

File #: 2025-204

Owner's Name: Monroe County

Applicant/Contact: Pigeon Key Foundation (Kelly McKinnon)

Type of Application: PC Variance

Key: Pigeon Key

RE #: 00106120-000000

Additional Information added to File 2025-204

End of Additional File 2025-151

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
 2025-204
 OCT 14 2025

MONROE COUNTY
 PLANNING DEPT.

Variance Application to the Monroe County Planning Commission

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.

Planning Commission Variance Application Fee: \$1,610.00

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

Advertising Costs: \$245.00

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

Date of Application: 10 / 14 / 25
Month Day Year

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

Pigeon Key Foundation

Kelly McKinnon

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

po box 500130 marathon fl 33050

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

3055090345

3055090345

3055090345

pigeonkey@aol.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Moonroe County BOCC

steve sanders

(Name/Entity)

Contact Person

2975 overseas hwy marathon fl 33050

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

3053958283

3053958283

sanders-steven@monroecounty-fl.gov

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

1

pigeon key

Block

Lot

Subdivision

Key

00106120-000000

Real Estate (RE) Number

Alternate Key Number

44800 overseas hwy

44.5

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

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): 8600

Present Land Use of the Property: tourist attraction

Proposed Land Use of the Property: no change

Total Land Area: 5 acres

Provide the standards required by the land development regulations: gates to not be over 6ft in height (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: allow for a max height of 8ft 7 inches and a length of 18ft 8 inches (i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance: The width of the gate is matching to the width of the existing historic ramp and can not be any narrower without eliminating purpose of the security gate. the proposed gate height is in order to make secure the entry to the island assuring not only the property and historic buildings remain as safe as possible but more importantly the overnight students who the foundation is responsible for while in their care. the additional height will remedy the current issue of folks more easily jumping the 6 ft fence.

2. Failure to grant the variance would result in exceptional hardship to the applicant: installing the 8.7 ft fence allows for additional security of the property and other peoples children who are in our care. installing a gate that reduces this security allows for increased liability on the part of the foundation. A narrower gate is not an option as the ramp width dictates its size. the foundations top priority is safety and security of its guests and the property. narrowing of the gate could also create access problems for emt and fire services depending on size of the vehicles.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship..

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public: pigeon key is an offshore island with no nearby "neighbors" or any other business entities that would be affected by the larger sized security gate the gate would not create any public expense or hardship in any way. The larger gate will insure a higher level of security, safety, and emergency access to the property and its guests

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district: pigeon key is an offshore island that presents unique logistic and security issues unlike other properties

APPLICATION

- 5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

Pigeon key is an offshore island on its own and this instal will not give any special privilege .

- 6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:
no disabilities, handicaps, or health concerns are the basis of the variance

- 7. Granting the variance is not based on the domestic difficulties of the applicant or his family:
the variance is not based on any domestic difficulties

- 8. The variance is the minimum necessary to provide relief to the applicant:
the height and width are required to maintain the safety and security of the property and its guests, and to meet the unique size restrictions of the island.

APPLICATION

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 variance 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 (at a minimum, survey should include elevations, location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- 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 site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e., concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- ^{N/A} List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

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

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

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.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

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

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

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

Signature of Applicant:

[Handwritten Signature]

Date:

9/30/2025

STATE OF Florida

COUNTY OF Monroe

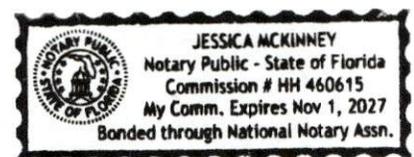
Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 30 day of September, 2025, by Steven Sanders
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

Jessica McKinney
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

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 00106120-000000
 Account# 1124761
 Property ID 1124761
 Millage Group 100H
 Location 44800 OVERSEAS Hwy, MARATHON
 Address
 Legal 13 66 31 LOT 1 (PIGEON KEY) Z-76 (US PATENT 304053) G6-46/55 OR15-374/76
 Description OR1541-420/24(REST COV) OR1604-541/45REST/COV
 (Note: Not to be used on legal documents.)
 Neighborhood 10041
 Property Class COUNTY (8600)
 Subdivision
 Sec/Twp/Rng 13/66/31
 Affordable No
 Housing



Owner

MONROE COUNTY FLA
 1100 Simonton St
 Ste 205
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$467,773	\$500,482	\$500,482	\$500,482
+ Market Misc Value	\$248,075	\$186,654	\$186,654	\$186,654
+ Market Land Value	\$42,500	\$42,500	\$42,500	\$42,500
= Just Market Value	\$758,348	\$729,636	\$729,636	\$729,636
= Total Assessed Value	\$758,348	\$729,636	\$729,636	\$729,636
- School Exempt Value	(\$758,348)	(\$729,636)	(\$729,636)	(\$729,636)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2023	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2022	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2021	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2020	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2019	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2018	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(8600)	5.00	Acreage	0	0

Buildings

Building ID	41600	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1909
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1963
Building Name		Foundation	
Gross Sq Ft	3247	Roof Type	
Finished Sq Ft	2751	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	350	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,751	2,751	0
OPU	OP PR UNFIN LL	327	0	0
OPF	OP PRCH FIN LL	65	0	0
PTO	PATIO	104	0	0
TOTAL		3,247	2,751	0

Building ID	7275	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1917
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1928
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1888	Roof Type	GABLE/HIP
Finished Sq Ft	1484	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	PLYWD/PR BD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	236	Bedrooms	2
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,484	1,484	0
OPF	OP PRCH FIN LL	404	0	0
TOTAL		1,888	1,484	0

Building ID	41601	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1909
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1963
Building Name		Foundation	
Gross Sq Ft	1225	Roof Type	
Finished Sq Ft	906	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	136	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	906	906	0
OPF	OP PRCH FIN LL	319	0	0
TOTAL		1,225	906	0

Building ID	7276	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	CAMP BLDG-D- / 36D	EffectiveYearBuilt	1938
Building Name		Foundation	WOOD PIERS
Gross Sq Ft	550	Roof Type	GABLE/HIP
Finished Sq Ft	510	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	94	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	510	510	0
OPF	OP PRCH FIN LL	40	0	0
TOTAL		550	510	0

Building ID	7277	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	APTS-D / 03D	EffectiveYearBuilt	1938
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	407	Roof Type	GABLE/HIP
Finished Sq Ft	343	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	100	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	343	343	0
OPF	OP PRCH FIN LL	64	0	0
TOTAL		407	343	0

Building ID	7278	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	CAMP BLDG-D- / 36D	EffectiveYearBuilt	1938
Building Name		Foundation	WOOD PIERS
Gross Sq Ft	1617	Roof Type	GABLE/HIP
Finished Sq Ft	1012	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	134	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	207	0	0
FLA	FLOOR LIV AREA	1,012	1,012	0
OPF	OP PRCH FIN LL	398	0	0
TOTAL		1,617	1,012	0

Building ID	7279	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	CAMP BLDG-D- / 36D	EffectiveYearBuilt	1938
Building Name		Foundation	WOOD PIERS
Gross Sq Ft	581	Roof Type	GABLE/HIP
Finished Sq Ft	529	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	92	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	529	529	0
OPU	OP PR UNFIN LL	40	0	0
OPF	OP PRCH FIN LL	12	0	0
TOTAL		581	529	0

Building ID	7280	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1916
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1928
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1105	Roof Type	GABLE/HIP
Finished Sq Ft	844	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	PLYWD/PR BD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	120	Bedrooms	2
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	MASONRY/MIN	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	844	844	0
OPF	OP PRCH FIN LL	252	0	0
PTO	PATIO	9	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		1,105	844	0

Building ID	41602	Exterior Walls	CONC BLOCK
Style		Year Built	1950
Building Type	CAMP BLDG / 36C	EffectiveYearBuilt	1973
Building Name		Foundation	
Gross Sq Ft	1248	Roof Type	
Finished Sq Ft	784	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	112	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPU	COVERED PARKING UNFIN	448	0	0
FLA	FLOOR LIV AREA	784	784	0
SBF	UTIL FIN BLK	16	0	0
TOTAL		1,248	784	0

Building ID	7281	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1920
Building Type	APTS-D / 03D	EffectiveYearBuilt	1938
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	910	Roof Type	GABLE/HIP
Finished Sq Ft	630	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	PLYWD/PR BD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	118	Bedrooms	2
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	MASONRY/MIN	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPA	ENCL PORCH WD	220	0	0
FLA	FLOOR LIV AREA	630	630	0
OPF	OP PRCH FIN LL	60	0	0
TOTAL		910	630	0

Building ID	41603	Exterior Walls	CONC BLOCK
Style		Year Built	1950
Building Type	ELEC/TELEPHONE ETC D / 91D	EffectiveYearBuilt	1976
Building Name		Foundation	
Gross Sq Ft	588	Roof Type	
Finished Sq Ft	492	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	128	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
ECF	ELEVATED CON F	96	0	0
FLA	FLOOR LIV AREA	492	492	0
TOTAL		588	492	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1980	1981	0 x 0	1	600 SF	2
CONC PATIO	1950	1951	0 x 0	1	180 SF	2
CONCRETE DOCK	1950	1951	5 x 98	1	490 SF	4
TIKI	2006	2007	11 x 15	1	165 SF	1
CONC PATIO	1950	1951	3 x 381	1	1143 SF	2
CONC PATIO	1950	1951	4 x 223	1	892 SF	2
CONC PATIO	1989	1990	5 x 62	1	310 SF	2
WOOD DECK	2011	2012	12 x 24	1	288 SF	3
CONC PATIO	1950	1951	3 x 116	1	348 SF	2
CONC PATIO	1950	1951	3 x 290	1	870 SF	2
WOOD DOCKS	2006	2007	11 x 162	1	1782 SF	5

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1950	1951	14 x 20	1	280 SF	4
CONC PATIO	1950	1951	3 x 342	1	1026 SF	2
SEAWALL	1950	1951	4 x 274	1	1096 SF	4
CONC PATIO	1950	1951	3 x 58	1	174 SF	2
CONC PATIO	1950	1951	3 x 88	1	264 SF	2
CONCRETE DOCK	1950	1951	5 x 87	1	435 SF	4
CONCRETE DOCK	1950	1951	8 x 58	1	464 SF	4
CONC PATIO	1950	1951	3 x 17	1	51 SF	2
WOOD DOCKS	2006	2007	11 x 58	1	638 SF	5

