

File #: 2025-213

Owner's Name: Sundowners Fishing Camp,
LLC

Applicant/Contact: Spottswood, Spottswood,
Spottswood & Sterling PLLC/
Richard McChesney

Type of Application: ROW Abandonment

Key: Big Pine Key

RE #: 00297100-000000 00296610-000000
00296600-000000 00296590-000000
00296580-000000 00296570-000000
00296560-000000 00297180-000000
00297190-000000 00297200-000000

Additional Information added to File 2025-213

End of Additional File 2025-213

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
2025-213
OCT 27 2025

MONROE COUNTY
PLANNING DEPT.

Right-of-Way Abandonment Application

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.

Right-of-Way Abandonment Application Fee: \$1,890.00

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

Advertising Costs: \$245.00

Date of Application: 10 / 20 / 2025
Month Day Year

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

Spottswood, Spottswood, Spottswood and Sterling PLLC Richard McChesney

Applicant (Name of Person, Business or Organization) Name of Person Submitting Application

500 Fleming Street Key West, Florida 33040

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

305 294 9556 305 304-3884 Richard@spottswoodlaw.com

Work Phone Home Phone Cell Phone Email Address

Property Owner / Applicant: (Business/Estate/Joint-ownership must include documents showing who has legal authorization to sign.)

Sundowners Fishing Camp LLC Corbin Robertson

Name of Person, Business or Organization Contact Name

1415 Louisiana Street Ste 2400 Houston, Texas 77002

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

713 751 7577 CIII@quintanacapitalgroup.com

Work Phone Home Phone Cell Phone Email Address

Description of right-of-way to be abandoned:

The proposal is to abandon the right of way of Dolphin Street, in part, on the island of Big Pine Key.

The block and lots affected by the abandonment are block 78 and lots 7,8,9,10,11 and 12 of plat book 71 and lots 8, 9 and 10 of plat book 79 both of Port Pine Heights, 2nd addition. Two lots owned by the

Monroe County Land Authority will not be impacted by the abandonment and will continue

to have access from a county maintained road. See attached sketch.

APPLICATION

Applicant seeks the abandonment for the following reasons:

The property owner continues to be subjected to trespassers and the deposit of debris and garbage.

The abandonment will allow fencing to county standards and the construction of one single-family residence.

Legal Description of Property: (If in metes and bounds, attach legal description on separate sheet.)

BLK 78 & Lots 7,8,9,10,11,12 PB 71 & 8,9,10 PB 79 Port Pine Heights 2nd addition Big Pine Key

Table with 4 columns: Block, Lot, Subdivision, Key. Row 1: 00297100, 00296610, 00296600, 00296590, 00296580, 00296570, 00296560, 00297180, 00297190, 00297200. Row 2: 3684 Dolphin St, Big Pine Key, FL and additional vacant Lots on Dolphin St. 30. Row 3: Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Total land area of the right-of-way to be abandoned: 8,911.31 sq. ft. or 0.20 acres

Present use of the right-of-way to be abandoned: Public street to lots along Dolphin Street

Proposed use of the right-of-way to be abandoned: For front setback of proposed home and its access .

Granting a right-of-way abandonment is based on specific criteria within Section 19-1 of the Monroe County Code (copy of the code is attached to this application). Please read the Code carefully in order to provide appropriate justification for granting the right-of-way abandonment.

- 1. Demonstrate the right-of-way is no longer required for public use and that the abandonment will not adversely affect public safety or have a negative impact on County streets or public or private utility facilities: All of the lots fronting Dolphin Street are owned by the Applicant, with the exception of two which are owned by the County Land Authority, whose access will be maintained. Dolphin Street terminates in a cul-de-sac and provides no access to lands owned by the public or others.

- 2. Does the right-of-way provide public access to land on open water? [] Yes [] No
3. Does right-of-way end on a body of open water? [] Yes [] No
4. Will the abandonment hinder public access to the water? [] Yes [x] No
5. Are all adjacent property owners in agreement with this petition? [] Yes [] No
If yes, attach notarized agreement letter from each owner.
6. Is the right-of-way abandonment located at the end of a street? [] Yes [] No
7. Is the right-of-way abandonment part of a current turnaround area? [] Yes [] No
8. Is a turnaround required? [] Yes [] No
a. If yes, is the turnaround shown on the survey? [] Yes [] No
9. Is the right-of-way paved, open to traffic? [] Yes [] No
10. Are there any structures within the required setbacks? [] Yes [] No
11. If so, what is the structure and when was it built?
12. Is the abandonment requested by a public or governmental agency? [] Yes [] No
13. If so, what public purpose will the abandonment serve?

APPLICATION

14. An end of a road right-of-way abandonment requires adequate turning radius for public safety vehicles.
Please refer to the Proof of Coordination (page 8)
- a. Have you coordinated with Monroe County Engineering Services? Yes No
- b. Have you coordinated with the Monroe County Fire Marshal? Yes No
- c. Have you coordinated with the Monroe County Sheriff's Office? Yes No
- If a turnaround is required, a Turnaround Agreement will be required*
15. Abandonment applications must include written statements (dated within **90** days prior to the application submission date) from all public and private utilities servicing the property (including cable, electric, sewer, telephone, and water) stating any objections or required conditions to the proposed abandonment.
- a. Do you have comment letter from Keys Energy or Electric Co Op? Yes No
- b. Do you have comment letter from Florida Keys Aqueduct Authority? Yes No
- c. Do you have comment letter from Comcast? Yes No
- d. Do you have comment letter from AT&T? Yes No
- e. Do you have comment letters from any other utilities? (i.e., KW Resort Utility) Yes No
- f. Are easements or utility relocations required by any of the utilities? Yes No
- If utilities are relocated, a Utility Agreement will be required.*

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 right-of-way abandonment application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Legal description of the portion of the right-of-way to be abandoned in metes and bounds
- Proof of ownership of the Applicant's property(s) (i.e., Warranty Deed)
- Notarized Agent Authorization Letter if using an agent to act on Applicant's behalf. An authorization is needed from all owners of the subject property.
- Current Property Record Card(s) from the Monroe County Property Appraiser for the Applicant's property
- Location map (i.e., copy of strip map, aerial photograph)
- Photograph(s) of the right-of-way to be abandoned
- Copy of Recorded Plat that dedicated Right-of-Way to the County
- Title Certification for the right-of-way (prepared not more than **90 days prior** to application submission specifying language from the plat that dedicated the right-of-way and the County's interest in the right-of-way).
- Signed and Sealed Survey of right-of-way to be abandoned and all adjoining properties, prepared by a Florida registered surveyor – 2 sets (Survey should be dated within **180 days prior** to the date of application submission.
 - o The survey shall depict the precise location and dimensions of the area to be vacated and text from the recorded plat that dedicated the right-of-way.
 - o The survey shall also depict all parcels of land within 200 feet of the subject right-of-way and all public and private easements, public utility facilities and private franchise facilities located in or upon said right-of-way as well as the dimensions of all existing structures, paved areas and utility structures; and all bodies of water on the site and adjacent to the site.
 - o The portion of the right-of-way to be abandoned should be marked with diagonal lines and the applicant's property should be clearly delineated.
 - o If a turnaround is required, the survey must show the proposed location and dimensions.

APPLICATION

- o Please note, if there are multiple property owners that are benefitting from the right-of-way abandonment, separate surveys and legal descriptions for each property owner indicating and describing their respective portion of the abandonment will be required.

