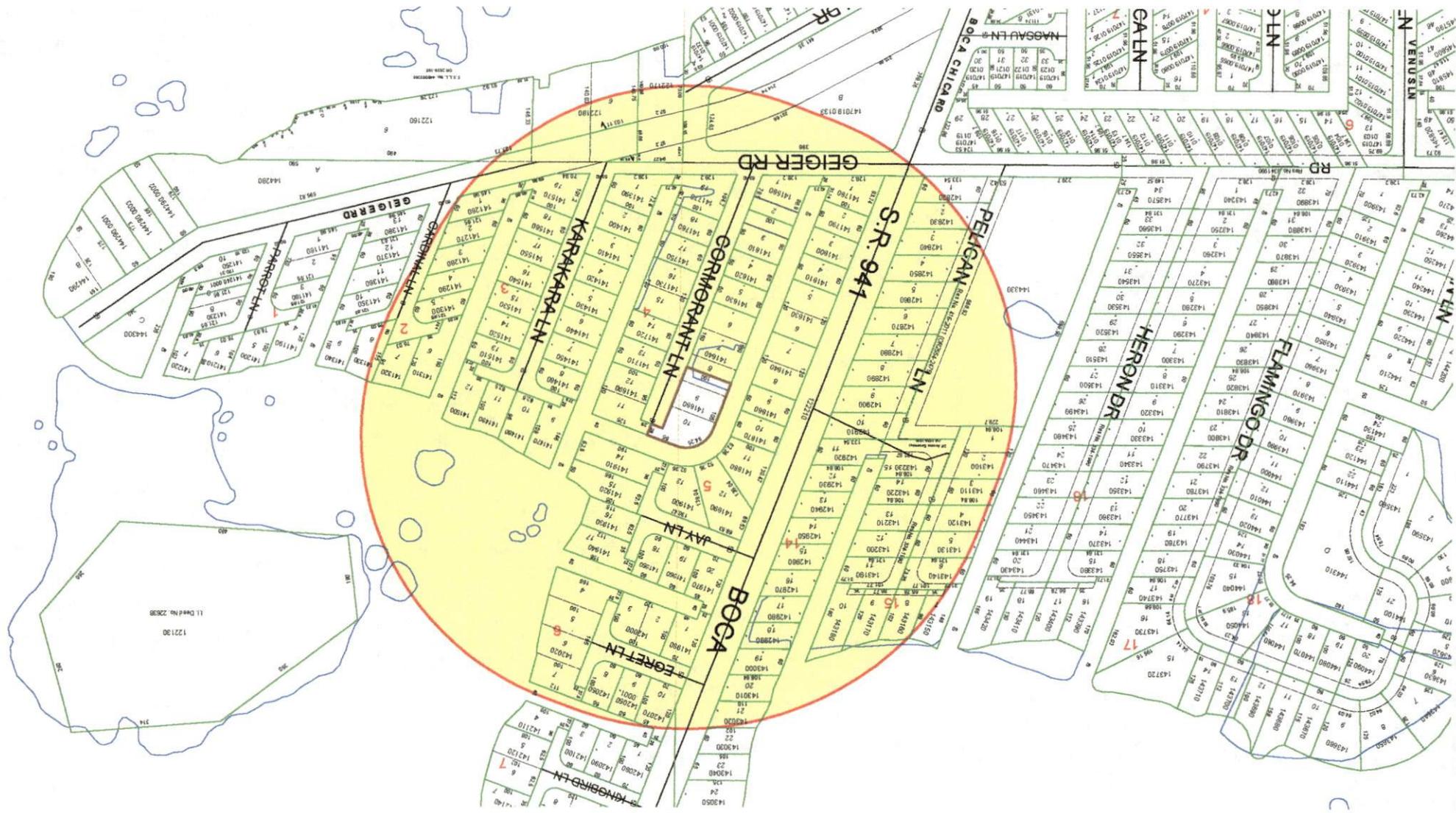


Map



TRIM Notice

Location Map



Photographs of site from adjacent roadway





**Real Property Owners
within 600 foot radius of subject property**

Doublas E. Meeker 11 Cardinal Ln. Key West, FL 33040	Lyonel Irurzun 8 Egret Ln. Key West, FL 33040	Roger Rusak 1485 Boca Chica Rd. Key West, FL 33040
Peter Larochelle 6 Egret Ln. Key West, FL 33040	Elke F. Rockteschel 1481 Boca Chica Rd. Key West, FL 33040	Tammy L. Brannan 15 Cormorant Ln Key West, FL 33040
Harry F. Fiala 5762 Cedar Forest Dr. Jacksonville, FL 32210	Neil Renouf 3 Cormorant Ln. Key West, FL 33040	Geiger Key Resort Propco, LLC 3191 Grand Ave, Unit 331774 Miami, FL 33133
Jason Graham 7 Cormorant Ln. Key West, FL 33040	Craig Jiovani 2 Jay Ln. Key West, FL 33040	Daniel K. Stephenson 8 Kanakara Ln. Key West, FL 33040
Robert L. Beardslee 10160 Hobby Hourse Ln. Mentor, OH 44060	Edwin R. Dupont 1 Pelican Ln. Key West, FL 33040	United States of America PO Box 10068 Charleston, SC 29411
Debra Toppino 10 Egret Ln. Key West, 33040	Phillip I. Jones III 19 Geiger Rd. Key West, FL 33040	US Naval Air Station Key West PO Box 9001 Key West, FL 33040
Robert W. Story 6128 Foster St. Juniper, FL 33458	Jorge Suarez 2100 SW 23nd St. Miami, FL 33145	