Permits

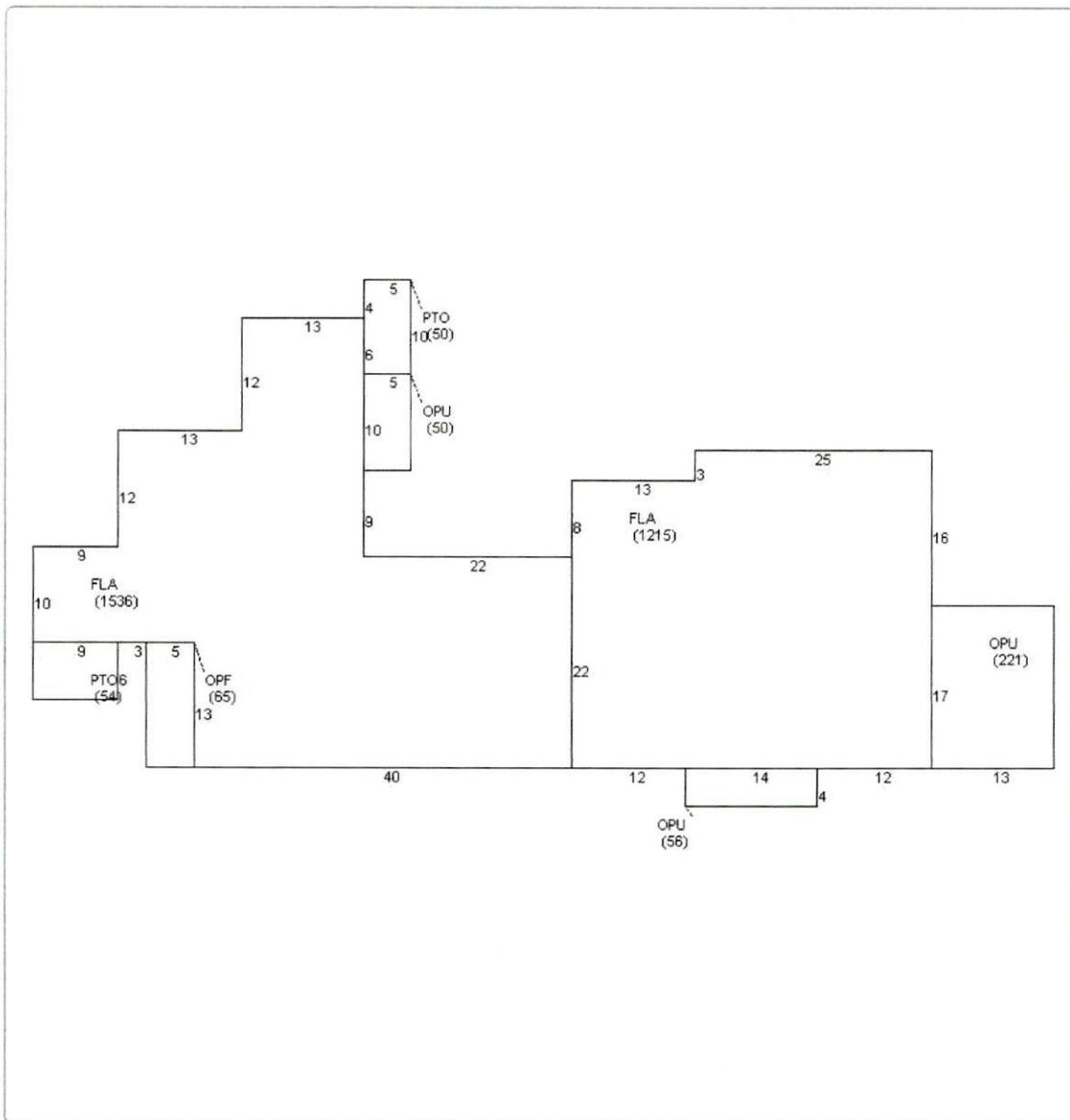
Number	Date Issued	Status	Amount	Permit Type	Notes
C-ROOF-2024-0047	01/22/2025	Active	\$4,000	Commercial	RE: Generator Shed - We will tear off existing roof, install Polyglass peel & stick base sheet and install 5V-Crimp metal. LIKE FOR LIKE.
C-ELEC-2024-0086	12/31/2024	Active	\$20,000	Commercial	Trench and install conduit and circuitry as necessary for new GFCI protected outlets. Install low voltage transformers and pathway lighting as per low voltage plan. - SOW edited as per email in file, SR.
C-MECH-2024-0025	12/04/2024	Active	\$68,000	Commercial	Replace window units with Mitsubishi mini splits in 6 buildings: Bridge Tender's Dormitory - 30,000 Tri-Zone Mitsubishi (1) 18,000 Blower (1) 12,000 Blower (1) 6,000 Blower: - Assistant Bridge Tender- 36,000 Tri-Zone Mitsubishi (3) 12,000 Blowers: - Paint Foreman's - (2) 36,000 Tri-Zone Mitsubishi (4) 9,000 blowers (2) 18,000 blowers: - Section Gang Quarters -36,000 Tri-Zone (2) 9,000 Blowers (1) 18,000 Blower: - Assistant Paint Foreman's -9,000 Single Zone Mitsubishi : -Commissary- 18,000 Dual Zone Mitsubishi (2) 9,000 Blowers
C-ROOF-2024-0062	12/04/2024	Active	\$14,000	Commercial	Assistant Paint Foreman's House- We will tear off existing roof, install Polyglass peel & stick base sheet and install white self-adhered modified bitumen membrane.
C-ROOF-2024-0042	11/27/2024	Active	\$11,500	Commercial	Education Shed We will tear off existing roofs, install Polyglass peel & stick base sheet, install 5V-Crimp metal and install granulated modified bitumen membrane Education LIKE FOR LIKE.
ENV-2024-0148	11/22/2024	Active	\$17,978	Commercial	Rerock Existing Lime Rock Road on Pigeon Key Only. Description updated 11.20.24 as per email from applicant. SR.
ENV-2024-0149	11/22/2024	Active	\$18,300	Commercial	Spread 4,300 cubic feet of topsoil where refurbishment needed Install 7 pallets of St. Augustine sod over refurbished topsoil
C-RMDL-2024-0264	11/15/2024	Active	\$14,718	Commercial	Install sandset brick pavers below pigeon key solar array footprint.
C-RMDL-2024-0197	10/04/2024	Active	\$50,000	Commercial	Removing an existing porch and rebuilding it per plans. Removing the decking on another porch and add stringers to bring the height up 6.5" and install new decking per plans. Pour concrete footers to mount aluminum ADA ramps per plans.
C-RMDL-2024-0106	07/30/2024	Active	\$60,000	Commercial	Sand and refinish existing wood floors of 5,717 SF of five buildings: Section Gang Building, Paint Foreman House, Assistant Bridge Tender, Bridge Tenders House, and Bridge Forman House
C-ROOF-2024-0005	04/09/2024	Active	\$104,000	Commercial	RE: Forman's Dorm / Kitchen - We will tear off existing roof, install Polyglass peel & stick base sheet and install metal shingles.
C-RMDL-2023-0251	11/30/2023	Completed	\$74,250	Commercial	REPLACE 6500 FEET OF 4" SIDEWALK WITH 4000 PSI FIBER REINFORCED CONCRETE.
20200157	06/16/2021	Completed	\$738,000	Commercial	700 SF INTERIOR AND EXTERIOR REMODEL/ REPAIRS FOR TWO EXISTING HISTORIC ONE STORY WOOD FRAME STRUCTURES (HONEYMOON COTTAGE & COMMISSARY BLDG) - WORK TO INCLUDE: FOUNDATIONS, STRUCTURAL REPAIRS, ROOFING AND ASSOCIATED SITEWORK. ELECTRICAL, MECH. AND PLUMBING INCLUDED THIS PERMIT
20200178	11/16/2020	Completed	\$200,000	Commercial	PROVIDE PERMANANT ELECTRIC SERVICE TO PIGEON KEY. ELECTRICAL LINE TO RUN ON OLD SEVEN MILE BRIDGE - REMOVAL OF TEMP TRAILER GENERATOR - CAPACITY OF 50KVA SINGLE PHASE 120/240V. THE ELECTRICAL METER & DISCONNECT WILL BE COMMISSIONED IN KNIGHTS KEY AT THE ENTRANCE PARKING AREA LEADING TO OLD BRIDGE
17203250	10/20/2020	Completed	\$200,000	Commercial	
19102067	01/27/2020	Completed	\$7,645	Commercial	DEMOLISH CBS BATTERY SHED STORAGE BLDG
19103050	01/27/2020	Completed	\$11,820	Commercial	INTERIOR & EXTERIOR REMODEL / REPAIR: REPLCE FRONT WALL & BARN STYLE DOORS ON EDUCATION BLDG
19200317	01/27/2020	Completed	\$45,825	Commercial	CONSTRUCT A 234 SF OPEN/SCREENED PORCH ON "GANG BLDG" (RESOLUTION# HP 21-17)
17104880	01/16/2020	Completed	\$72,500	Commercial	RE-ROOF - DEMO VICTORIAN METAL SHINGLES ROOF ON HISTORIC "BRIDGE TENDERS QUARTERS" & RE-ROOF OF NEW SELF ADHERED CERTAINTED MODIFIED BITUMEN ROLLED ROOFING. INCLUDES REPLACEMENT OF DAMAGED SHEATHING & BEAMS AS NECESSARY & RE-INSTALLATION OF FLASHING
17104884	01/16/2020	Completed	\$72,500	Commercial	RE-ROOF - DEMO VICTORIAN METAL SHINGLES ROOF ON "BRIDGE FORMAN DORM" & REPLACE WITH SELF ADHERED MODIFIED BITUMEN ROLLED ROOFING. INCLUDES REPLACEMENT OF ANY ROTTEN SHEATHING, BEAMS & FASCIA AS NECESSARY.
19102806	10/23/2019	Completed	\$30,000	Commercial	REMOVE AND REPLACE 1,200 SQ FT OF EXISTING ROOF MATERIAL AND INSTALL FLINTLASTIC SELF-ADHERED ROOFING SYSTEM OVER WOOD DECK AND MODIFIED BITUMEN ROLL ROOFING.
19200221	07/22/2019	Completed	\$25,000	Commercial	EXTERIOR PAINTING OF 7 BUILDINGS KNOWN AS SECTION GANG QUARTERS, KITCHEN, FORMAN'S, ASSIT. FORMAN'S, BRIDGE FORMAN'S, BRIDGE TENDERS & ASSIST. BRIDGE TENDER'S HOMES
18105825	01/22/2019	Completed	\$5,000	Commercial	INSTALL BATTERY & ELECTRICAL SYSTEM INSIDE OF PORTABLE TRAILER, LITHIUM BANK, BATTERY MANAGEMENT SYSTEM, BATTERY INVERTERS & SOLAR INVERTERS, QUICK DICONNECTS ON THE ISLAND TO CONNECT SOLAR PANELS & EXISTING DISTRIBUTION PANELS (PIGEON KEY) - SOLAR POWERED BATTERY POSER PLANT INSIDE CARGO TRAILER.
16208801	02/28/2017	Completed	\$40,000	Commercial	INSTALL 350 SF OF SIDING (REPLACING WOOD SIDING)
15101577	05/02/2016	Completed	\$65,000	Commercial	RE-ROOF - REMOVE / REPLACE WITH NEW METAL SHINGLE ROOFING - HISTORICAL BLDG / REV#A- CHANGE FROM VISTORIAN METAL SHINGLES WITH NEW CORTAINATED MODIFIED BITUMAN ROLLED ROOFING

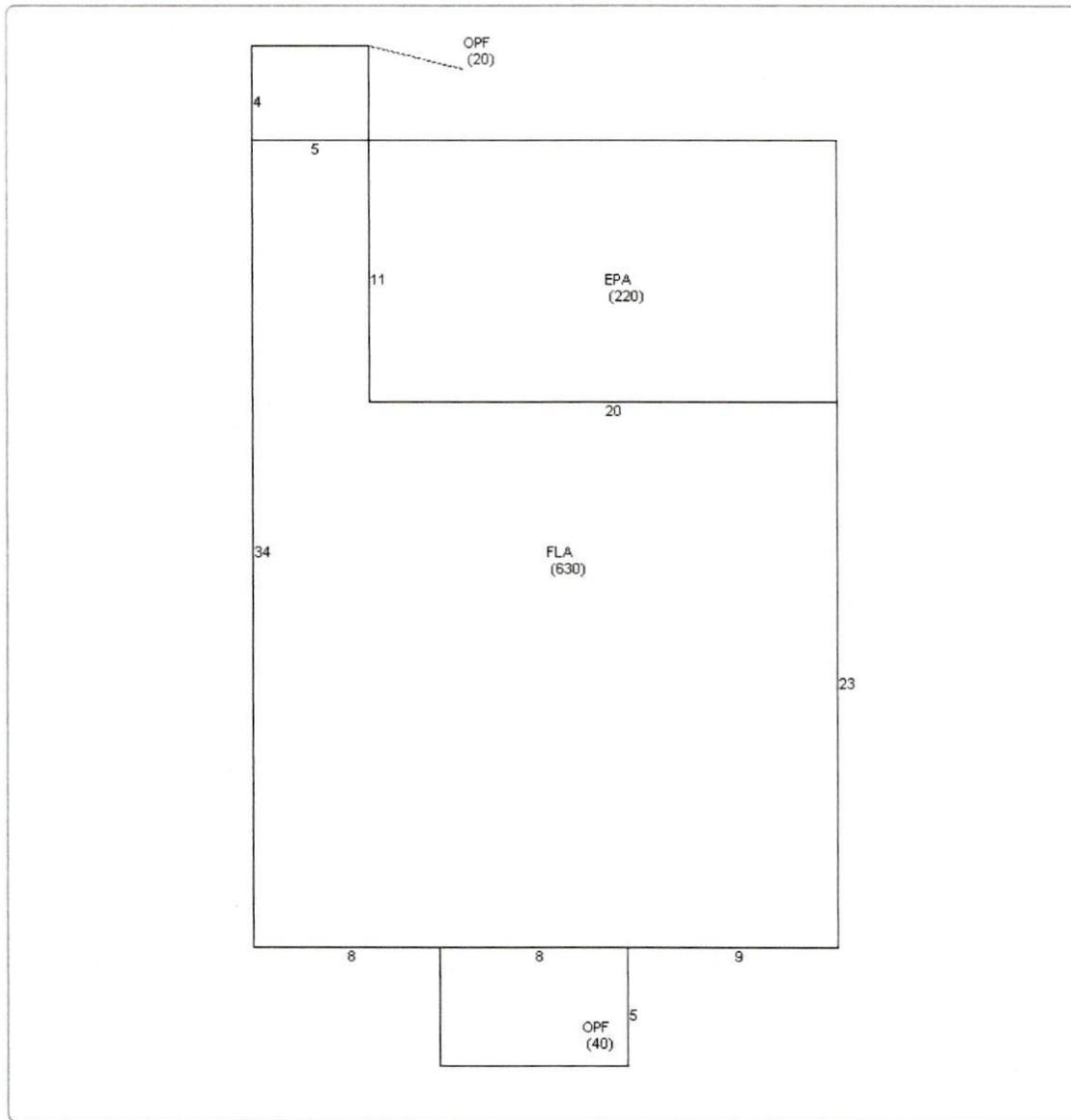
Number	Date Issued	Status	Amount	Permit Type	Notes
16200647	03/15/2016	Expired	\$10,300	Commercial	REMODEL BATH
14204117	09/25/2014	Completed	\$14,000	Commercial	INSTALL SOLAR WATER HEATING SYSTEM / TO REPLACE EXISTING WATER HEATER IN BLD 7279 IN KITCHEN AND ADD 110 V OUTLET FOR CONTROL SYSTEM
14200901	05/30/2014	Completed	\$1,200	Commercial	REMOVABLE WEED GATE AT OPENING OF EXISTING SALT WATER POOL
12204350	10/15/2012	Completed	\$0	Commercial	REMOVE 5 COCONUT PALMS & PLANT 12 NEW NATIVE PALMS
12202473	10/01/2012	Completed	\$300	Commercial	DEMO PICNIC PAVILLIONS - CONCRETE SLABS TO REMAIN
12202267	06/22/2012	Completed	\$95,000	Commercial	INSTALL SOLAR PANEL
12201559	05/10/2012	Completed	\$200	Commercial	DEMO BUILDING
09204396	11/16/2009	Completed	\$150,000	Commercial	ATF PERMIT TO REPAIR DOCK AFTER WILMA
08101994	06/25/2008	Completed	\$20,000	Commercial	SPALLING REPAIRS ON STORAGE BLDG
07202186	05/14/2007	Completed	\$3,050	Commercial	REPL A/C
07200877	02/26/2007	Completed	\$200	Commercial	FIRE RATE CEILING
04200118	02/11/2004	Completed	\$6,000	Commercial	RE-ROOF
01201647	07/05/2001	Completed	\$120,000	Commercial	BLDG 8- RESTORATION OF BRIDGE FOREMANS HOUSE INCLUDES ELECTRIC & PLUMBING
99201646	11/17/2000	Completed	\$120,000	Commercial	BLDG 5-RESTORE & ADDITION (NEW BUNK ROOM) - ADD 2 PIERS UNDER HOUSE, CONSTRUCT NEW CONNECTING BRIDGE TO ASSISTANT BRIDGE TENDERS RESIDENCE, REPLACE ROOF, SIDING ETC
962727	09/16/1997	Completed	\$1,800	Commercial	COMM. MISC.
97200792	08/20/1997	Completed	\$148,000	Commercial	WORK TO INCLUDE 3 BLDGS, BRIDGE, WORKERS DORM, TENDERS HOUSE. DEMO 322 SF OF STRUCTURES & 66 LF OF INTERIOR WALLS IN WORKERS DORM. ADD 22 NEW FOOTINGS UNDER FLOOR 7 140 LF OF CONTINUOUS FOOTINGS, RESTORE PORCH, REPAIR/REPLACE COLLAR TIES AS NEEDED, 45 LF RAMP, SIDING & INTERIOR FINISHES. 629 SF ADDITION OF BATH & DINING AREA IN WORKERS DORMTORY ETC
962727	06/19/1997	Completed	\$2,500	Commercial	COMM. MISC.
97271	02/05/1997	Completed	\$2,500	Commercial	ELEC. MISC.
9621184	11/04/1996	Completed	\$1,000	Commercial	ELEC MISC.
9621151	10/29/1996	Completed	\$750	Commercial	COMM.. ROOFING
962727	10/21/1996	Completed	\$273,000	Commercial	COM. MISC.
962611	06/10/1996	Completed	\$300	Commercial	ELECTRICAL MISC.
962523	05/24/1996	Completed	\$1,300	Commercial	AIR CONDITIONING
962369	05/03/1996	Completed	\$95,000	Commercial	COMM. REMODEL
962268	03/19/1996	Completed	\$1,200	Commercial	ELEC.MISC.
9511161	11/08/1995	Completed	\$8,900	Commercial	ELEVATOR
952193	09/12/1995	Completed	\$1,500	Commercial	COMM. REMODEL
952193	06/29/1995	Completed	\$34,000	Commercial	COMM. REMODEL
952193	04/27/1995	Completed	\$29,000	Commercial	COMM. REMODEL
942805	11/29/1994	Completed	\$8,000	Commercial	DOCKS