Proof of Coordination from Monroe County Engineering Services, Monroe County Fire Marshal, and Monroe County Sheriff's Office. (Please submit page 8 as Proof of Coordination, a letter is not required for application submittal)

Letters from all utility companies (written statement from all public and private utilities servicing the subject property **dated not more than 90 days prior** to the date of submission of the application, including water, sewer, electric, telephone, and cable television which state any objection or required conditions to the proposed abandonment).

Letters of "No Objection" from all affected property owners (an affected property owner is one who would have a means of access to his or her property affected as a result of the abandonment **or** one whose property abuts the portion of the roadway to be abandoned); **Please note: If a property is owned jointly, all owners must sign. If the property is part of an estate, proof of authority to sign is required.**

A UTILITY AGREEMENT IS REQUIRED when a utility requires relocation of a utility's property. **Please contact the County prior to submitting this application for a copy of the agreement.**

IF A CUL-DE-SAC OR "T-TYPE" TURNAROUND IS REQUIRED to be constructed, it will be the responsibility of the Applicant to construct. The application should include the "Turnaround Construction Agreement" to construct either the cul-de-sac or "T-type" turnaround per County Standard Specifications and Details. **Please contact the County prior to submitting this application for a copy of the agreement.**

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

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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

Applicants agree to be responsible for and pay for all costs of advertising and recording fees incurred relative to this request for the abandonment. The filing of a petition does not guarantee approval of abandonment.

Applicants further agree to grant any easement or provide for relocation when necessary for the furnishing of utilities, including without limitation: electric, water, sewer, telephone, gas, cable and other communication services upon request.

Applicants certify that the right-of-way to be abandoned does not end at open water.

See Page 5 for Signature and Notary Acknowledgement

APPLICATION

We hereby petition the Honorable Board of County Commissioners to renounce and disclaim any right of the County and the public in and to the above-referenced street, alleyway, road or right-of-way as further depicted and described in the attachments.

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.

ALL OWNERS MUST SIGN IF PROPERTY IS HELD JOINTLY OR IN AN ESTATE PROOF OF SIGNING AUTHORITY IS REQUIRED.

Signature of Applicant: [Signature] Date: 10/20/2025

STATE OF Florida

COUNTY OF monroe

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

on 20 day of October, 2025 by Richard McChesney
(PRINT NAME OF PERSON MAKING STATEMENT)

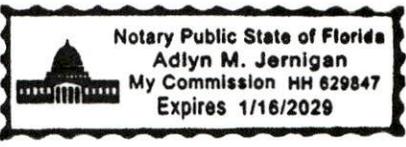
Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)

identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC

Adlyn Jernigan

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

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

October 22, 2025

Ms. Devin Tolpin
Senior Director
Monroe County Department of Planning and Environmental Resources
2798 Overseas Highway
Marathon, Florida 33050

Subject: Sundowners Fishing Camp, LLC
Road Abandonment application – Town (aka Dolphin Street), Big Pine Key

Dear Devin:

Please accept the attached application and supplemental documents on behalf of our client, Sundowners Fishing Camp, LLC, the (“Applicant”) for the abandonment of a portion of Dolphin Street on Big Pine Key. The Applicant owns all the lots on the street up to and including its termination with Gulf Boulevard, with the exception of two lots owned by the Monroe County Comprehensive Plan Land Authority. Those two lots are identified as lots 5 and 6, in Block 71, Port Pine Heights 2nd Addition.

The proposed abandonment, which is illustrated in the attached survey, does not affect the two Land Authority lots. The proposed abandonment terminates before the entrance to these lots on Dolphin Street. Also attached to this application is an email string with the staff of the Land Authority describing the abandonment concept and the continued access to the lots from a public street. We submit this application after receiving no formal objection from the Land Authority staff.

The purpose of the Applicants proposal stems from several unique circumstances. First, with nearly all the lots on Dolphin Street being vacant with the exception of lots 5 and 6, the Applicant has faced many years of trespassing and garbage dumping on his lots. The owners are tasked with constantly cleaning up the trash and confronting trespassers.

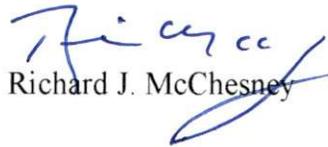
Second, the Applicant wishes to build a new home north of the terminus of Dolphin Street for his growing family. If approved, this would allow his family the protection and privacy that does not exist today.

As the attached Environmental Assessment indicates, the upland areas on all the lots owned by the Applicant are disturbed and do not contain any significant native vegetation. Additionally, the proposed abandonment does not terminate in water or mangroves. The proposal includes fencing along lots to the west, north, and east of the abandonment boundary. It also proposes a gate at the location where the abandonment would commence on Dolphin Street. The fence would, of course, be to county standards, and the gate would be equipped with a yelp box or similar.

All utility companies will have easements to, across, and below the surface of the road after abandonment, in order to serve any new structures built on adjacent lots.

After review and determination of completeness, we kindly ask that we are scheduled for the necessary hearings. Thank you for your time and consideration.

Sincerely and respectfully,


Richard J. McChesney

AGENT AUTHORIZATION FORM

Date of Authorization: 04 / 21 / 2025
Month Day Year

I hereby authorize Spottswood, Spottswood, Spottswood and Sterling PLLC be listed as authorized agent
(Print Name of Agent)

representing Sundowners Fishing Camp LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Road abandonment application
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

See attached list for multiple parcels Big Pine Key
Lot Block Subdivision Key (Island)

See attached list

Real Estate (RE) Number Alternate Key Number

3684 Dolphin Street , Big Pine Key , Florida 30

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

Authorized Agent Contact Information:

500 Fleming Street , Key West , Florida 33040

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

305 294 9556 541 879 0183 305 924 0249 dcraig@spottswoodlaw.com, erica@spottswoodlaw.com
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: Corbin J. Robertson III for Sundowners Fishing Camp

STATE OF Texas COUNTY OF Harris

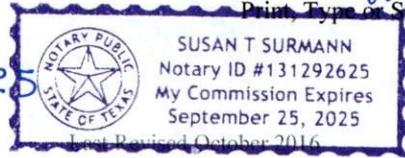
Sworn to and subscribed before me this 29th day of April, 2025,

by Corbin J. Robertson III, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.
(Print Name of Person Making Statement)

Signature of Notary Public Susan T. Surmann
(Print, Type or Stamp Commissioned Name of Notary Public)

My commission expires: 09-25-2025



Doc# 2128103 06/21/2017 2:22PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

PREPARED BY and RETURN TO:

Gregory S. Oropeza, Esq.

SMITH | OROPEZA | HAWKS, PL

221 Simonton Street

Key West, Florida 33040

File No. 17-265

06/21/2017 2:22PM
DEED DOC STAMP CL: Kryz

\$0.70

1050

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STATUTORY WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

Doc# 2128103
Bk# 2860 Pg# 1694

THIS STATUTORY WARRANTY DEED is made as of the 9 day of June, 2017, by **Roy Knowles, Individually and as Trustee; Peggy Knowles, Individually and as Trustee and George Sadler, Individually and as Trustee of the Sadler Revocable Trust Under Trust Agreement dated November 8, 2006**, collectively GRANTOR, and **SUNDOWNERS FISHING CAMP, LLC, a Florida limited liability company whose address is 1415 Louisiana Street, Suite 2400 Houston, Texas 77002** hereinafter called the GRANTEE. (Wherever used herein the terms “GRANTOR” and “GRANTEE” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Monroe County, Florida, and legally described as follows:

SEE EXHIBIT A

This conveyance is subject to taxes for the year 2017 and all subsequent years; matters appearing on the Plats or otherwise common to the subdivisions; covenants, conditions, restrictions, limitations, easements and agreements of record provided, however, that the foregoing shall not operate to re-impose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same unto the said GRANTEE in fee simple, forever.