Samantha A. Hall 11 Cormorant Ln, Key West, FL 33040	Arthur Chilenski 194 Osborne Ave. Bay Head, NJ 08742	

Land Use District Map

morant Ln, Key Wes X
Search results for 10 Cor...



GIS Layers

- Street Maintenance
- Streets
- Parcel ID Text
- Current Parcels
- Municipal Boundaries
- Coastal Barrier Resources System
- Flood Hazard Zone Lines
- Flood Hazard Zone Areas
- Community Centers
- Livable Communities Program
- Tavernier Historic District
- Land Cover - Habitat 2009
- Land Cover - Habitat 2023 Update
- Tier Overlay District
- LUD - Zoning
- FLUM

Future Land Use Map

morant Ln, Key Wes X



Search results for 10 Cor...



GIS Layers

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0ft

81.650 24.583 Degrees

**Tier Overlay District
Tier III - Infill Areas**

morant Ln, Key Wes X
Search results for 10 Cor...



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- Tier Overlay District
 - Tier I - Natural Area
 - Tier II - Transition and Sprawl
 - Tier III - Infill Area
 - Tier III-A - Special Protection
 - Military
- LUD - Zoning
- FLUM

MAP OF BOUNDARY SURVEY
 THE NORTH HALFS OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 4
 BOCA CHICA OCEAN SHORES
 PLAT BOOK 5, PAG E49
 GEIGER KEY, MONROE COUNTY, FLORIDA



ADDRESS:
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 GEIGER KEY, FLORIDA 33040