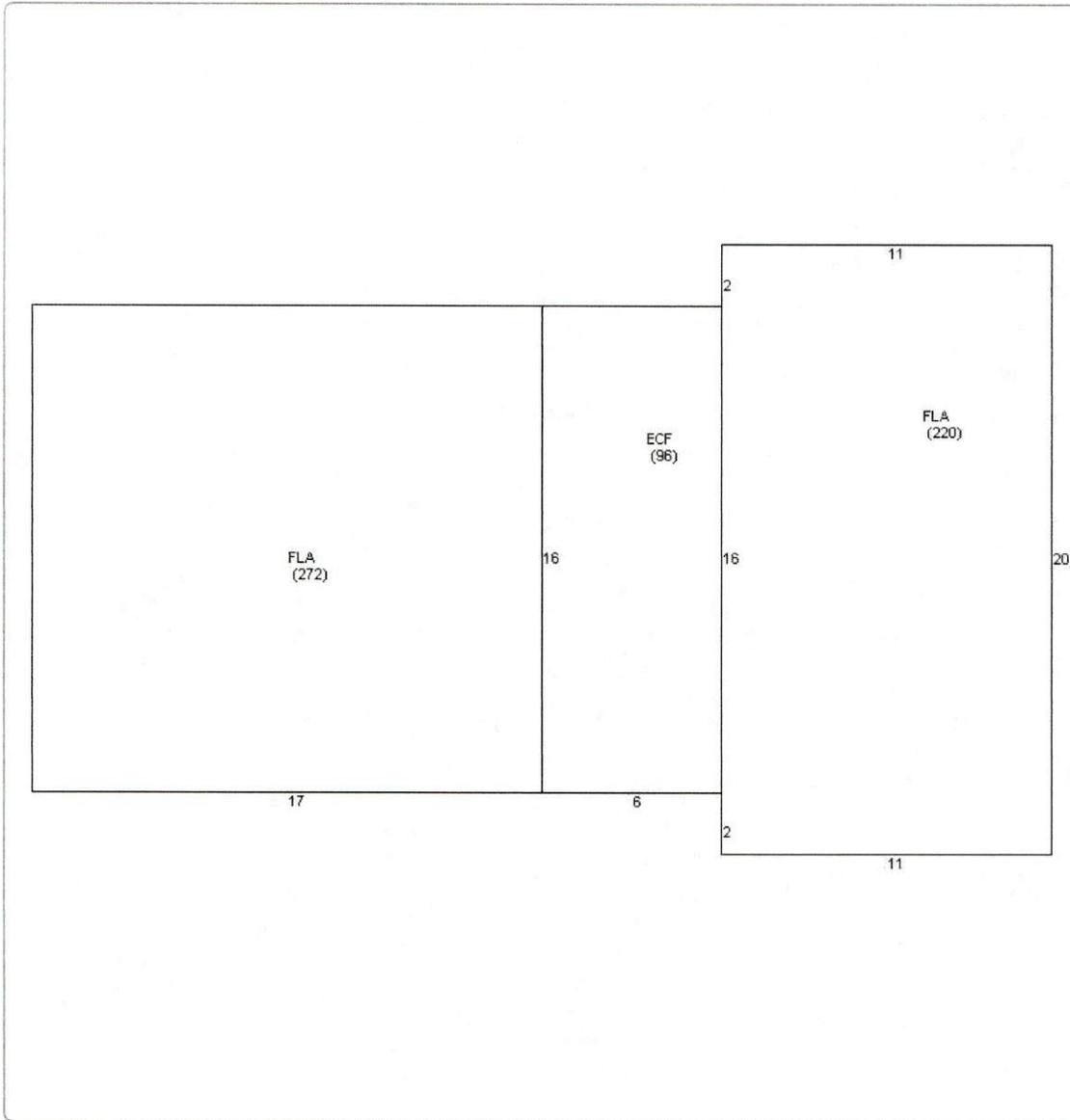
View Tax Info

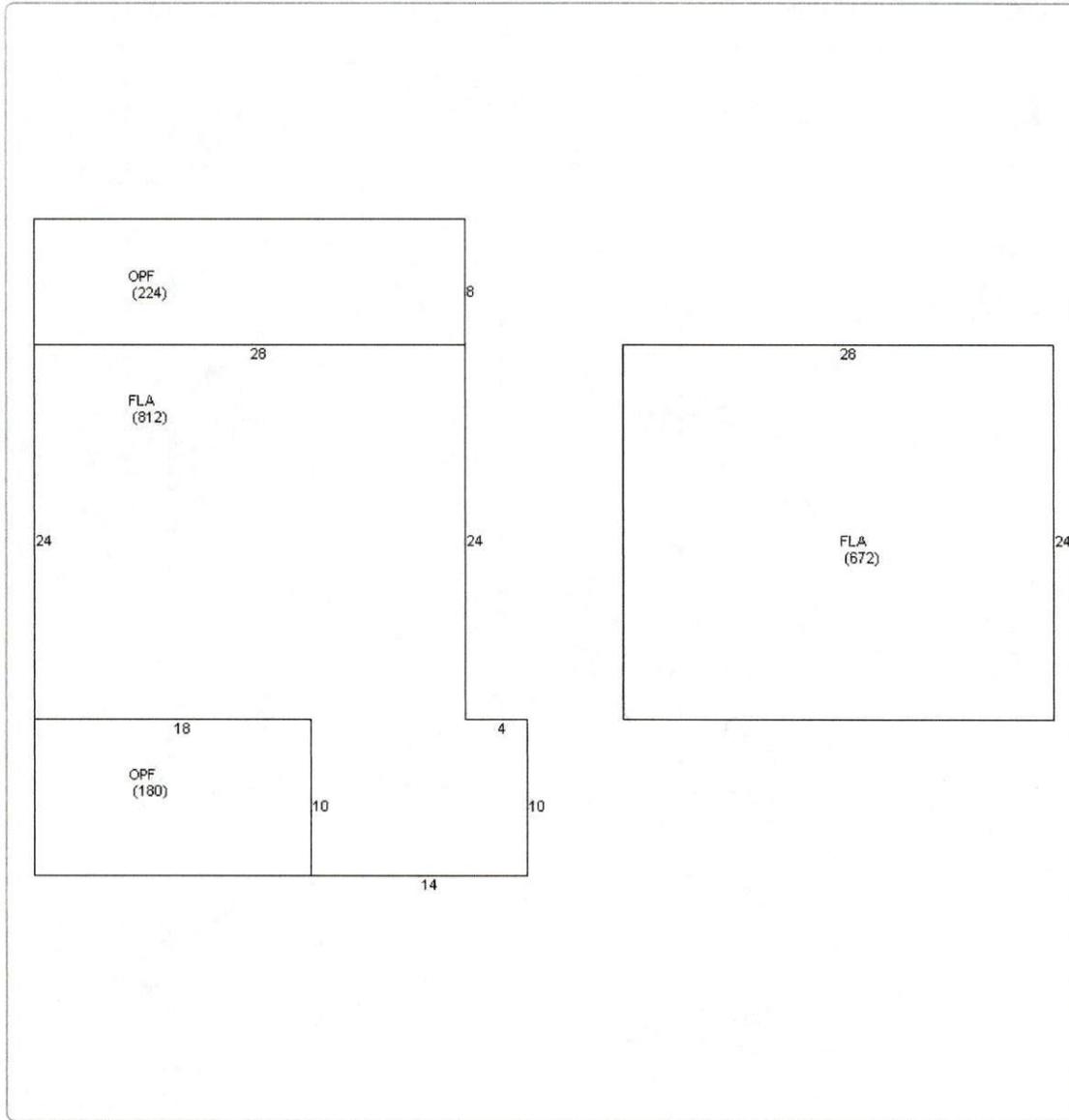
[View Taxes for this Parcel](#)

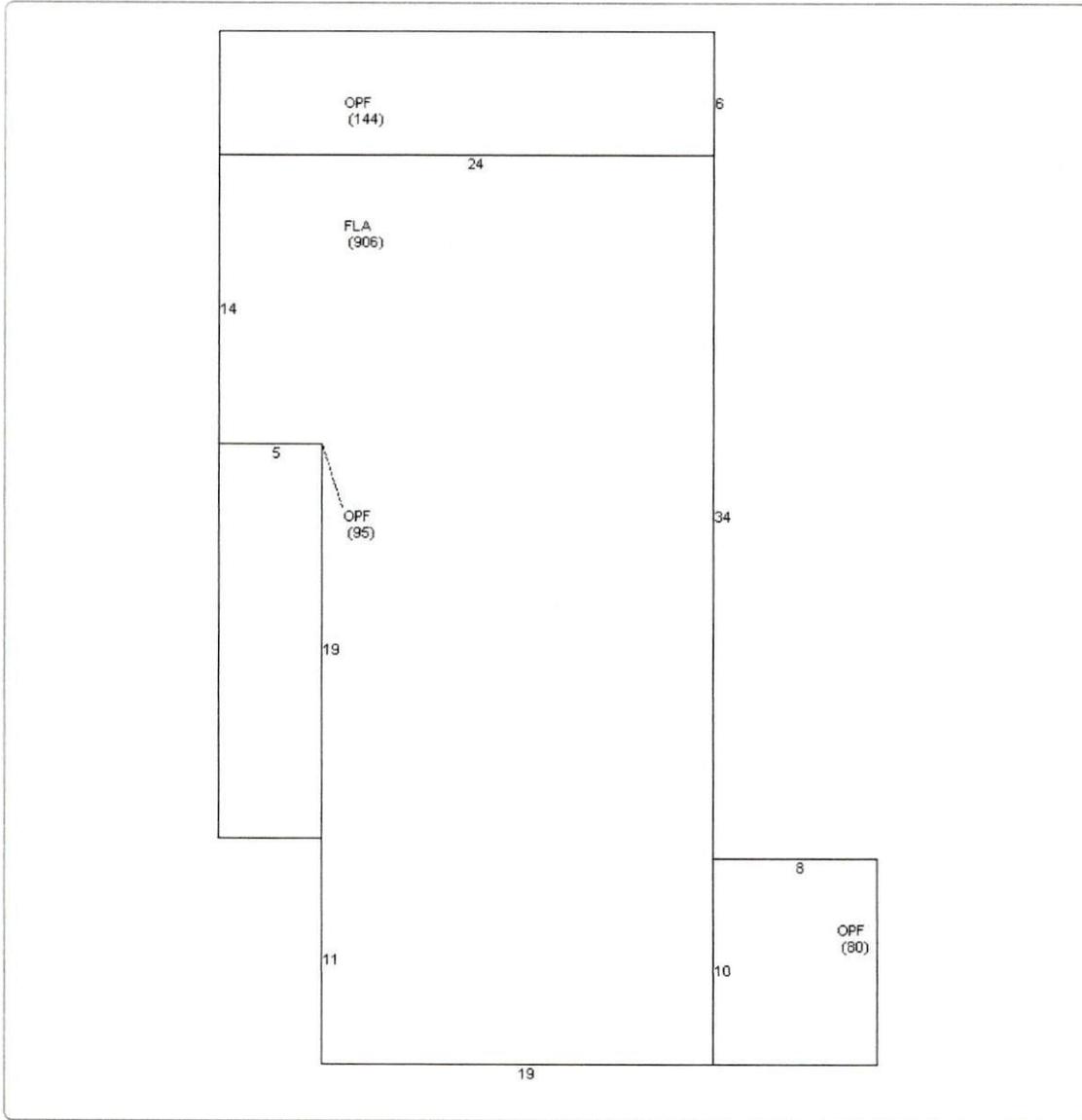
Sketches (click to enlarge)