AND GRANTOR hereby covenants with said GRANTEE, that the GRANTOR is lawfully seised of said land in fee simple and that the GRANTOR has good right and lawful authority to sell and convey said land and that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

AND GRANTOR hereby covenants and warrants the subject property is not the homestead property of Grantor or Grantor’s spouse or contiguous to any homestead property of Grantor or Grantor’s spouse within the meaning of Homestead as set forth in the Florida Constitution.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, by its officers thereunto duly authorized, the day and year first above written.

Doc# 2128103
Bk# 2360 Pg# 1695

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness Signature

RONALD L SHAW

Printed Name

Monica Burleson

Witness Signature

MONICA BURLESON

Printed Name

Roy Knowles

Roy Knowles, Individually and as Trustee

Peggy Knowles

Peggy Knowles, Individually and as Trustee

STATE OF *TEXAS*)

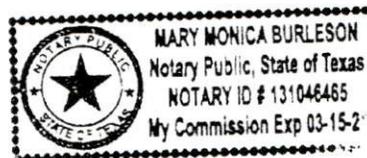
COUNTY OF *TAYLOR*)

SWORN TO AND SUBSCRIBED before me this 9 day of June 2017 by Roy Knowles and Peggy Knowles, both individually and as trustees of the Sadler Revocable Trust under Trust Agreement dated November 8, 2006, who is personally known to me or has produced _____ as identification.

Mary Monica Burleson

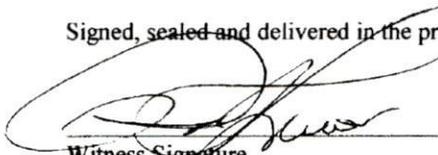
NOTARY PUBLIC

Name:
Title or Rank:
Serial Number:

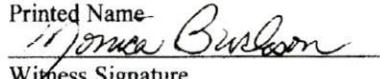


Doc# 2128103
Bk# 2360 Pg# 1696

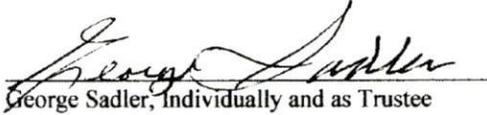
Signed, sealed and delivered in the presence of:



Witness Signature
RONALD L SHAW
Printed Name



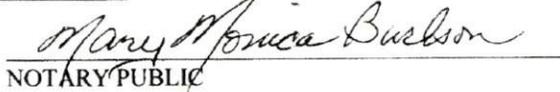
Witness Signature
MONICA BURLESON
Printed Name


George Sadler, Individually and as Trustee

STATE OF TEXAS)

COUNTY OF TAYLOR)

SWORN TO AND SUBSCRIBED before me this 9 day of June 2017 by George Sadler, individually and as trustee of the Sadler Revocable Trust under Trust Agreement dated November 8, 2006, who is personally known to me or has produced _____ as identification.


NOTARY PUBLIC

Name:
Title or Rank:
Serial Number:

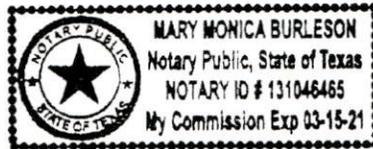


EXHIBIT A

Doc# 2128103
Bk# 2360 Pg# 1697

Parcel "3"

Lots 4, 5, 6, 7, 8, 9 and 10, Block 79, Second Addition to Port Pine Heights, according to the map or plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel "4"

Lots 1, 2, 3, 4, 7, 8, 9, 10, 11 and 12, Block 71, Second Addition to Port Pine Heights, according to the map or plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS

SUNDOWNERS FISHING CAMP, LLC

RIGHT OF WAY ABANDONMENT LEGAL DESCRIPTION

A portion of the Public Right of Way of Town Street, also known as Dolphin Street, SECOND ADDITION TO PORT PINE HEIGHTS, as recorded in Plat Book 4, Page 167 of the Public Records of Monroe County, Florida and being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of Lot 8, Block 79 of the said SECOND ADDITION TO PORT PINE HEIGHTS, thence N00°00'00"E along the West Right of Way line of Town Street as platted for a distance of 235.00 feet to a Point of Curvature; thence continuing along the Right of Way of Town Street as platted on an arc to the right, having a radius of 25.00 feet, a central angle of 286°15'37", a chord bearing of N90°00'00"E, a chord length of 30.00 feet, for an arc length of 124.90 ft to the Point of Tangency; thence S00°00'00"E along the East Right of Way line of Town Street as platted, for a distance of 235.00 feet to the Southwest corner of Lot 7, Block 71 of the said SECOND ADDITION TO PORT PINE HEIGHTS; thence N90°00'00"W for a distance of 30.00 feet back to the Point of Beginning. Said Public Right of Way abandonment area CONTAINS 8.911.31 square feet, or 0.20 acres, more or less.

SECOND ADDITION TO PORT PINE HEIGHTS

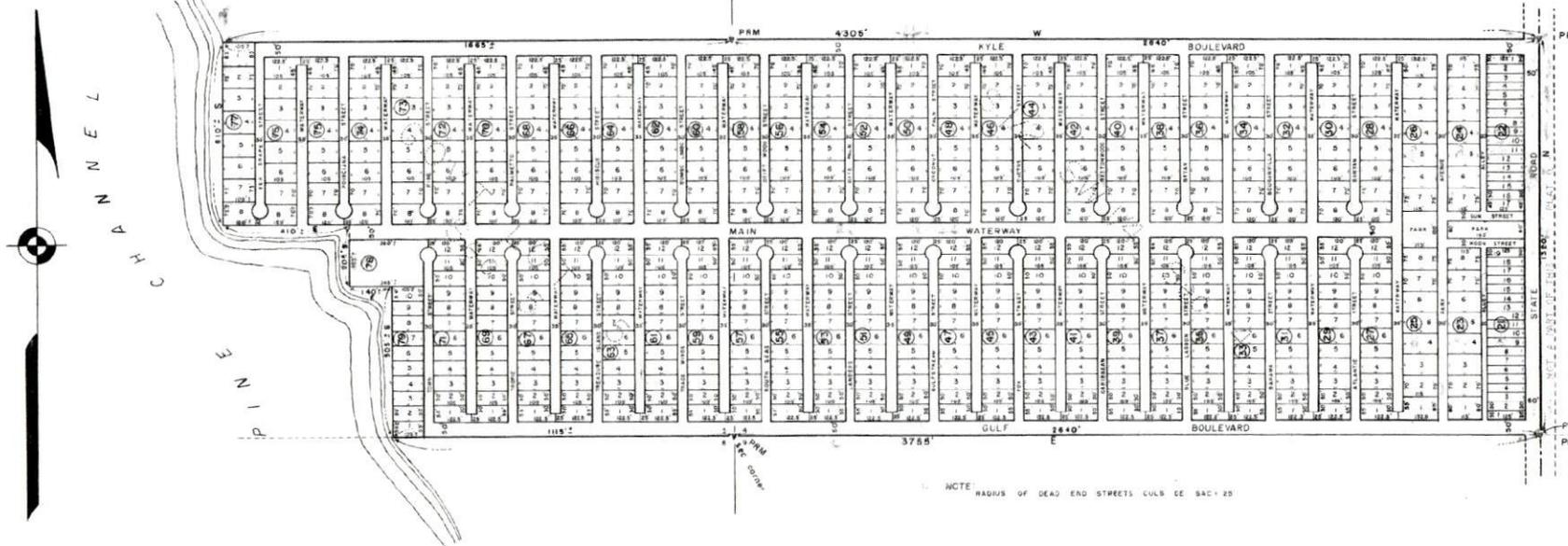
A SUBDIVISION OF PART OF GOV'T LOT 5, SEC 5; AND THE S 1/2, SW 1/4, SEC 4; T 66 S, R 29 E;
TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA.