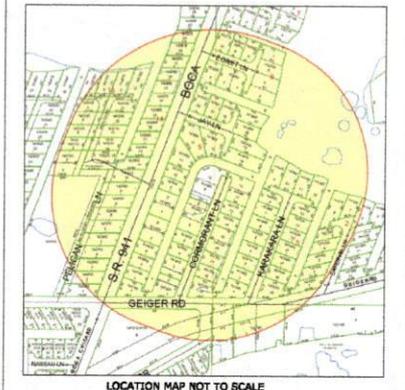
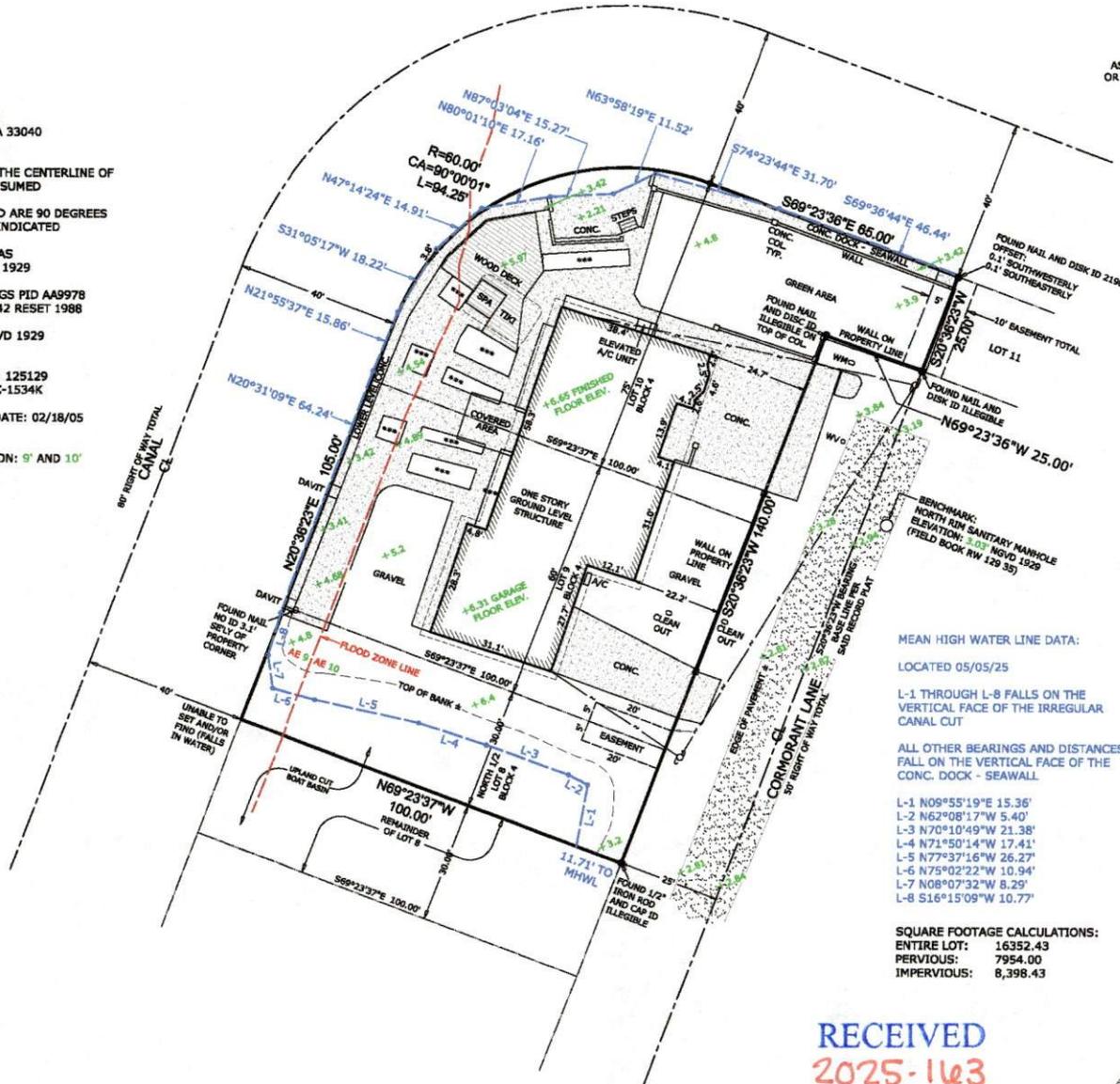
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ALL ANGLES DEPICTED ARE 90 DEGREES
 UNLESS OTHERWISE INDICATED