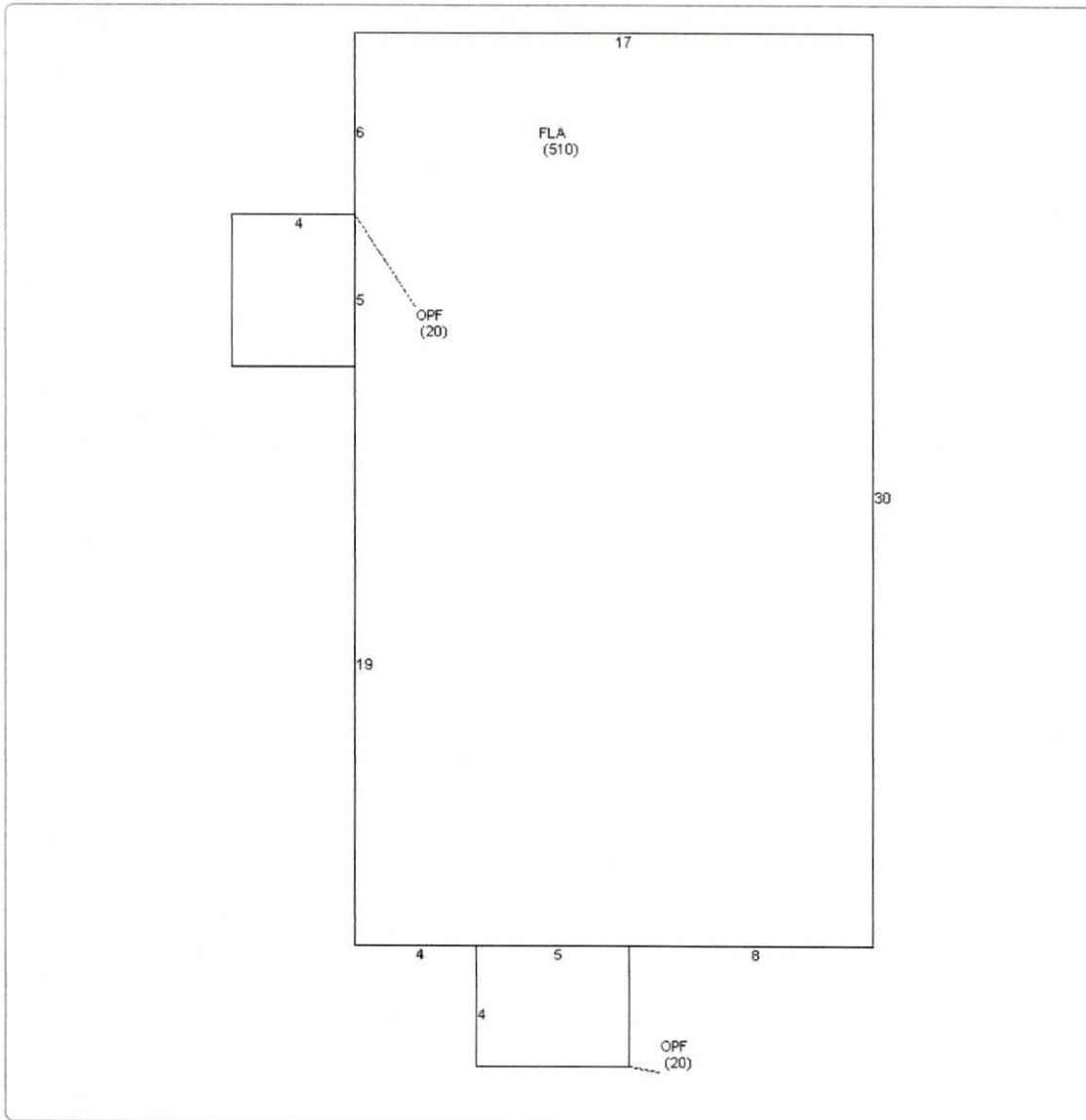


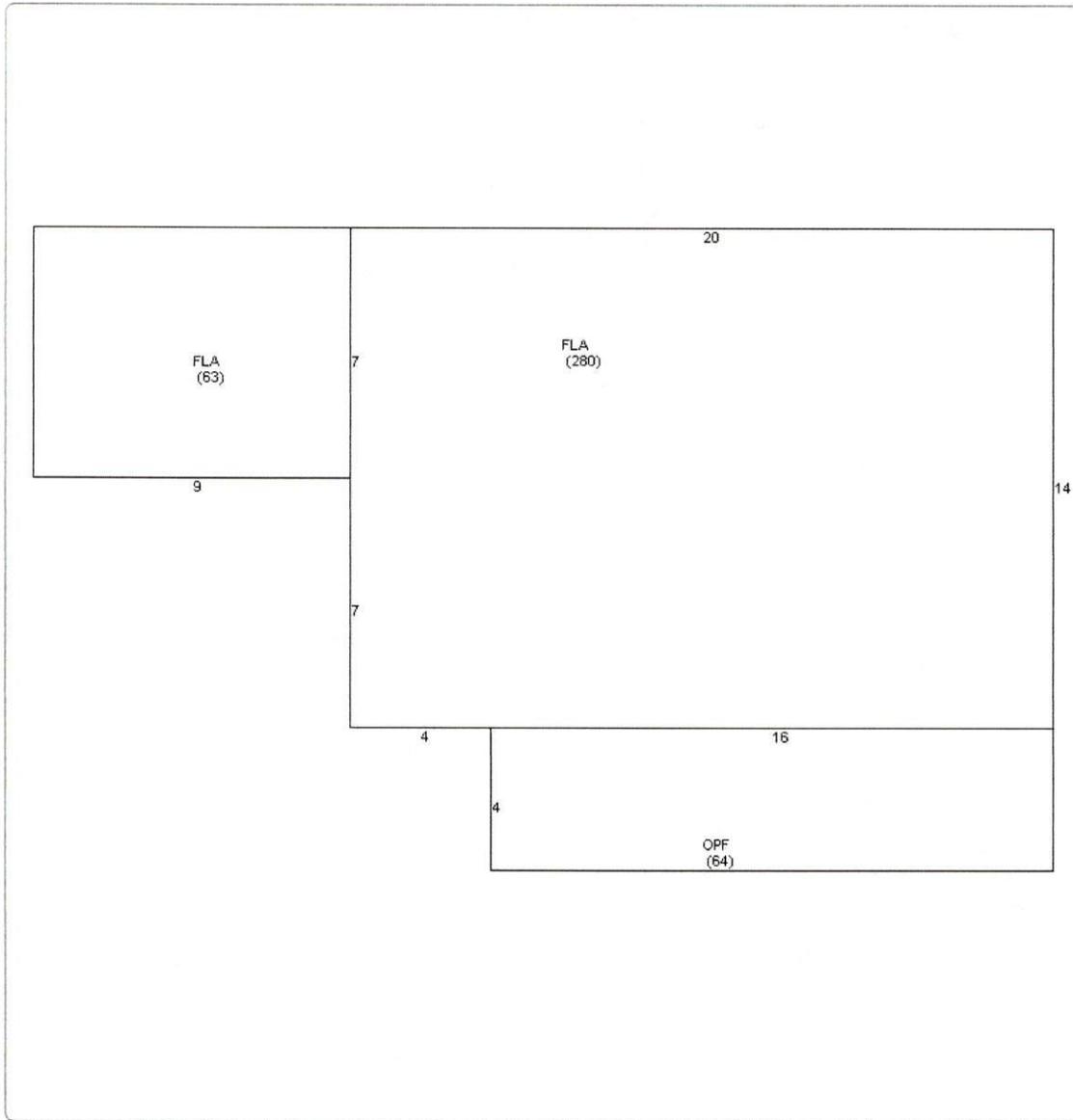


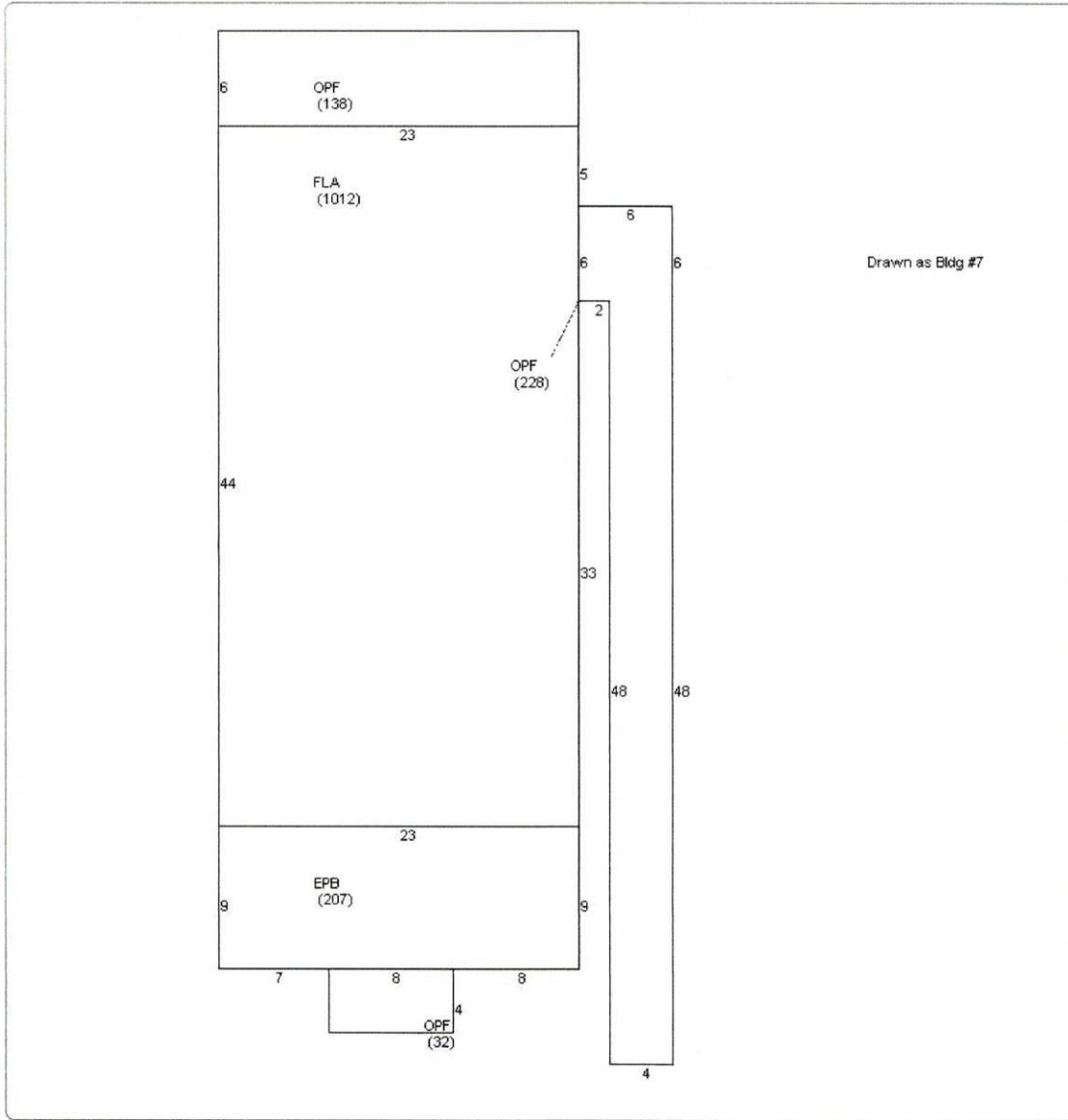


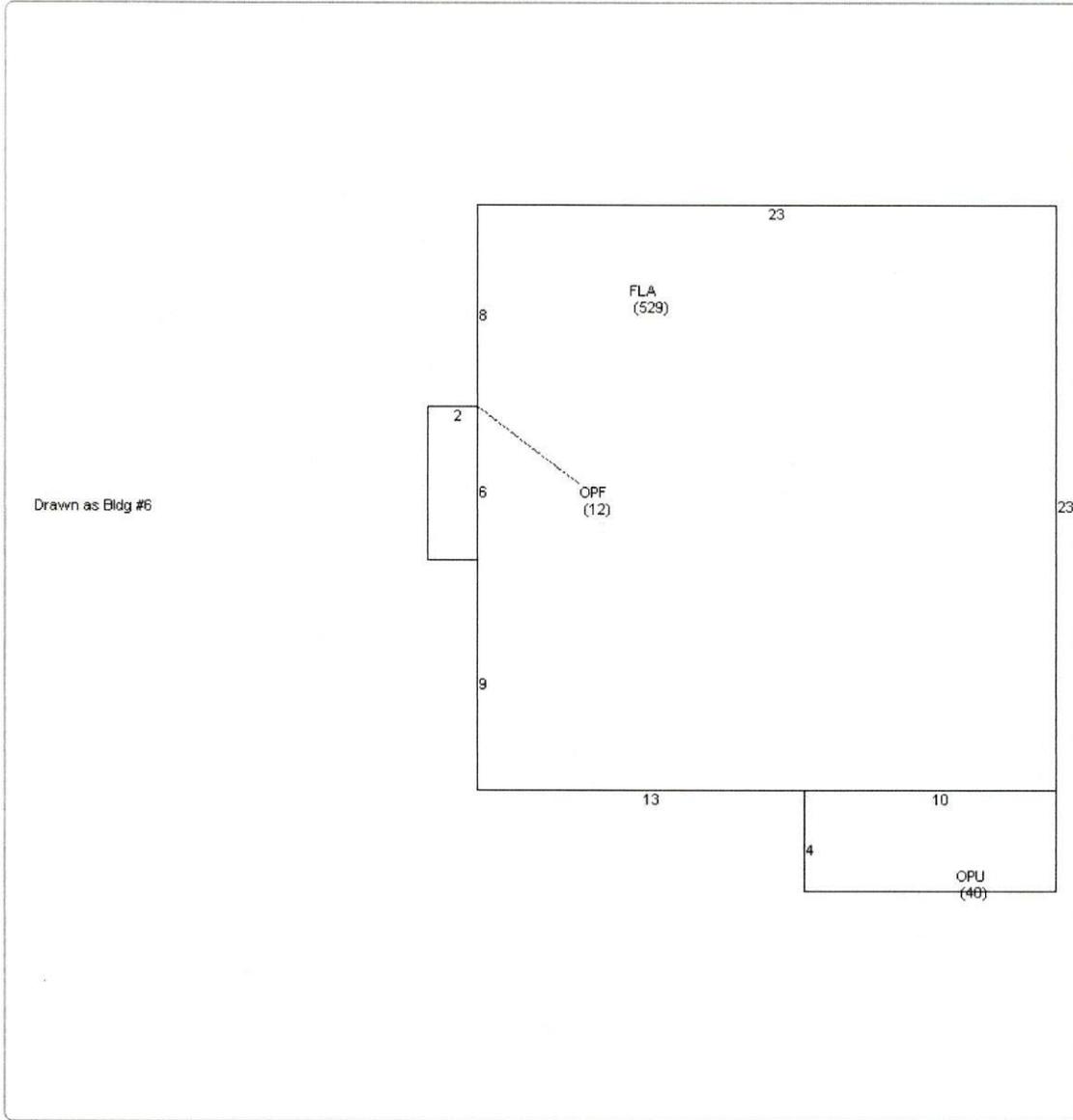


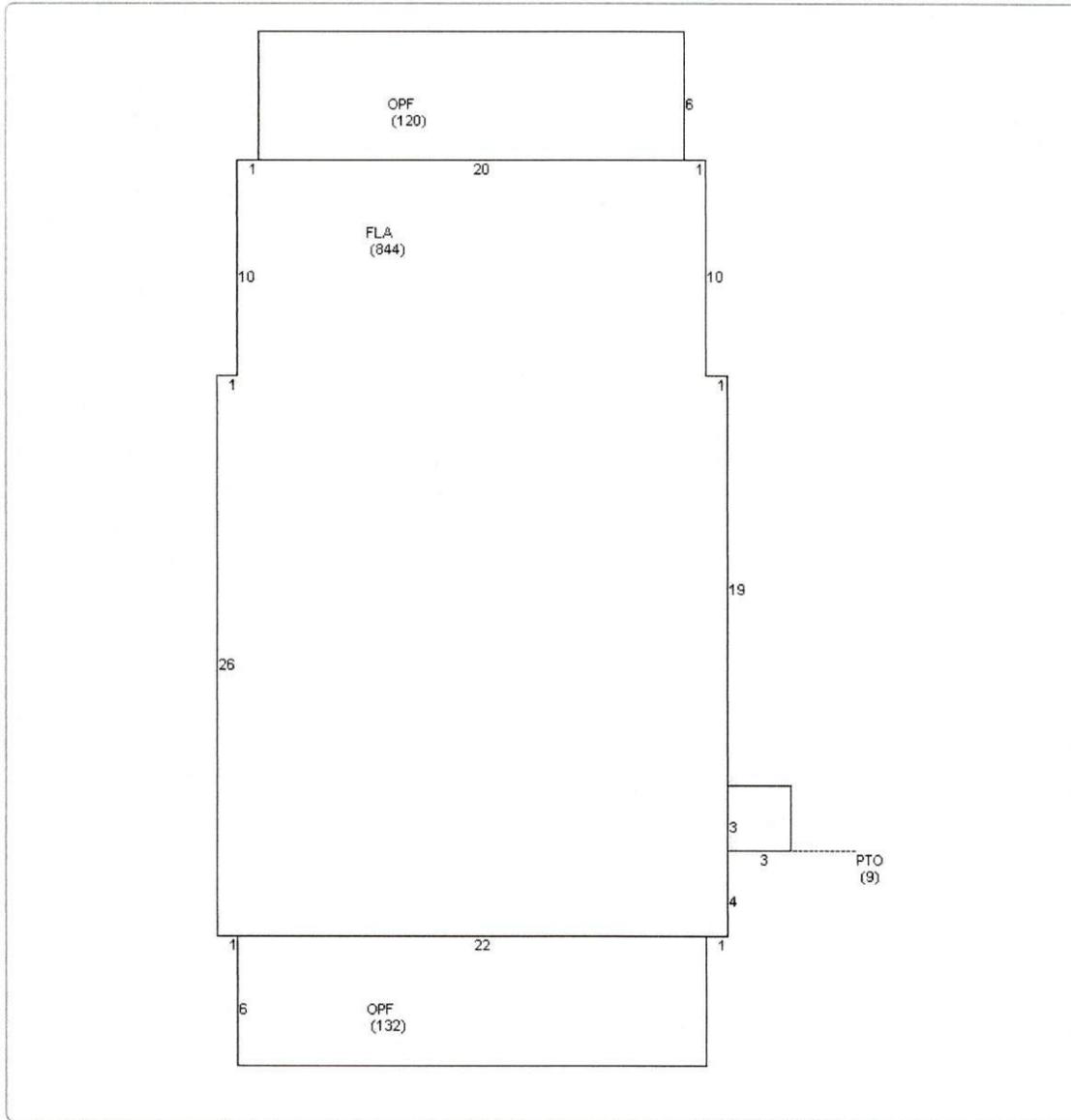


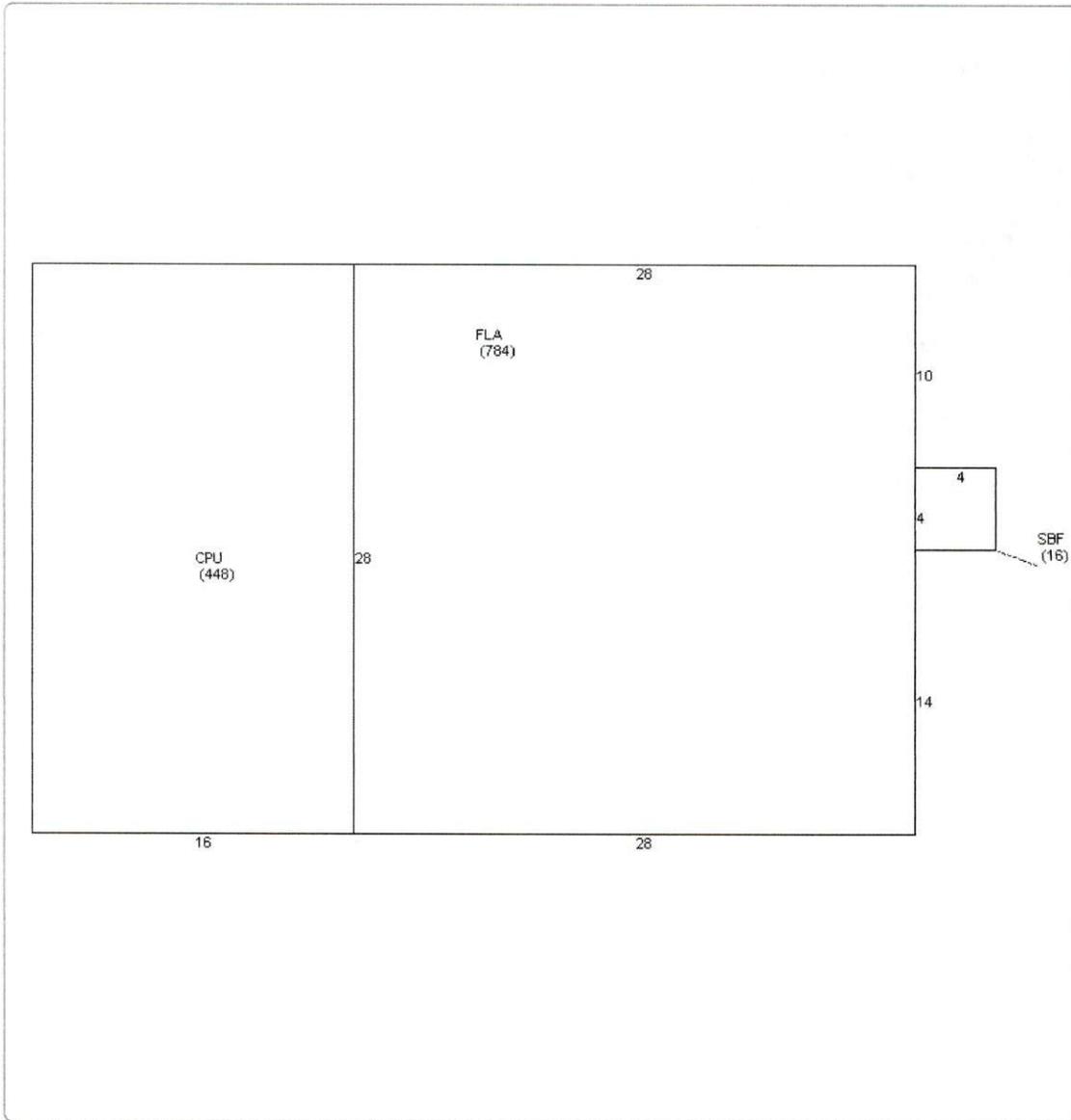












Photos



Map



No data available for the following modules: Sales, TRIM Notice.

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

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Developed by
 **SCHNEIDER**
GEO SPATIAL

Filed SEP 22 1954 1:00 P.M.

OR-15 374

WARRANTY DEED

THIS INSTRUMENT, Made this 7 day of September, A. D. 1954, BETWEEN
OVERSEAS ROAD AND TOLL BRIDGE DISTRICT, a political subdivision of the State
of Florida, having its principal place of business in the County of Monroe and
State of Florida, and lawfully authorized to transact business in the State of
Florida, party of the first part, and MONROE COUNTY, FLORIDA, a political sub-
division of the State of Florida, party of the second part;

WITNESSETH: That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) to it in hand paid by the said
party of the second part, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said party of the second part, its successors
and assigns forever, the following described land situate, lying and being in the
County of Monroe and State of Florida, to-wit:

All of the lands heretofore deeded to the Overseas Road and
Toll Bridge District from the Florida East Coast Railway
Company by deed dated November 9, 1936, and recorded in Deed
Record G-6, Pages 46 to 55, both inclusive, Monroe County,
Florida, Public Records excepting therefrom all lands which
have been deeded by said Overseas Road and Toll Bridge District
and which deeds are of record as of the date of this conveyance
to Monroe County, Florida, and also excepting the strip of land
One Hundred feet (100') wide being Fifty feet (50') in width on
each side of the center line of the right-of-way of the former
Florida East Coast Railway, as same was constructed and operated
between the center line dividing Sections Twenty-one (21) and
Twenty (20) in Township 64, South of Range 36 East, to the
Section Line between Sections Twenty-five (25) and Twenty-six
(26) in Township 66, South of Range 29 East, including all
trestles, structures, bridges and riparian rights, all in
Monroe County, Florida, being part of the lands deeded to the
Overseas Road and Toll Bridge District by deed dated November
9, 1936, and recorded in Deed Record G-6, pages 46 to 55, both
inclusive, Monroe County, Florida, Public Records.

AS A FURTHER CONSIDERATION for this conveyance, it is expressly under-
stood and agreed that the grantee hereby agrees and binds itself to maintain for
public parking areas, parkways and/or parks at all times unless otherwise determined
by law, the following described lands which are included in the lands above
described:

Parking area on Long Key located at Bridgehead;
Sandy beach located south side Long Key, said parcel
beginning at western boundary of property and embracing
all land between shoreline and U. S. Highway No. 1
Knight's Key parking area located at Bridgehead on
North side,
South side of Little Duck extending from shoreline to
U. S. Highway No. 1.

STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY, that on this 4th day of September, A. D. 1954,
before me personally appeared ANTHONY DEMERRITT and C. O. HICKS, Chairman of
the Board of Commissioners and Secretary respectively of Overseas Road and
Mill bridge District, a political subdivision of the State of Florida, to me
well known to be the persons who signed the foregoing instrument as such
officers and severally acknowledged the execution thereof to be their free
act and deed as such officers for the uses and purposes therein mentioned and
that they affixed thereto the official seal of said political district, and
that the said instrument is the act and deed of said political district.

WITNESS my signature and official seal at Key West, in the County of
Monroe and State of Florida, this day and year last aforesaid.

William V. Cifbring
Notary Public, State of Florida,
My commission expires

STATE OF FLORIDA, COUNTY OF MONROE
FILED IN PUBLIC RECORDS
This SEP 29 1954 at 1:00 P.M.
Recorded in Sec. 1st of Vol. 8..... 15.....
Page 376 of 376 and Serial 1226
EVAL R. ALLEN, Jr., Clerk Court
By: *William V. Cifbring* Notary Public

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In Witness Whereof, the parties to these presents have hereunto set their hands and seals on this the day and year first above written.

Signed, Sealed and Delivered in the Presence of.

(sd) Aquilino Lopez, Jr.	(sd) Alfred P. Knowles	his X mark	(Seal)
(sd) Lilly B. Adcock	(sd) Elizabeth Knowles		(Seal)
	(sd) Antonio Canalelo		(Seal)

(90% F.D.T.S. Attached and Cancelled)