JOHN P. GOGGIN, CIVIL ENGINEER
MARATHON, FLORIDA

SCALE: 1" = 200' DECEMBER 1959



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



DESCRIPTION

The land embraced in the area of SECOND ADDITION TO PORT PINE HEIGHTS, subdivision of part of Gov't Lot 5, Sec 5, the S 1/2 of the SW 1/4, Sec 4, T 66 S, Tallahassee Meridian, Big Pine Key, Monroe County, Florida, described as follows: Commencing at the Sec Corner to Sec 4, 5, 6, and 7, T 66 S, R 29 E, Meridian, Big Pine Key, Monroe County, thence E along the Sec Line common and 9, said Township and Range, 264' to the S 1/4 Corner of said Sec 4; thence the SW Corner of Gov't Lot 3 of 4; THE POINT OF BEGINNING; thence to the N line of the S 1/2 of the said Sec 4; thence W along said 2640' to the W line of said Sec 4; continuing along said line through Gov't Sec 5, said Township and Range, 166' or less to the Mean Highwater Line CHANNEL, as existing November 15, 1959; thence S 60°0' thence E 41°00' thence thence E 140°; thence S 50°; to the N of Sec 5, said Township and Range; E along said S. line 1115' more or the Sec. Corner common to Sec 4, 5, 6, said Township and Range; thence the S. line of Sec 4 to THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That WE, KYLE BROTHERS LAND COMPANY INC a FLORIDA CORP. by E.G. KYLE, Jr., President and GEORGE B. KYLE, Secretary, as proprietors, have caused the land embraced in the attached Plat to be Surveyed and Platted and to be known as SECOND ADDITION TO PORT PINE HEIGHTS a subdivision of part of Gov't Lot 5, Sec 5, and the S 1/2, SW 1/4, Sec 4, T 66 S, R 29 E, Tallahassee Meridian, Big Pine Key, Monroe County, Florida. The roads as shown on said Plat are hereby dedicated in perpetuity to the use of the Public for proper purposes. The waterways as shown on said Plat are hereby dedicated to the property owners in said subdivision.

Signed and Sealed in the presence of
Witness: *[Signature]*
Witness: *[Signature]*

KYLE BROTHERS LAND COMPANY INC.
E.G. KYLE, Jr., President
GEORGE B. KYLE, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA ss
COUNTY OF MONROE ss
I HEREBY CERTIFY that on this 29 day of March AD 1960, before me personally appeared E.G. KYLE, Jr. and GEORGE B. KYLE, President and Secretary respectively of KYLE BROTHERS LAND COMPANY INC, a Florida corporation, to me known to be the persons who executed the above dedication 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 seals of said corporation, and that said instrument is the act and deed of said corporation.

NOTARY PUBLIC
MONROE COUNTY, FLORIDA
My Commission Expires
[Date]

APPROVAL BY COUNTY BOARD OF COMMISSIONERS

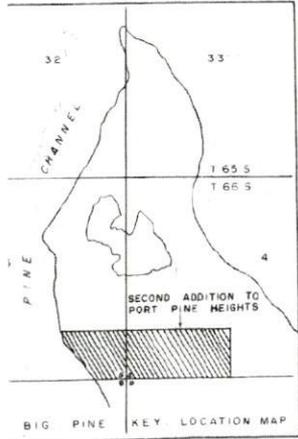
This plat was approved for record this 8th day of March AD 1960 by resolution of the Board of County Commissioners of MONROE COUNTY, FLORIDA, and filed for record in Plat Book 4, Page 157, Public Records of MONROE COUNTY, FLORIDA

[Signature]
Clerk of Board
[Signature]
Chairman of Board

SURVEYORS CERTIFICATE

I HEREBY CERTIFY that the above plat of SECOND ADDITION TO PORT PINE HEIGHTS represents a recent survey made under my direction and/or supervision and is true and correct to the best of my belief and knowledge. I further certify that on the 21 day of ~~March~~ AD 1960 Permanent Reference Monuments were in place at points marked thus X on said plat in accordance with Sect 7, Chapter 10-275 (No 253), laws of the STATE OF FLORIDA

[Signature]
JOHN P. GOGGIN, P.E., RLS
R.L.S. No. 845
P.E. No. 4235
STATE OF FLORIDA



Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

Summary

Parcel ID 00297100-000000
 Account# 1369250
 Property ID 1369250
 Millage Group 100H
 Location 3684 DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 78 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167
 Description OR681-463 OR2530-1149 OR2860-1687/89 OR2860-1690/93
 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$30,645	\$30,645	\$30,645	\$30,645
+ Market Land Value	\$303,420	\$303,420	\$298,958	\$223,103
= Just Market Value	\$334,065	\$334,065	\$329,603	\$253,748
= Total Assessed Value	\$199,366	\$181,242	\$164,765	\$149,786
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$334,065	\$334,065	\$329,603	\$253,748

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$303,420	\$0	\$30,645	\$334,065	\$181,242	\$0	\$334,065	\$0
2023	\$298,958	\$0	\$30,645	\$329,603	\$164,765	\$0	\$329,603	\$0
2022	\$223,103	\$0	\$30,645	\$253,748	\$149,786	\$0	\$253,748	\$0
2021	\$107,090	\$0	\$29,079	\$136,169	\$136,169	\$0	\$136,169	\$0
2020	\$107,090	\$0	\$29,079	\$136,169	\$136,169	\$0	\$136,169	\$0
2019	\$104,811	\$0	\$29,079	\$133,890	\$133,890	\$0	\$133,890	\$0
2018	\$104,811	\$0	\$24,855	\$129,666	\$129,666	\$0	\$129,666	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES CANAL/WATERFRONT UNPERMITTED (01CWM)	37,975.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CON DKS/CONPIL	1959	1960	3 x 95	1	285 SF	3
SEAWALL	1959	1960	3 x 435	1	1305 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
2/1/1976	\$15,000	Conversion Code		681	463

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
01-0794	03/20/2001	Completed	\$20,000		RIPRAP REVETMENT

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Photos



Map



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Monroe County, FL

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Summary

Parcel ID 00296570-000000
 Account# 1368717
 Property ID 1368717
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 71 LT 8 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4- 167 OR387-315/16
 Description OR1089-1438 OR2119-714 OR2119-715 OR2320-1160/61TR OR2530-1149ORD
 OR2860-1687/89 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$38,588	\$38,588	\$27,563	\$20,672
= Just Market Value	\$38,588	\$38,588	\$27,563	\$20,672
= Total Assessed Value	\$27,514	\$25,013	\$22,739	\$20,672
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$38,588	\$38,588	\$27,563	\$20,672