ELEVATIONS SHOWN AS
 X.XX REFER TO NGVD 1929

BENCHMARK USED: NGS PID AA9978
 STAMPING: AGS 1 1942 RESET 1988
 MARK LOGO: NOS
 ELEVATION: 1.08' NGVD 1929

FLOOD ZONE DATA:
 COMMUNITY NUMBER: 125129
 MAP NUMBER: 12087C-1534K
 MAP DATE: 02/18/05
 REVISED EFFECTIVE DATE: 02/18/05
 FLOOD ZONES:
 AE
 BASE FLOOD ELEVATION: 9' AND 10'
 NGVD 1929



CERTIFIED TO:
 RICHARD J. ROTHER JR. AND KIMI C. ROTHER

LEGAL DESCRIPTION:
 The North half of Lot 8 and all of Lots 9 and 10, Block 4, BOCA CHICA OCEAN SHORES, according to the Plat thereof, as recorded in Plat Book 5, Page 49, of the Public Records of Monroe County, Florida.

ABBREVIATIONS:

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LINES NOT TO SCALE:
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 PLASTIC FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 OVERHEAD WIRES
 PROPERTY LINE

*** = LANDSCAPE PLANTING
 FIRE HYDRANT
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MEAN HIGH WATER LINE DATA:
 LOCATED 05/05/25

L-1 THROUGH L-8 FALLS ON THE VERTICAL FACE OF THE IRREGULAR CANAL CUT

ALL OTHER BEARINGS AND DISTANCES FALL ON THE VERTICAL FACE OF THE CONC. DOCK - SEAWALL

L-1 N09°55'19"E 15.36'
 L-2 N62°08'17"W 5.40'
 L-3 N70°10'49"W 21.38'
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 L-7 N08°07'32"W 8.29'
 L-8 S16°15'09"W 10.77'

SQUARE FOOTAGE CALCULATIONS:
 ENTIRE LOT: 16352.43
 PERVIOUS: 7954.00
 IMPERVIOUS: 8,398.43

GENERAL NOTES

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER PARTY OR INDIVIDUAL WHOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
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-
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SCALE:	1"=20'
FIELD DATE:	05/05/25
REVISION DATE:	02/02/02
SHEETS:	1 OF 1
FIELD CREW:	GF/JF
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE NO.:	25042907

RECEIVED
 2025-11-03
 JUL 31 2025
 MONROE COUNTY
 PLANNING DEPT.



REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (L.B.) NO. 7836
 31193 AVENUE A, BIG PINE KEY, FL 33043
 OFFICE (305) 872-1348
 EMAIL: INFO@REECESURVEYING.COM

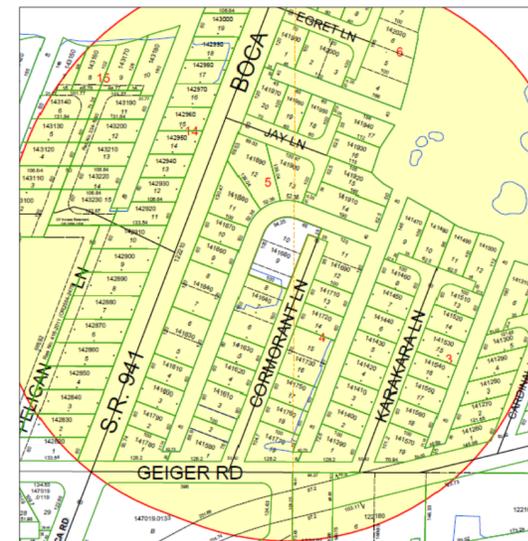
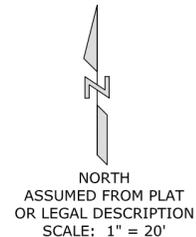
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Gino Furlano
 Digitally signed
 Date: 2025.05.25
 12:28:06 -0400