STATE OF FLORIDA
COUNTY OF MONROE:

I Hereby Certify, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Alfred P. Knowles, and Elizabeth Knowles, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing Contract for Deed and who acknowledged before me that they executed the same freely and voluntarily and for the purposes and intents therein expressed.

And I further certify that the said Elizabeth Knowles known to me to be the wife of the said Alfred P. Knowles on a separate and private examination taken and made by me separately and apart from her said husband, did acknowledge that she made herself a party to the same for the purpose of on the completion of the foregoing contract, renouncing, relinquishing and conveying all of her right, title and interest, whether of dower, homestead, or separate property, statutory or equitable, in and to the lands described therein, and that she executed the said Contract for Deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

In witness whereof, I have placed my hand and official seal at Key West, Monroe County, Florida, on this 4th, day of January, A.D. 1937.

(Notarial Seal)

(sd) Thomas S. Caro
Notary Public. My Commission expires
July 8th, 1939.

Filed and Recorded Jan 6th A.D. 1937 3:30 P.M.

ROSS C. SAFFER, Clerk

BY: *Thomas S. Caro* D.C.

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THIS INDENTURE, Made this 9th day of November A.D. 1936, between Florida East Coast Railway Company, a corporation organized and existing under the laws of the State of Florida, party of the first part, William R. Kenan, Jr., and Scott M. Loftin as Receivers of the properties of said Florida East Coast Railway Company, and not individually, parties of the second part, and Overseas Road and Toll Bridge District, a political subdivision of the State of Florida, party of the third part:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt thereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the third part, its successors and

P 44, 52

assigns forever, the following described lands situate, lying and being in Monroe County Florida:

Plot
Section
Section

A strip of land one hundred (100) feet wide, being fifty (50) feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lots two (2) and three (3) of Section twenty (20) and lot one (1) of Section twenty-nine (29) of Township sixty-four (64) South, Range thirty-six (36) East, together with all riparian rights and privileges at the ends of said one hundred (100) foot right of way in said fractional Section twenty-nine (29).

Section

A strip of land one hundred feet wide, being fifty (50) feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lot two (2) of Section thirty-three (33), Township sixty-four (64) South of Range thirty-five (35) East, together with all riparian rights and privileges appertaining to said right of way described herein.

Section

All of lot three (3) of Section thirty-three (33), Township sixty-four (64), South of Range thirty-five (35) East.

All of lot two (2) and lot three (3) of Section four (4) Township sixty-five (65) South of Range thirty-five (35) East.

All of Lot one (1), lot two (2) and lot three (3) ~~and lot four (4)~~ of Section five (5), Township sixty-five (65) South of Range thirty-five (35) East.

All of lot one (1) of Section eight (8), Township sixty-five (65) South of Range thirty-five (35) East.

A strip of land one Hundred (100) feet wide, being fifty (50) feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lot one (1) of Section seven (7), Township sixty-five (65) South Range thirty-five (35) East, together with the riparian rights and submerged land occupied by the Railroad embankment and retaining walls.

All of a tract of land more particularly described as follows: Beginning at a point on the westerly right of way limit of the Florida East Coast Railway fifty feet at right angles from the center line of the main track of the Florida East Coast Railway as now constructed, said point being six hundred feet northeasterly from the said Florida East Coast Railway Company's Mile Post No. 457, and at the Florida East Coast Railway Company's Construction Station No. 4799 plus ninety-six feet, said point of beginning being also thirty-two hundred and thirty-four and two tenths feet northeasterly from the face of the north abutment of Long Key viaduct; thence northeasterly along said westerly right of way limit a distance of one hundred feet; thence northwesterly at right angles one hundred feet; thence southwesterly at right angles one hundred and fifty feet from and parallel to said center line one hundred feet; thence southeasterly at right angles one hundred feet to the point of beginning. Said tract being a part of lot one (1) of Section seven (7), Township Sixty-five (65) South of Range thirty-five (35) East.