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$38,588	\$0	\$0	\$38,588	\$25,013	\$0	\$38,588	\$0
2023	\$27,563	\$0	\$0	\$27,563	\$22,739	\$0	\$27,563	\$0
2022	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2021	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2020	\$19,294	\$0	\$0	\$19,294	\$19,294	\$0	\$19,294	\$0
2019	\$18,926	\$0	\$0	\$18,926	\$18,926	\$0	\$18,926	\$0
2018	\$18,926	\$0	\$0	\$18,926	\$18,926	\$0	\$18,926	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	5,250.00	Square Foot	50	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
4/1/1989	\$24,000	Warranty Deed		1089	1438

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Photos



Map



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Monroe County, FL

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Summary

Parcel ID 00296580-000000
 Account# 1368725
 Property ID 1368725
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 71 LT 9 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR471-208
 Description OR2119-714 OR2119-715 OR2320-1160/61TR OR2530-1149ORD OR2860-1687/89 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$14,281	\$14,281	\$14,281	\$14,281
+ Market Land Value	\$38,588	\$38,588	\$27,563	\$20,672
= Just Market Value	\$52,869	\$52,869	\$41,844	\$34,953
= Total Assessed Value	\$46,522	\$42,293	\$38,448	\$34,953
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$52,869	\$52,869	\$41,844	\$34,953

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$38,588	\$0	\$14,281	\$52,869	\$42,293	\$0	\$52,869	\$0
2023	\$27,563	\$0	\$14,281	\$41,844	\$38,448	\$0	\$41,844	\$0
2022	\$20,672	\$0	\$14,281	\$34,953	\$34,953	\$0	\$34,953	\$0
2021	\$20,672	\$0	\$21,028	\$41,700	\$41,700	\$0	\$41,700	\$0
2020	\$19,294	\$0	\$21,028	\$40,322	\$40,322	\$0	\$40,322	\$0
2019	\$18,926	\$0	\$21,028	\$39,954	\$37,734	\$0	\$39,954	\$0
2018	\$18,926	\$0	\$15,378	\$34,304	\$34,304	\$0	\$34,304	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	5,250.00	Square Foot	50	105

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1975	1976	2 x 35	1	70 SF	4
CONCRETE DOCK	1975	1976	5 x 56	1	280 SF	4
SEAWALL	1975	1976	3 x 25	1	75 SF	4
SEAWALL	1975	1976	2 x 25	1	50 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
2/1/1971	\$2,800	Conversion Code		471	208

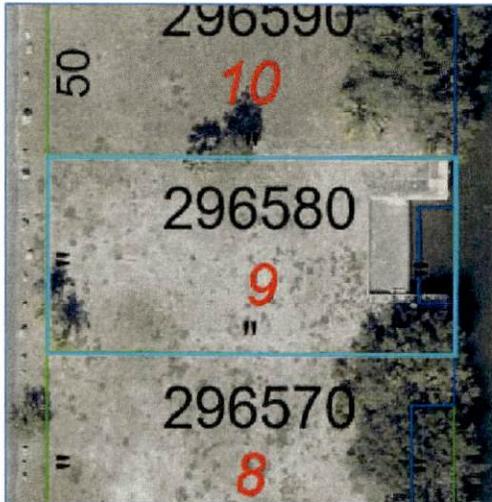
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Monroe County, FL

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Summary

Parcel ID 00296590-000000
 Account# 1368733
 Property ID 1368733
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 71 LT 10 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR385-300/01
 Description OR838-301 OR2119-714 OR2119-715 OR2320-1160/61TR OR2530-1149ORD
 OR2860-1687/89 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$38,588	\$38,588	\$27,563	\$20,672
= Just Market Value	\$38,588	\$38,588	\$27,563	\$20,672
= Total Assessed Value	\$27,514	\$25,013	\$22,739	\$20,672
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$38,588	\$38,588	\$27,563	\$20,672

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$38,588	\$0	\$0	\$38,588	\$25,013	\$0	\$38,588	\$0
2023	\$27,563	\$0	\$0	\$27,563	\$22,739	\$0	\$27,563	\$0
2022	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2021	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2020	\$19,294	\$0	\$0	\$19,294	\$19,294	\$0	\$19,294	\$0
2019	\$18,926	\$0	\$0	\$18,926	\$18,926	\$0	\$18,926	\$0
2018	\$18,926	\$0	\$0	\$18,926	\$18,926	\$0	\$18,926	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	5,250.00	Square Foot	50	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
6/9/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
3/1/1981	\$14,220	Warranty Deed		838	301

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Monroe County, FL

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Summary

Parcel ID 00296600-000000
 Account# 1368741
 Property ID 1368741
 Millage Group 100H
 Location VACANT LAND DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 71 LT 11 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR546-562
 Description OR676-784 OR859-232D/C OR859-264 OR2119-714 OR2119-715 OR2320-1160/61TR OR2530-1149ORD OR2860-1687/89 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$37,919	\$37,919	\$27,085	\$20,314
= Just Market Value	\$37,919	\$37,919	\$27,085	\$20,314
= Total Assessed Value	\$27,038	\$24,580	\$22,345	\$20,314
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$37,919	\$37,919	\$27,085	\$20,314

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$37,919	\$0	\$0	\$37,919	\$24,580	\$0	\$37,919	\$0
2023	\$27,085	\$0	\$0	\$27,085	\$22,345	\$0	\$27,085	\$0
2022	\$20,314	\$0	\$0	\$20,314	\$20,314	\$0	\$20,314	\$0
2021	\$20,314	\$0	\$0	\$20,314	\$20,314	\$0	\$20,314	\$0
2020	\$18,959	\$0	\$0	\$18,959	\$18,959	\$0	\$18,959	\$0
2019	\$18,598	\$0	\$0	\$18,598	\$18,598	\$0	\$18,598	\$0
2018	\$18,598	\$0	\$0	\$18,598	\$18,598	\$0	\$18,598	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	5,159.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
7/1/1982	\$30,000	Warranty Deed		859	264
2/1/1976	\$5,500	Conversion Code		676	784

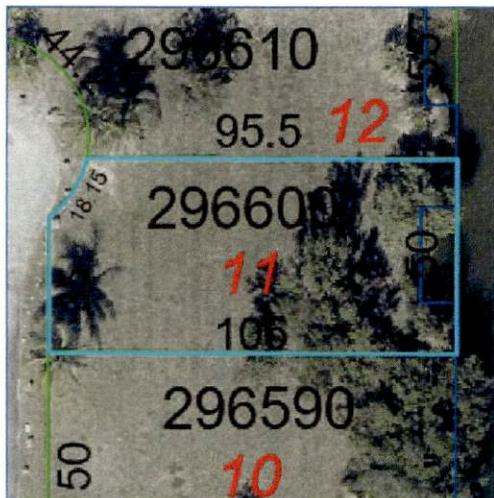
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Photos



Map



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Monroe County, FL

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Summary

Parcel ID 00296610-000000
 Account# 1368750
 Property ID 1368750
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 71 LT 12 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR784-429
 Description OR2119-714 OR2111-715 OR2320-1160/61TR OR2530-1149ORD OR2860-1687/89
 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$43,152	\$43,152	\$30,823	\$23,117
= Just Market Value	\$43,152	\$43,152	\$30,823	\$23,117
= Total Assessed Value	\$30,769	\$27,972	\$25,429	\$23,117
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$43,152	\$43,152	\$30,823	\$23,117