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL ELECTRONIC SEAL OF A FLORIDA SURVEYOR AND MAPPER

GINO FURLANO
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5044

MAP OF BOUNDARY SURVEY
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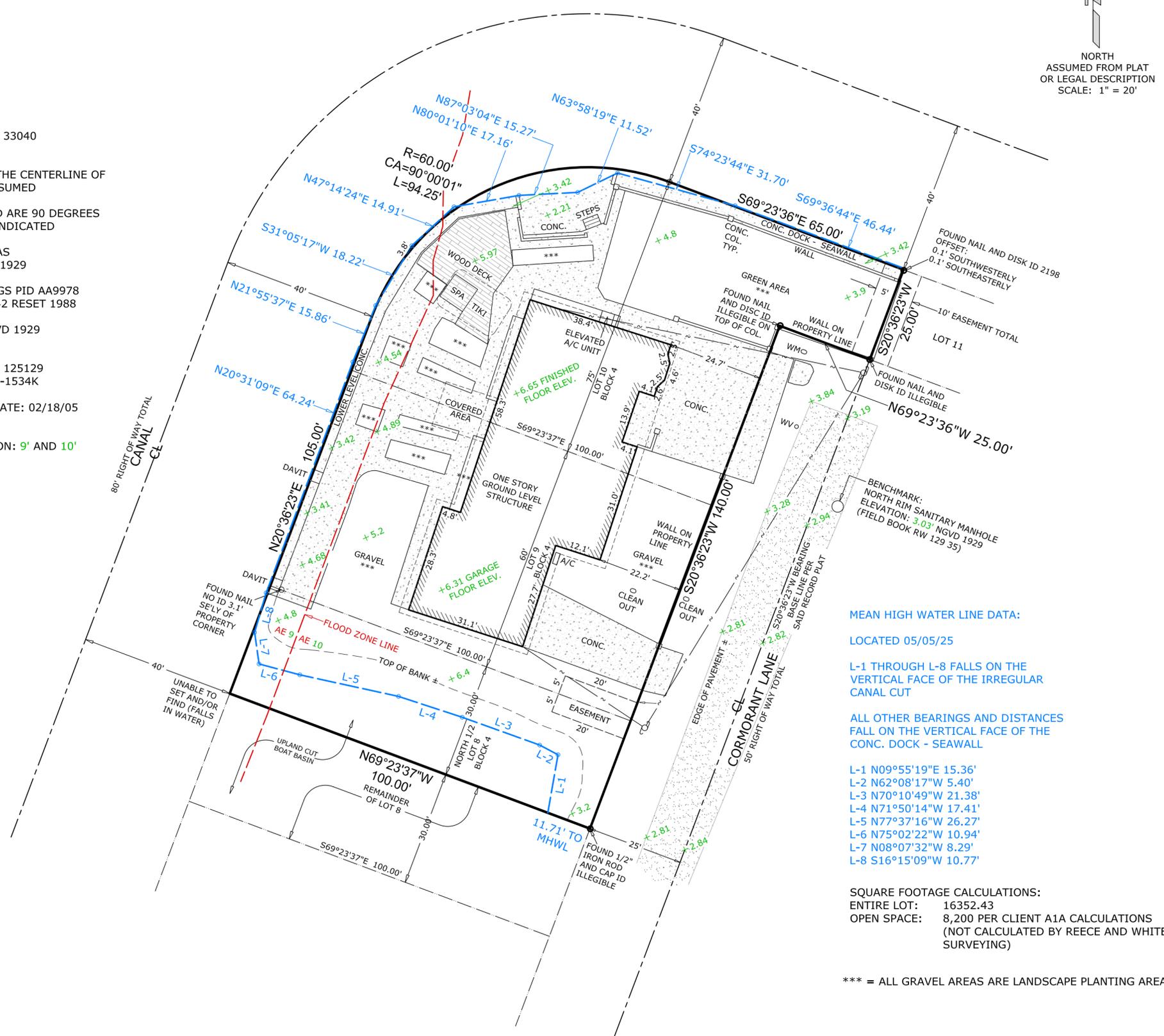
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ENTIRE LOT: 16352.43
 OPEN SPACE: 8,200 PER CLIENT A1A CALCULATIONS
 (NOT CALCULATED BY REECE AND WHITE
 SURVEYING)

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OVERHEAD WIRES			
PROPERTY LINE			

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