All those certain parcels of land lying and being in the County of Monroe and State of Florida more particularly described as follows, to-wit: PARCEL ONE: Beginning at a point 445.4 feet, more or less, westerly from the Florida East Coast Railway Company's Mile Post 456, and one hundred fifty feet northerly, at right angles, from the center line of said Railway Company's main track, said point being in the East line of Sec. 7, Township 65, South, Range 35 East; thence westerly, parallel with and 150 feet northerly from the center line of said main

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track, 50 feet, more or less, to a concrete monument; thence southerly, at right angles 100 feet to a concrete monument set in the northerly line of said Florida East Coast Railway Company's present right of way; thence easterly, parallel with and fifty feet northerly from the center line of said main track, 41.8 feet, more or less, to said east line of Sec. 7, Township 65 South, Range 35 East; thence north, along said Section line 107.05 feet, more or less, to the point of beginning, containing 6,069 square feet; PARCEL TWO: Beginning at a concrete monument 4665.4 feet westerly from the Florida East Coast Railway Company's Mile Post 456, and 50 feet northerly from and at right angles to the center line of said Railway Company's main track; thence northerly at right angles to said main track 100 feet, to a concrete monument; thence westerly at right angles, 1988.9 feet; thence south, 107.05 feet, to a point 1412.5 feet westerly from said Railway Company's Mile Post 457, and 50 feet northerly from and at right angles to the center line of said main track; thence easterly, parallel with, and 50 feet northerly from said main track, 2027.1 feet to the point of beginning, and containing 4.61 acres, more or less; PARCEL THREE: Beginning at a point 1694.3 feet westerly from the Florida East Coast Railway Company's Mile Post 457 and 50 feet southerly from and at right angles to the center line of said Railway Company's main track; thence westerly parallel with and 50 feet southerly from the center line of said main track, 310 feet; thence southeasterly 55.7 feet, to the easterly end of said Railway Company's concrete retaining wall on the south side of said main track; thence northeasterly 290 feet, to the point of beginning, containing 7,750 square feet; all of the above described three parcels of land being a part of Government Lot 1, Section 7, Township 65 South, Range 35 East, and containing in the aggregate 4.93 acres, more or less.

A strip of land one hundred feet wide, being fifty feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lot five (5) of Section twenty (20), lot one (1) and lot two (2) of Section nineteen (19) and lot one (1) of Section thirty (30), Township sixty-five (65) South of Range thirty-four (34) East, together with all riparian rights and privileges. A strip of land one hundred feet in width by two hundred feet in length northerly and southerly located on the westerly right of way limits of the Florida East Coast Railway as now located, the northerly line of which strip is located one hundred and seventy-seven (177) feet south of Mile Post 464 or four hundred and eighty-one (481) feet south of the north switch point of the siding as now constructed at said location, being also in lot two (2) Section nineteen (19), Township sixty-five (65) South of Range thirty-four (34) east.

~~A strip of land one hundred feet in width by two hundred feet in length northerly and southerly located on the westerly right of way limits of the Florida East Coast Railway as now located, the northerly line of which strip is located one hundred and seventy-seven (177) feet south of Mile Post 464 or four hundred and eighty-one (481) feet south of the north switch point of the siding as now constructed at said location, being also in lot two (2), Section nineteen (19), Township sixty-five (65) South of Range thirty-four (34) east.~~

A strip of land one hundred feet wide, being fifty feet in width on each side of the center line of the Florida East Coast Railway as now constructed on and across lot one (1), lot two (2), lot three (3), lot four (4), and lot five (5)

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1533

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of Section twenty-five (25), Township sixty-five (65) south of Range thirty-three (33) East; lot two (2) and lot three (3) of Section twenty-six (26), Township sixty-five (65) South of Range thirty-three (33) East; lot one (1) of Section thirty-five (35) Township sixty-five (65) South of Range thirty-three (33) East; lot one (1) and lot four (4) of Section thirty-four (34), Township sixty-five (65) South of Range thirty-three (33) East; lot one (1) and lot two (2) of Section thirty-three (33), Township sixty-five (65) South of Range thirty-three (33) East; lot one (1) of Section four (4), Township Sixty-six (66) South of Range thirty-three (33) East; lot one (1), lot two (2), lot three (3) and lot four (4) of Section five (5), Township Sixty-six (66) South of Range thirty-three (33) East; lot one (1) and lot two (2) of Section Six (6), Township Sixty-six (66) South of Range thirty-three (33) East; lot four (4) of Section one (1) Township Sixty-six (66) South of Range thirty-two (32) East; South one-half of South-west one quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section one (1), Township Sixty-six (66) South of Range thirty-two (32) East; lot one (1) of Section twelve (12), Township Sixty-six (66) South of Range thirty-two (32) East; lot two (2) of Section two (2), Township Sixty-six (66) South of Range thirty-two (32) East; lot one (1) and lot two (2) of Section Eleven (11), Township sixty-six (66) South of Range thirty-two (32) East; Lot one (1) Lot two (2) and lot three (3) of Section ten (10), Township Sixty-six (66) south of Range thirty-two (32) East.

All that part of lot three (3), Section ten (10), and that part of Lot one (1), in Section nine (9), Township Sixty-six (66) South of Range thirty-two (32) East included within the following described tracts and containing thirteen acres more or less. Beginning on the north boundary of the right of way of the Florida East Coast Railway Company at right angles to the point of switch on the East Leg of the "Y" at Marathon, thence run easterly along said north boundary of the said right of way four hundred feet, thence run northerly at right angles to said right of way eight hundred and fifty feet more or less to low water mark on the northerly shore of Key Vacas; thence run westerly at low water mark along said northern shore to a point opposite to a point on the northern boundary of said right of way one thousand feet westerly from the point of beginning; thence run southerly at right angles to the said right of way and parallel to the east boundary of this tract, seven hundred feet, more or less, to said point on said north boundary of the right of way; thence easterly along said north boundary of the right of way, one thousand feet to the point of beginning. Together with all riparian rights and the submerged lands adjoining the above described land and extending therefrom to the adjacent channels. Also beginning on the south boundary of the right of way of the Florida East Coast Railway Company at right angles to the point of switch on the East Leg of the "Y" at Marathon; thence run easterly along said south boundary of the right of way, four hundred feet; thence run southerly at right angles to said right of way, six hundred feet, more or less, to low water mark on the southern shore of Key Vacas; thence run westerly at low water mark along the said southern shore to a point opposite to a point on the southern boundary of said right of way one thousand feet from the place of beginning; thence run northerly at right angles to the said right of way and parallel to the said east boundary of this tract, three hundred feet, more or less, to said point on said south boundary of the right of way; thence easterly

along said south boundary of the right of way one thousand feet to the place of beginning. Together with all and singular the riparian rights and the submerged lands adjoining the above-described land and extending there from to the adjacent channels. The above described land being a part of lot three (3) of Section ten (10) and a part of lot one (1) of Section nine (9), Township sixty-six (66) south of Range thirty-two (32) east.

100 ft strip

A strip of land one hundred feet wide, being fifty feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lot one (1) and lot two (2) of Section nine (9), Township sixty-six (66) south of Range thirty-two (32) East; lot one and lot two of Section eight (8), Township (66) south of Range thirty-two (32) East.

All that part of lot two (2) in Section eight (8), Township sixty-six (66) South of Range thirty-two (32) East lying north of the right of way of the Florida East Coast Railway, containing five (5) acres more or less. Together with all and singular the riparian rights and the submerged lands adjoining the above described premises and extending there from to the adjacent channels. Said tract being a part of Knight's Key. Also all that part of said lot two (2) lying between the south boundary of the right of way of the Florida East Coast Railway and a line parallel to and one hundred and ten feet south of said right of way, containing five acres more or less. Together with all and singular the riparian rights and the submerged lands adjoining the above described land and extending therefrom to the adjacent channel. Said tract being a part of Knight's Key.

All of that Island known as Pigeon Key, or lot one (1) of Section thirteen (13), Township sixty-six (66) South of Range thirty-one (31) East, in Monroe County, Florida, containing five and thirty-one hundredths acres, according to official survey. Being the same land patented in Book "2" of deeds at page seventy-six, Monroe County Records.

Lot one (1) and Lot two (2) of Section nineteen (19), Township sixty-six (66) South of Range thirty-one (31) east, containing twenty-nine and twenty-eight hundredths acres and lying and being in the County of Monroe, State of Florida. A strip of land one hundred feet wide, being fifty feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lot two (2) of Section twenty-five (25), Township sixty-six (66) South of Range thirty (30) East.

A strip of land four hundred feet wide, being two hundred feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lot three (3) of Section twenty-five (25), Township sixty-six (66) South of Range thirty (30) East.

- * All of lot one (1), lot two (2), lot three (3) and lot four (4) of Section Twenty-six (26), including all enclosed water and riparian rights, Township sixty-six (66) South of Range thirty (30) East.
- * All of lot one (1) of Section thirty-five (35), including all enclosed water and riparian rights, Township sixty-six (66) South of Range thirty (30) East; all of lot one (1) of Section twenty-seven (27), including all enclosed water and riparian rights, Township sixty-six (66) South of Range thirty (30) East; all of lot one (1), Lot two (2) and lot three (3) of Section thirty-four (34),

including all enclosed water and riparian rights, Township; sixty-six (66) south of Range thirty (30) East.

All of lot one (1) of Section thirty-three (33), Township sixty-six (66) south of Range thirty (30), East.

All of lot one (1) and lot two (2) of Section thirty-two (32) Township sixty-six (66), South of Range thirty (30) East.

A strip of land one hundred feet wide, being fifty feet in width on each side of the center line of the Florida East Coast Railway as now located on and across lot one (1) and lot four (4) of Section thirty-six (36), Township sixty-six (66) South of Range twenty-nine (29) East, together with all riparian rights and privileges; lot two (2), lot three (3) and lot four (4) of Section twenty-five (25), Township sixty-six (66) South of Range twenty-nine (29) East.

A strip of land one hundred feet wide, being fifty feet in width on each side of the center line of the Florida East Coast Railway as now located on and across the Southwest one-quarter of the Northwest one-quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$), or lot one (1), of Section twenty-five (25), Township sixty-six (66) South of Range twenty-nine East.

The west two hundred feet of that portion of the Southwest quarter of the Northwest quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section twenty-five (25), Township sixty-six South of Range twenty-nine (29) East, which lies south of the right of way of the Florida East Coast Railway as now located on and across said quarter, Section, Township, and Range.

A strip of land four hundred (400) feet in width, being two hundred (200) feet in width on each side of the center line of Florida East Coast Railway as now located, more particularly described as follows:-

Beginning at the southwest line of Lot one (1) Fractional Section twenty-nine (29), Township sixty-four (64) South, Range thirty-six (36) East which point is the west shore-line of Lower Matecumbe Key, thence running in a southwesterly and westerly direction through Sections twenty-nine (29) and thirty (30), Township sixty-four (64) South, Range thirty-six (36) East, and Sections twenty-five (25), thirty-six (36), twenty-six (26), twenty-seven (27), thirty-four (34), to the west line of lot one (1), Section thirty-three (33), Township sixty-four (64) South, Range thirty-five (35) East; also beginning at the west line of lot one (1), Section seven (7), Township sixty-five (65) South, Range thirty-five (35) East, which is also the West shore-line of Long Key; thence running in a southwesterly direction through Section seven (7), Township sixty-five (65) South, Range-Thirty-five (35) East; also Sections twelve (12), eleven (11), fourteen (14), fifteen, (15), sixteen (16), seventeen (17), twenty (20), twenty-one (21), to the east line of Lot five (5), Section twenty (20), Township sixty-five (65) South, Range thirty-four (34) East which is also the east shore-line of Grassy Key; also beginning at the west line of Lot two (2), Section twenty-six (26), Township sixty-five (65) South, Range Thirty-three (33) East, which is also the west shore-line of Grassy Key; thence running in a southwesterly direction to the East line of Lot one (1), Section thirty-five (35), Township sixty-five (65) South, Range thirty-three (33) east, which point is also the east shore-line of Grawl Key No. 5; also beginning at the west line of lot one (1), Section thirty-five (35), Township sixty-five (65) south, Range thirty-three (33) East,

Lot 1 of Section 29, Township 64 S, Range 36 E

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which is also the west shore-line of Crawl Key No. 5; thence in a southwesterly direction to the east line of lot one (1), Section thirty-four (34), Township sixty-five (65) South, Range Thirty-three (33) East, which point is the east shore-line of Crawl Key No. 4; also beginning at the west line of Lot one (1), Section Thirty-four (34), Township sixty-five (65) South, Range Thirty-three (33) East, which point is the west shoreline of Crawl Key No. 4; thence running in a southwesterly direction to the east line of Lot four (4), Section thirty-four (34), Township sixty-five (65) South, Range thirty-three (33) East, which point is the east shoreline of Crawl Key No. 3; also beginning at the west line of lot one (1), Section five (5) Township Sixty-six (66) South, Range thirty-three (33) east, which point is the west shore-line of Crawl Key No. 3; thence in a southwesterly direction to the east line of Lot two (2), Section five (5), Township Sixty-six (66), South, Range thirty-three (33) east which point is the east shore-line of Crawl Key No. 2; also beginning at the west line of lot two (2), Section five (5), Township Sixty-six (66) South, Range thirty-three (33) east which point is the west shore-line of Crawl Key No. 2; thence in a southwesterly direction to the east line of lot three (3), Section five (5), Township sixty-six (66), Range thirty-three (33) east which point is the east shore-line of Crawl Key No. 1; also beginning at the west line of Lot three (3), Section five (5), Township sixty-six (66) south, Range thirty-three (33) east, which point is also the west shore-line of Crawl Key No. 1; thence running in a southwesterly direction to the east line of lot four (4), Section five (5), Township sixty-six (66) South, Range thirty-three (33) east, which point is also the east shoreline of Key Vaca; also beginning at the west line of lot two (2), Section nine (9), Township sixty-six (66) South, Range thirty-two (32) east, which is also the west shore-line of Key Vaca; thence running in a westerly direction to the east line of lot one (1), Section eight (8), Township sixty-six (66) south, Range thirty-two (32) East, which is the east shore-line of Hog Key; also beginning at the west line of lot one (1), Section eight (8), Township sixty-six (66) South, Range thirty-two (32) east, which point is the west shoreline of Hog Key; thence running in a westerly direction to the east line of lot two (2) Section eight (8), Township sixty-six (66) South, Range thirty-two (32) East, which point is also the east shore-line of Knight's Key; also beginning at the west line of lot two (2), Section eight (8) Township sixty-six (66) South, Range thirty-two (32) East, which point is the west shore-line of Knight's Key; thence running in a westerly direction through Sections eight (8), seven (7), eighteen (18), Township sixty-six (66), South, Range thirty-two (32) East; also sections twelve (12), thirteen (13), fourteen (14), fifteen (15) sixteen (16), twenty-one (21), twenty (20), and nineteen (19) of Township sixty-six (66) South, Range thirty-one (31) east to the east line of Lot one (1), Section nineteen (19), Township sixty-six (66) South, Range thirty-one (31) East, which point is the east shoreline of Little Duck Key; also beginning at the west line of lot one (1), Section nineteen (19), Township sixty-six (66) South, Range thirty-one (31) East, which point is also the west shore-line of Little Duck Key; thence running in a southwesterly direction to the east line of lot two (2), Section nineteen (19) Township sixty-six (66) South, Range thirty-one (31) East which point is the east shore-line of Missouri Key; also beginning at the east line of Section twenty-four (24), Township Sixty-six (66) South, Range