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$43,152	\$0	\$0	\$43,152	\$27,972	\$0	\$43,152	\$0
2023	\$30,823	\$0	\$0	\$30,823	\$25,429	\$0	\$30,823	\$0
2022	\$23,117	\$0	\$0	\$23,117	\$23,117	\$0	\$23,117	\$0
2021	\$23,117	\$0	\$0	\$23,117	\$23,117	\$0	\$23,117	\$0
2020	\$21,576	\$0	\$0	\$21,576	\$21,576	\$0	\$21,576	\$0
2019	\$21,157	\$0	\$0	\$21,157	\$21,157	\$0	\$21,157	\$0
2018	\$21,157	\$0	\$0	\$21,157	\$21,157	\$0	\$21,157	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	5,985.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
3/1/1979	\$7,500	Conversion Code		784	429

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



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Summary

Parcel ID 00296560-000000
 Account# 1368709
 Property ID 1368709
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 71 LT 7 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR387-972/73
 Description OR810-1884 OR2119-714 OR2119-715 OR2320-1160/61TR OR2860-1687/89
 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$38,588	\$38,588	\$27,563	\$20,672
= Just Market Value	\$38,588	\$38,588	\$27,563	\$20,672
= Total Assessed Value	\$27,514	\$25,013	\$22,739	\$20,672
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$38,588	\$38,588	\$27,563	\$20,672

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$38,588	\$0	\$0	\$38,588	\$25,013	\$0	\$38,588	\$0
2023	\$27,563	\$0	\$0	\$27,563	\$22,739	\$0	\$27,563	\$0
2022	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2021	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2020	\$19,294	\$0	\$0	\$19,294	\$19,294	\$0	\$19,294	\$0
2019	\$18,926	\$0	\$0	\$18,926	\$18,926	\$0	\$18,926	\$0
2018	\$18,926	\$0	\$0	\$18,926	\$18,926	\$0	\$18,926	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	5,250.00	Square Foot	50	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690

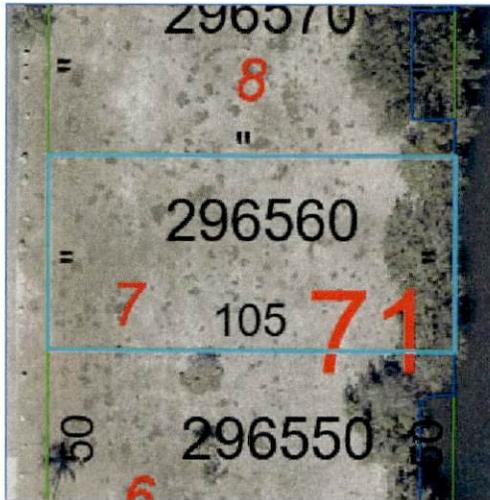
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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



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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 00297190-000000
 Account# 1369331
 Property ID 1369331
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 79 LT 9 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR866-2314
 Description OR997-2110R/S OR2320-1160/61TR OR2530-1149ORD OR2860-1687/89
 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$3,333	\$3,440	\$3,548	\$3,655
+ Market Land Value	\$93,713	\$93,713	\$92,334	\$68,906
= Just Market Value	\$97,046	\$97,153	\$95,882	\$72,561
= Total Assessed Value	\$57,584	\$52,349	\$47,590	\$43,264
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$97,046	\$97,153	\$95,882	\$72,561

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$93,713	\$0	\$3,440	\$97,153	\$52,349	\$0	\$97,153	\$0
2023	\$92,334	\$0	\$3,548	\$95,882	\$47,590	\$0	\$95,882	\$0
2022	\$68,906	\$0	\$3,655	\$72,561	\$43,264	\$0	\$72,561	\$0
2021	\$35,831	\$0	\$3,500	\$39,331	\$39,331	\$0	\$39,331	\$0
2020	\$34,453	\$0	\$3,600	\$38,053	\$38,053	\$0	\$38,053	\$0
2019	\$33,797	\$0	\$3,700	\$37,497	\$37,497	\$0	\$37,497	\$0
2018	\$32,445	\$0	\$3,135	\$35,580	\$35,580	\$0	\$35,580	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT UNPERMITTED (01WM)	5,250.00	Square Foot	50	105

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1996	1997	3 x 50	1	150 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
12/1/1986	\$31,000	Warranty Deed		997	2110
11/1/1982	\$7,000	Warranty Deed		866	2314

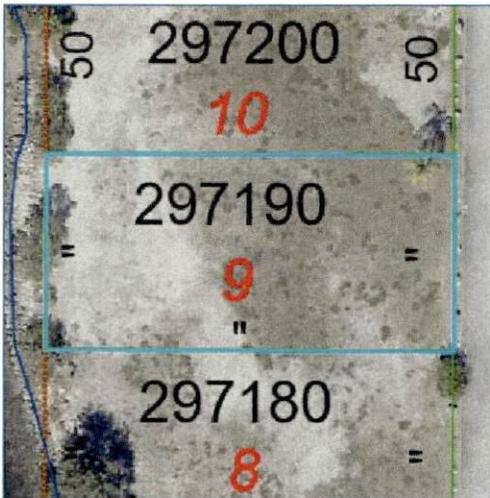
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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Monroe County, FL

PROPERTY RECORD CARD

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

Summary

Parcel ID 00297200-000000
 Account# 1369349
 Property ID 1369349
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 79 LT 10 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR689-224
 Description OR1607-1295R/S OR2119-714 OR2119-715 OR2320-1160/61TR OR2530-1149ORD OR2860-1687/89 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$93,713	\$93,713	\$92,334	\$68,906
= Just Market Value	\$93,713	\$93,713	\$92,334	\$68,906
= Total Assessed Value	\$57,584	\$52,349	\$47,590	\$43,264
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$93,713	\$93,713	\$92,334	\$68,906

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$93,713	\$0	\$0	\$93,713	\$52,349	\$0	\$93,713	\$0
2023	\$92,334	\$0	\$0	\$92,334	\$47,590	\$0	\$92,334	\$0
2022	\$68,906	\$0	\$0	\$68,906	\$43,264	\$0	\$68,906	\$0
2021	\$35,831	\$0	\$3,500	\$39,331	\$39,331	\$0	\$39,331	\$0
2020	\$34,453	\$0	\$3,600	\$38,053	\$38,053	\$0	\$38,053	\$0
2019	\$33,797	\$0	\$3,700	\$37,497	\$37,497	\$0	\$37,497	\$0
2018	\$32,445	\$0	\$3,135	\$35,580	\$35,580	\$0	\$35,580	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT UNPERMITTED (01WM)	5,250.00	Square Foot	50	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
11/23/1999	\$60,000	Warranty Deed		1607	1295
2/1/1977	\$6,000	Conversion Code		689	224

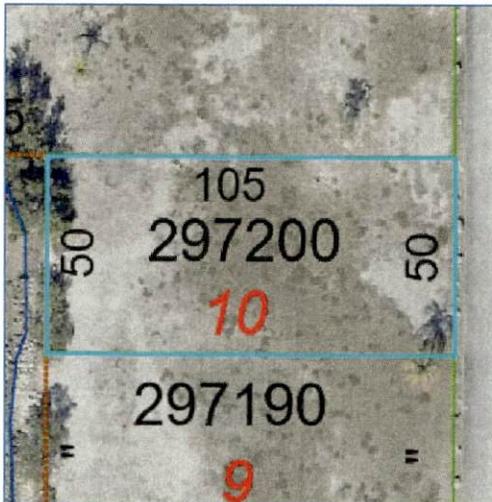
View Tax Info

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Photos



Map



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Monroe County, FL

PROPERTY RECORD CARD

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Summary

Parcel ID 00297180-000000
 Account# 1369322
 Property ID 1369322
 Millage Group 100H
 Location VACANT LAN DOLPHIN St, BIG PINE KEY
 Address
 Legal BK 79 LT 8 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR783-1471
 Description OR1028-2163R/S OR1035-299C OR2119-714 OR2119-715 OR2320-1160/61TR
 OR2530-1149ORD OR2860-1687/89 OR2860-1690/93 OR2860-1694/97
 (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

[SUNDOWNERS FISHING CAMP LLC](#)
 1415 Louisiana St
 Ste 2400
 Houston TX 77002

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$93,713	\$93,713	\$92,334	\$68,906
= Just Market Value	\$93,713	\$93,713	\$92,334	\$68,906
= Total Assessed Value	\$57,584	\$52,349	\$47,590	\$43,264
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$93,713	\$93,713	\$92,334	\$68,906

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$93,713	\$0	\$0	\$93,713	\$52,349	\$0	\$93,713	\$0
2023	\$92,334	\$0	\$0	\$92,334	\$47,590	\$0	\$92,334	\$0
2022	\$68,906	\$0	\$0	\$68,906	\$43,264	\$0	\$68,906	\$0
2021	\$35,831	\$0	\$3,500	\$39,331	\$39,331	\$0	\$39,331	\$0
2020	\$34,453	\$0	\$3,600	\$38,053	\$38,053	\$0	\$38,053	\$0
2019	\$33,797	\$0	\$3,700	\$37,497	\$37,497	\$0	\$37,497	\$0
2018	\$32,445	\$0	\$3,135	\$35,580	\$35,580	\$0	\$35,580	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT UNPERMITTED (01WM)	5,250.00	Square Foot	50	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/16/2017	\$1,200,000	Warranty Deed	2128101	2860	1687
6/9/2017	\$100	Warranty Deed	2128103	2860	1694
6/9/2017	\$100	Warranty Deed	2128102	2860	1690
9/1/1987	\$37,000	Warranty Deed		1028	2163
3/1/1979	\$4,900	Conversion Code		783	1471

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



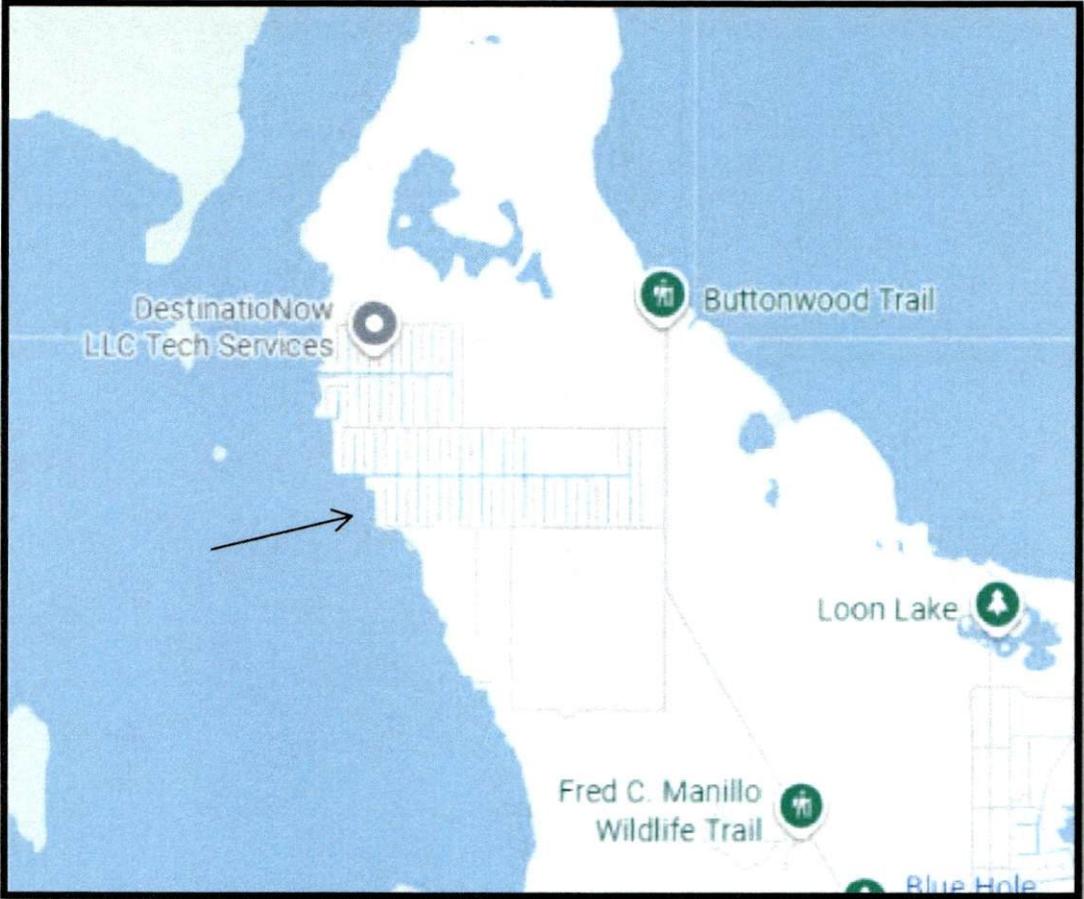
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Location Map