thirty (30) East; thence running in a southwesterly direction through Sections twenty-four (24) and twenty-five (25) to the east line of lot two (2), Section Twenty-five (25), Township sixty-six (66) South, Range thirty (30) east, which point is also the east shoreline of Ohio Key; also beginning at the west line of lot two (2), Section twenty-five (25) Township sixty-six (66) South, Range thirty (30) east which point is the west shoreline of Ohio Key; thence running in a southwesterly direction to the west line of lot three (3), Section twenty-five (25), Township sixty-six (66) south, Range thirty (30), East; also beginning at the west line of Lot two (2), Section thirty-four (34), Township sixty-six (66) South, Range thirty (30) east which point also is the west shore-line of Bahia Honda Key; thence running in a westerly direction through Sections thirty-four (34) and thirty-three (33) to the east line of lot one (1), Section thirty-three (33), Township sixty-six (66) South, Range thirty (30) east which point is also the east shore-line of West-Summerland Key No. 1; also beginning at the west line of lot one (1), Section thirty-three (33), Township sixty-six (66) south, Range thirty (30) east, which point is the west shore-line of West Summerland Key No. 1; thence running in a southwest direction to the east line of lot one (1), Section thirty-two (32), Township sixty-six (66) South, Range thirty (30) East which point is the east shore-line of West Summerland Key No. 2; also beginning at the west line of lot one (1), Section thirty-two (32), Township sixty-six (66) South, Range thirty (30) East, which point is the west shore-line of West Summerland Key No. 2; thence running westerly to the east line of lot two (2), Section thirty-two (32), Township sixty-six (66) South, Range thirty (30) east, which point is the east shoreline of West Summerland Key No. 3; also beginning at the west line of lot two (2), Section thirty-two (32), Township sixty-six (66) South, Range thirty - (30) East, which point is the west shore-line of West Summerland Key No. 3; thence running in a westerly direction through Sections thirty-two (32) and thirty-one (31) to the west line of Section thirty-one (31), Township sixty-six (66) South, Range thirty (30) East.

Together with all riparian rights and also any and all rights acquired from the United States of America and from the State of Florida; it being the intention to convey a continuous right of way, varying from one hundred feet to four hundred feet in width including all trestles, structures and bridges now owned by the Florida East Coast Railway Company between the Section line dividing Sections twenty-one (21) and twenty (20) in Township sixty-four (64) south of Range thirty-six (36) East to the Section line between Sections twenty-five (25) and twenty-six (26) in Township sixty-six (66) of Range twenty-nine (29) East; all in Monroe County, Florida.

(§ 640.00 P.D.T.S. Attached and Cancelled)

TO HAVE AND TO HOLD the same unto the said party of the third part, its successors and assigns, in fee simple forever.

The land hereby conveyed not now being held or required for railroad purposes.

And the said party of the first part, and its successors, the said premises and every part thereof, unto the said party of the third part, its successors and assigns, against it, the said party of the first part, and its successors, and all and every other person or persons claiming under or through it, will warrant and forever defend by these presents.

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And the said parties of the second part as evidencing their consent, approval and authorization of the conveyance of the above described property by the party of the first part to the party of the third part, join in the execution of this Indenture, but this Indenture is expressly without warranty of any kind by the parties of the second part.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice-President and its corporate seal to be affixed, attested by its Assistant Secretary, and the parties of the second part have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered in the presence of:

FLORIDA EAST COAST RAILWAY COMPANY

BY (sd) Scott M. Loftin
Vice-President.

(sd) Ruth P. Taylor

Attest:

(sd) Marie R. Killias
(As to Vice-President and Assistant Secretary)

(sd) L. R. Finnell
Assistant Secretary.

(sd) W. S. Renfroe

(sd) William R. Kenan Jr. (SEAL)

(sd) Harold Hilton
(As to William R. Kenan, Jr., as Co-Receiver)

(sd) Ruth P. Taylor

(sd) Scott M. Loftin - (SEAL)
As Receivers of the properties of Florida East Coast Railway Company.

(sd) Marie R. Killias
(As to Scott M. Loftin as Co-Receiver)

STATE OF FLORIDA, }
COUNTY OF DUVAL . }

I HEREBY CERTIFY, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Scott M. Loftin and L. R. Finnell, to me well known to be the Vice-President and Assistant Secretary, respectively, of Florida East Coast Railway Company, a corporation; and they severally acknowledged to and before me that they executed the foregoing instrument as such officers in the name and on behalf of said corporation and that they affixed thereto the corporate seal of said corporation, for the uses and purposes therein set forth and under due authority from said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal in said State and County, this 9th day of November A.D. 1936.

(Notarial Seal)
My Commission Expires: July 31, 1939

(sd) Marie R. Killias
Notary Public in and for the State of Florida at Large.

STATE OF FLORIDA }
COUNTY OF ST JOHNS }

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, William R. Kenan, Jr., to me well known to be the person described in and who as Co-Receiver of the properties of Florida East Coast Railway Company, executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such Co-Receiver, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal in said State and County, this 10th day of November A.D. 1936.

(Notarial Seal)
My Commission expires: Notary Public, State of Florida at Large
My Commission Expires MAR-10, 1937.

(sd) Mrs. Floy Howatt
Notary Public.

STATE OF FLORIDA,
COUNTY OF DUVAL.

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I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Scott H. Loftin, to me well known to me the person described in and who, as Co-Receiver of the property of Florida East Coast Railway Company, executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such Co-Receiver, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal in said State and County, this 9th day of November A.D. 1936.

(Notarial Seal)

(sd) Marie R. Killias
Notary Public in and for the State of
Florida at Large.

My Commission Expires: July 31, 1939

Filed and Recorded Jan. 7th A.D. 1937 10:30 A.M.

HOSS C. BANYER, Clerk

By: *Hoss C. Banyer* D.C.

THIS INDENTURE, made this 22nd day of December, 1936 between HUGH M. MATHESON, and LIQUORI H. MATHESON, his wife, of the County of Dade in the State of Florida, parties of the first part; and H. SMITH RICHARDSON, of Green Farms, County of Fairfield and State of Connecticut, and LUNSFORD RICHARDSON, of Greenwich, County of Fairfield and State of Connecticut, parties of the second part.

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns, forever, the following described land, situate, lying and being in the County of Monroe and State of Florida, to wit:

That part of Government Lot Four of Section 25, Township 63 South, Range 37 East, described as follows:

Begin at the intersection of the North line of said Government Lot Four with a line drawn parallel with, and 100 feet distant westerly from, the westerly line of the Florida East Coast Railway Company's right-of-way; thence run southwesterly parallel with the said westerly line of the Florida East Coast Railway Company's right-of-way, and 100 feet distant therefrom a distance of 366.4 feet to a corner monument; thence southwesterly at right angles to the aforesaid westerly line of the Florida East Coast Railway Company's right-of-way a distance of 100 feet to the said westerly line of said right-of-way; thence southwesterly following the said westerly line of the Florida East Coast Railway Company's right-of-way to the South line of the aforesaid Government Lot Four of Section 25; thence West along the South line of the aforesaid Government Lot Four to the westerly boundary of the said Government Lot Four; thence in a northerly direction meandering the westerly boundary of said Government Lot Four to the intersection of the said westerly boundary of said Government

All of the lands heretofore deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by deed dated November 9, 1936, and recorded in Deed Record G-6, Pages 46 to 55, both inclusive, Monroe County, Florida, Public Records excepting therefrom all lands which have been deeded by said Overseas Road and Toll Bridge District and which deeds are of record as of the date of this conveyance to Monroe County, and also excepting the strip of land One Hundred feet (100') wide being Fifty feet (50') in width on each side of the center line of the right-of-way of the former Florida East Coast Railway, as same was constructed and operated between the center line dividing Sections Twenty-one (21) and Twenty (20) in Township 64, South of Range 36 East, to the Section Line between Sections Twenty-five (25) and Twenty-six (26) in Township 66, South of Range 29 East, including all trestles, structures, bridges and riparian rights, all in Monroe County, Florida, being part of the lands deeded to the Overseas Road and Toll Bridge District by deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, both inclusive, Monroe County, Florida, Public Records.

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSION AND CONDITIONS IN THE FIELD PRIOR TO START OF WORK AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY IN THE DRAWINGS AND OBTAIN HIS APPROVAL BEFORE PROCEEDING WITH WORK.
- UNLESS NOTED OTHERWISE (U.N.O) ON DRAWINGS OR THE SPECIFICATIONS, THESE NOTES SHALL APPLY TO THIS PROJECT.
- IF ANY ERRORS OR OMISSIONS APPEAR ON THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- THIS DESIGN COMPLIES WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE & OTHER REFERENCES CODES & SPECIFICATION. ALL REFERENCED CODES AND SPECIFICATIONS SHALL BE THE LATEST EDITION AT TIME OF PERMIT. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THIS WORK REQUIRES A BUILDING PERMIT. CONTRACTOR TO OBTAIN THE APPROPRIATE BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- LOCATION AND SIZES OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL UTILITIES IN COORDINATION WITH ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OPERATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
- THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN ON PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES. THE ADDITIONAL COST OF EXCAVATING, INSTALLING, BACKFILLING AND COMPACTING AROUND THESE SERVICES IS CONTRACTOR RESPONSIBILITY.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS EXPOSED OR OPEN AT THE END OF THE WORKING DAY WHEN THE CONTRACTOR IS NOT WORKING, UNLESS ANY TRENCH IS COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN TRAFFIC.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND/OR INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED CONDITIONS AND PROPER DISPOSAL OF ANY MATERIAL & GARBAGE FROM THE SITE AFTER COMPLETION OF WORK. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE EPA AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)
- DRAWINGS AND DIMENSIONS ARE BASED UPON DRAWINGS SUPPLIED BY THE CLIENT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY THE ENGINEER BASED ON CLIENT CONFIRMED DESIGN AND DIMENSIONS. ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.
- THE ENGINEER HAS GENERATED THESE SHOP DRAWINGS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH ALL APPLICABLE NATIONAL AND FLORIDA BUILDING CODES.
- CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 318) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ANCHORING CEMENT WITH A COMPRESSION STRENGTH OF 10 KSI AT THE END OF 7 DAYS.
- WHEN DISSIMILAR MATERIAL CONNECTIONS ARE MADE, SUCH AS CONCRETE TO METAL, THE DISSIMILAR MATERIAL SHALL BE SEPARATED BY COATING THE CONTACT SURFACE WITH BITUMASTIC MATERIAL.
- DO NOT SCALE DRAWINGS, DIMENSIONS ALWAYS GOVERN.
- DETAILS LABELED "TYPICAL (TYP.)" SHALL APPLY TO ALL SITUATIONS THAT ARE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE SPECIFICALLY KEYED AT EACH LOCATION. THE ENGINEER SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.
- THE QUANTITIES AND DIMENSION SHOWN ON DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS. ALL DIMENSION TO BE SITE VERIFIED BY GENERAL CONTRACTOR/ SUBCONTRACTOR.
- ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 48 HOURS PRIOR TO INSPECTION.
- REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ENGINEER IS PROHIBITED.
- SOIL STATEMENT: PROPOSED FOUNDATIONS HAVE BEEN BASED ON AN ALLOWABLE LATERAL BEARING CAPACITY OF 250 PSF BASED ON A VISUAL INSPECTION OF THE SITE. THE SOIL APPEARS TO BE WELL COMPACTED SANDY GRAVEL OR GRAVEL.

LOADS NOTES:

- FLORIDA BUILDING CODE, 2020 EDITION LOADS:
GATE:
- WIND AS PER ASCE 7-22 KD-0.85, CATEGORY I, EXP: D, V=170 MPH.
- THE ENGINEER HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH FBC-20 (7TH EDITION) AND DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY. THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS.

ALUMINUM NOTES:

- FASTENER, UNLESS DETAILED OTHERWISE, ALL FASTENERS SHALL BE 316 STAINLESS STEEL. ALUMINUM BOLTS, WHERE SPECIFIED, SHALL BE 2024-T4 OR 6061-T6 ALLOY.
- ALL WELDING SHALL CONFORM WITH AWS D1.2, LATEST STRUCTURAL WELDING CODE-ALUMINUM. WELD FILLER ALLOY 5356. CLEANING: SSPC-SP2 "HAND TOOL CLEANING".
- WHERE THE CONTACT OF DISSIMILAR MATERIAL MAY CAUSE ELECTROLYSIS OR WHERE ALUMINUM WILL COME IN CONTACT WITH CONCRETE, MORTAR OR PLASTER, THE CONTACT SURFACE OF ALUMINUM SHALL BE COATED 1 COAT OF ZINC CHROMATED PRIMER AND ONE HEAVY COAT OF ALUMINUM PIGMENTED ASPHALT PAINT OR ALKALI-RESISTANT COATINGS, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WATER-WHITE METHACRYLATE LACQUER. RAILINGS MAY BE WASHED AS NEEDED WITH WATER AND MILD SOAP. DO NOT USE ACIDIC SOLUTIONS, HARSH SOLUTIONS OR ABRASIVE CLEANING MATERIALS OR SOLUTIONS AS THEY COULD HARM THE FINISH.
- STRUCTURAL ALUMINUM SHALL BE DOMESTIC ALLOY 6061-T6, DESIGNED IN ACCORDANCE WITH THE ALUMINUM ASSOCIATION'S SPECIFICATIONS FOR ALUMINUM STRUCTURES.

ALLOY	F _b	F _b (WELDED)	F _v	F _v (WELDED)
6061-T6(TUBES & SHAPES)	19.0 KSI	9.0 KSI	12.0 KSI	5.0 KSI
6061-T6(ROUND & OVAL)	24.0 KSI	10.5 KSI	12.0 KSI	5.0 KSI

TYPE	F _b	F _b (WELDED)	F _v	F _v (WELDED)
6061-T6(TUBES & SHAPES)	19.0 KSI	9.0 KSI	12.0 KSI	5.0 KSI

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE FBC-20 (7th ED), AISC SPECIFICATIONS (14th ED), AND ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE.
- STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS U.N.O ON THE DRAWINGS:

TYPE	ASTM
GRADE	
ALL STANDARD STEEL SHAPES	A36
STRUCTURAL TUBING RECTANGULAR HSS	A500
B	
WELDING ELECTRODES	AWS D1.1 E70
SERIES	

- ALL WELD OPERATORS SHALL BE CURRENTLY AWS QUALIFIED.
- WELDING SHALL BE TOUCHED UP WITH ZINC BASE RUST INHIBITING PAINT AFTER WELDING HAS TAKEN PLACE. NO FIELD WELDING OF HOT DIPPED GALVANIZED MEMBERS WILL BE ALLOWED.
- ALL CONNECTIONS TO BE WELDED USE SHALL BE 3/16" FILLET WELD MINIMUM U.N.O.
- PAINT STEEL HOT GALVANIZED SURFACES IN CONTACT WITH CONCRETE WITH ALKALI-RESISTANCE COATINGS, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WEATHER-WHITE METHACRYLATE LACQUER. STEEL IN CONTACT WITH ALUMINUM SHALL BE PAINTED WITH 850-Y-01 FAST DRY ZINC PHOSPHATE.
- STEEL SYSTEMS USED IN EXTERIOR APPLICATIONS AND/OR EXPOSED TO ADVERSE CONDITIONS MUST BE PROPERLY AND REGULARLY MAINTAINED TO MINIMIZE CORROSION WHICH CAN RESULT IN EVENTUAL STRUCTURAL FAILURE.

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2025-204
OCT 14 2025
MONROE COUNTY
PLANNING DEPT.

JOSE E. POLANCO
P.E. No 76919
14927 SW 142nd Ct.
Miami, Fl. 33186
305-282-6757

SEAL



ENGINEER SIGNATURE

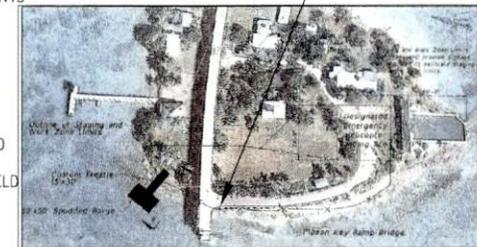
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REVISIONS:

SCOPE OF WORK:

- DOUBLE SWING GATE

PROJECT HERE

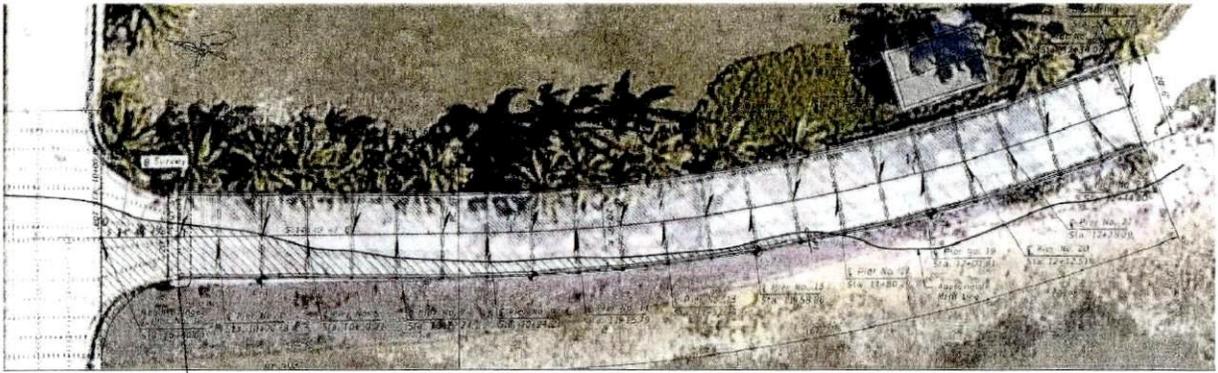


LOCATION MAP
Not to Scale

Pigeon Key Ramp Bridge

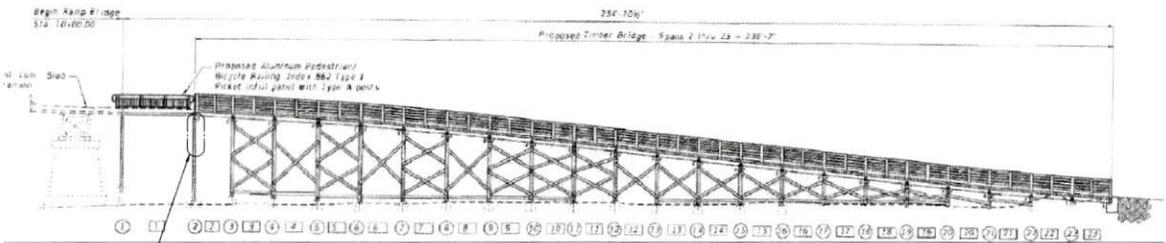
Pigeon Key
Florida 33042

PROJECT No.: 01-012-3
DRAWN & DESIGN: B.I
CHECKED: J.F
ISSUE DATE: 04/18/20
SHEET NAME: SD-



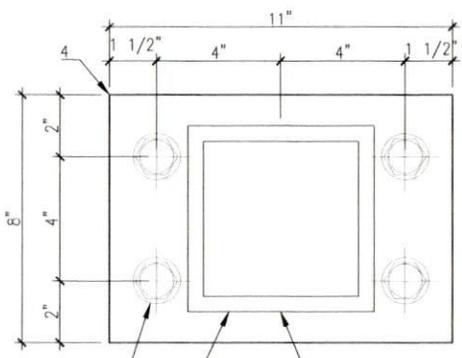
SCOPE OF WORK
8'-6 1/2" H. DOUBLE SWING GATE
SEE SHEET SD-6

KEY PLAN
SCALE: 1/16"=1'-0"

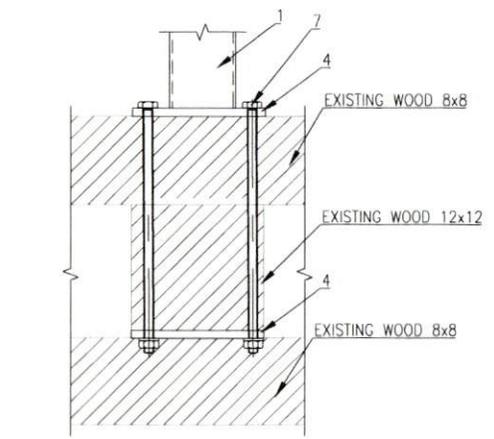


SCOPE OF WORK
8'-6 1/2" H. DOUBLE SWING GATE
SEE SHEET SD-6

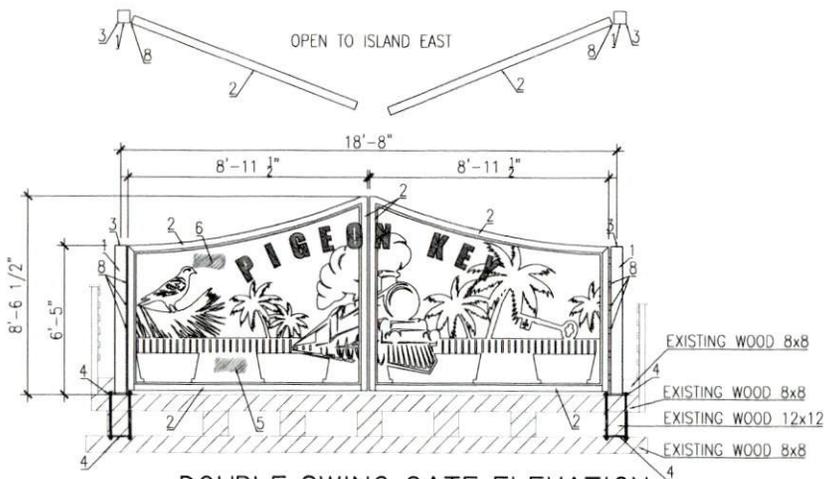
WEST ELEVATION
SCALE: 1/16"=1'-0"



BASE PLATE DETAIL
SCALE: 3/16"=1'-0"



BASE POST CONN. DETAIL
SCALE: 1"=1'-0"



A
SD-2

DOUBLE SWING GATE ELEVATION & PLAN VIEW
SCALE: 3/16"=1'-0"

LEGEND:

1. GALVANIZED STEEL POST RT 6X6 1/2" STEEL A500 GR. B.
2. VERTICAL & HORIZONTAL GATE FRAME ALUM RT 4X3 1/2" ALLOY 6061-T6.
3. FLAT CAP ALUM PL 6X6 1/2" ALLOY 6063-T52
4. GALVANIZED STEEL BASE PLATE 8X11X1-1/8" A36.
5. ALUM PLATE 1/2" THK ALLOY 6061-T6.
6. ALUM BACK PLATE 1/2" THK ALLOY 6061-T6.
7. 3/8" Ø A325 BOLTS (GALVANIZED).
8. J BOLT HINGE TO RESIST 500 LBS.

NOTES:

1. ALL CONNECTIONS TO BE 1/4" FILLET WELD ALL AROUND U.N.O. ON DRAWINGS.

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REVISIONS:

Pigeon Key Ramp Bridge
Pigeon Key
florida 33042

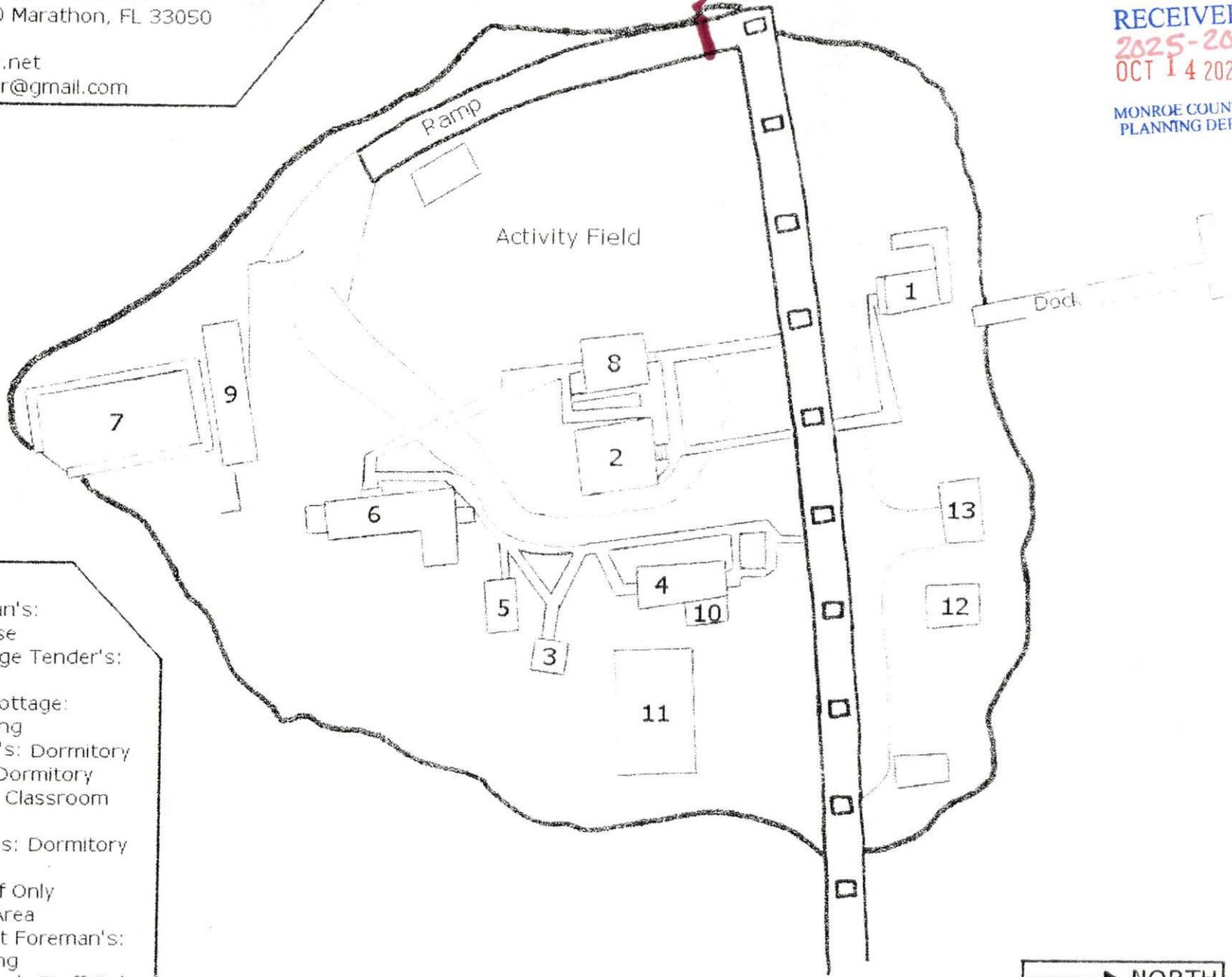
PROJECT No.: 01-012-2
DRAWN & DESIGN: B.I
CHECKED: J.F
ISSUE DATE: 04/18/20
SHEET NAME: SD-1

Pigeon Key Foundaton & Marine Science Center
 24°42'14.5" N ~ 81°09'19.75" W
 PO Box 500130 Marathon, FL 33050
 805-743-5999
 www.pigeonkey.net
 pigeonkeycarrier@gmail.com

Ramp gate

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KEY

- 1. Bridge Foreman's: Guest House
- 2. Assistant Bridge Tender's: Museum
- 3. Honeymoon Cottage: Staff Housing
- 4. Paint Foreman's: Dormitory
- 5. Commissary: Dormitory
- 6. Section Gang: Classroom
- 7. Saltwater Pool
- 8. Bridge Tender's: Dormitory
- 9. Solar Array
- 10. Kitchen: Staff Only
- 11. Tent/Dining Area
- 12. Assistant Paint Foreman's: Staff Housing
- 13. Education Shed: Staff Only