Location Map – Lots Subject to Road Abandonment

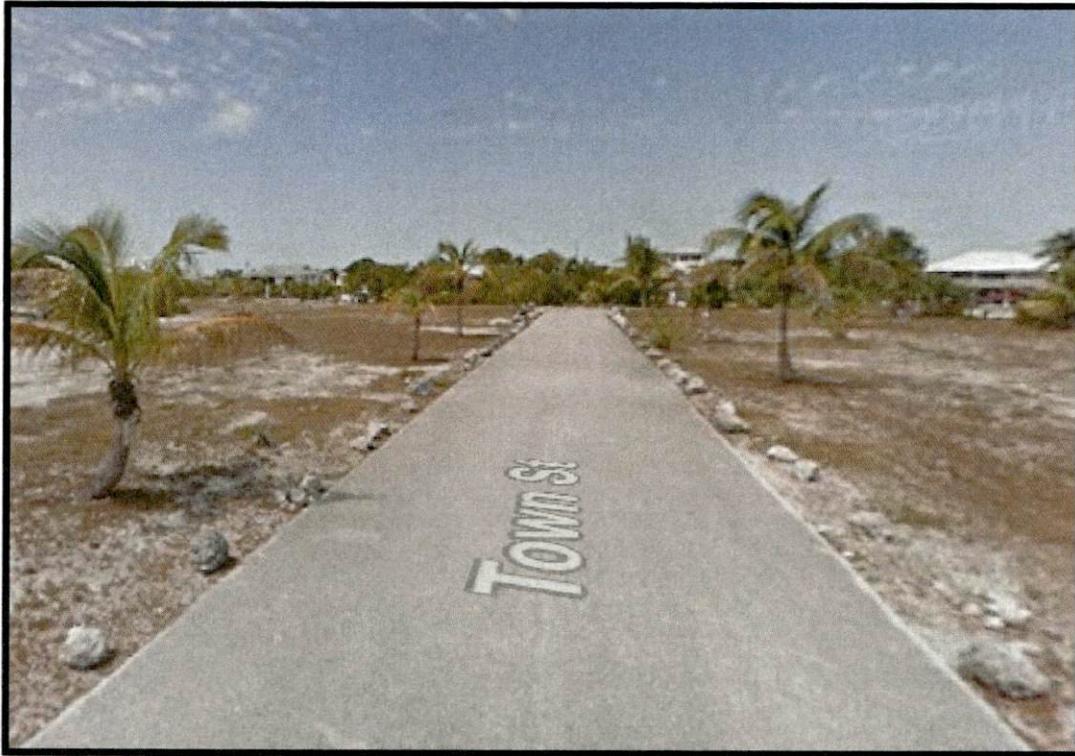
BLK 71 Lots 7, 8, 9, 10, 11 and 12

BLK 78

BLK 79 Lots 8, 9 and 10



Photographs



SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBARDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)

OPINION OF TITLE

To: Monroe County

With the understanding that this Opinion of Title is furnished to Monroe County Department of Planning and Environmental Resources as part of an application for an end of road right-of-way abandonment covering the real property, hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I have examined a complete Title Search Report issued by Chicago Title Insurance Company dated July 18, 2025, covering the period from the January 1, 1972 to the 17th day of July, 2025 at the hours of 11:00 PM, inclusive, of the following described property:

Parcel 1: Lot 7, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 2: Lot 8, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 3: Lot 9, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 4: Lot 10, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 5: Lot 11, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 6: Lot 12, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 8: Lot 8, Block 79, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 9: Lot 10, Block 79, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 10: Lot 9, Block 79, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 11: All of Block 78, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

SUNDOWNERS FISHING CAMP LLC, a Florida limited liability company (As to Parcels 1 – 6, 8 - 11)

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:
NONE
2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:
NONE
3. GENERAL EXCEPTIONS:
 - a. Rights or claims of parties in possession not shown by the Public Records.
 - b. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
 - c. Easements or claims of easements not shown by the Public Records.
 - d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - e. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.
4. SPECIAL EXCEPTIONS:
 - f. Plat of Second Addition to Port Pine Heights, as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.
 - g. Mineral Deed Assignment recorded in Official Records Book 1129, 967, Public records of Monroe County, Florida.

- h. Trustees of the Internal Improvement Fund of the State of Florida Quit Claim Deed as to Sovereignty Ownership recorded in Official Records Book 1231, Page 1352, Public Records of Monroe County, Florida.
- i. Utility Easement in favor of the City of Key West recorded in Official Records Book 1303, Page 503; Official Records Book 1303, Page 502; Official Records Book 1303, Page 489; Official Records Book 1303, Page 493; Official Records book 1303, Page 492, Public Records of Monroe County, Florida.
- j. Resolution No. 198-2012 recorded in Official Records Book 2588, Page 683, Public Records of Monroe County, Florida.
- k. Agreement and Grant of Easement for Installation and Maintenance of Low Pressure Sewer System Pump Station recorded in Official Records Book 2671, Page 2498, Public Records of Monroe County, Florida.

All of the foregoing recorded in the Public Records of Monroe County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of the encumbrances and/or exceptions listed above will restrict the use of the property for the purposes set forth in the agreement, assignment, warranty deeds, easement, covenant and unity of title, as applicable.

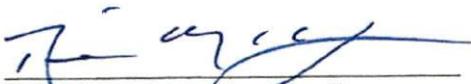
[The remainder of this page intentionally left blank. Signature page to follow.]

I, the undersigned, certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 16th day of October 2025

Very truly yours,

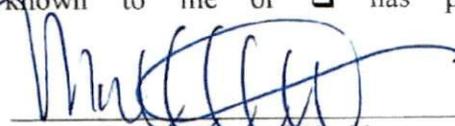
Spottswood, Spottswood,
Spottswood & Sterling, PLLC
500 Fleming Street
Key West, Florida 33040
(305)294-9556

By: 
Richard J. McChesney, Esq.
Florida Bar No. 100308

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization on this 16th day of October 2025, by Richard J. McChesney who is personally known to me or has produced _____ as identification,

[Seal]



Notary Public, State of Florida

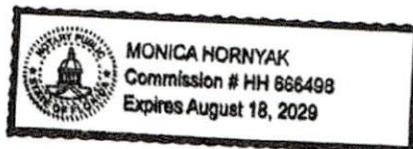


EXHIBIT "A"
Old Republic National Title Insurance Company
Property Information Report

PROPERTY INFORMATION REPORT

Order No.: 12569249
Customer Reference Number 785-17.00601 RL

Addressee:
Spottswood, Spottswood, Spottswood & Sterling PLLC
500 Fleming St.
Key West, FL 33040
305-294-9556 Ext.41
305-504-2696

Chicago Title Insurance Company has caused to be made a search of the Public Records of Monroe County, Florida, ("Public Records"), from 01/01/1972, through 06/27/2025 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel 1: Lot 7, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 2: Lot 8, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 3: Lot 9, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 4: Lot 10, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 5: Lot 11, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 6: Lot 12, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 7: Lot 7, Block 79, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 8: Lot 8, Block 79, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 9: Lot 10 lock 79, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 10: Lot 9, Block 79, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 11: All of Block 78, Second Addition to Port Pine Heights, according to the plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

Parcel 12: Lot 6, Block 71, Second Addition to Port Pine Heights, according to the Plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Sundowners Fishing Camp, LLC, a Florida limited liability company, by virtue of Statutory Warranty Deed recorded in [Official Records Book 2860, Page 1687](#); [Official Records Book 2860, Page 1690](#); [Official Records Book 2860, Page 1694](#). (As to Parcels 1-11)

AND

Monroe County Comprehensive Plan Land Authority, a land authority under section 380.0663(1), Florida Statute, by virtue of Warranty Deed recorded in [Official Records Book 2671, Page 78](#). (As to Parcel 12)

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. None

The following Instruments recorded in the aforesaid Public Records have an effect on the subject property:

2. Plat of Second Addition to Port Pine Heights, as recorded in [Plat Book 4, Page 167](#), Public Records of Monroe County, Florida.
3. Mineral Deed Assignment recorded in [Official Records Book 1129, Page 967](#), Public Records of Monroe County, Florida.
4. Trustees of the Internal Improvement Fund of the State of Florida Quit Claim Deed as to Sovereignty Ownership recorded in [Official Records Book 1231, Page 1352](#), Public Records of Monroe County, Florida.
5. Utility Easement in favor of the City of Key West recorded in [Official Records Book 1303, Page 503](#); [Official Records Book 1303, Page 502](#); [Official Records Book 1303, Page 489](#); [Official Records Book 1303, Page 493](#); [Official Records Book 1303, Page 492](#), Public Records of Monroe County, Florida.
6. Resolution No. 198-2012 recorded in [Official Records Book 2588, Page 683](#), Public Records of Monroe County, Florida.
7. Agreement and Grant of Easement for Installation and Maintenance of Low Pressure Sewer System Pump Station recorded in [Official Records Book 2671, Page 2498](#), Public Records of Monroe County, Florida.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

Order No.: 12569249
Customer Reference Number 785-17.00601 RL

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

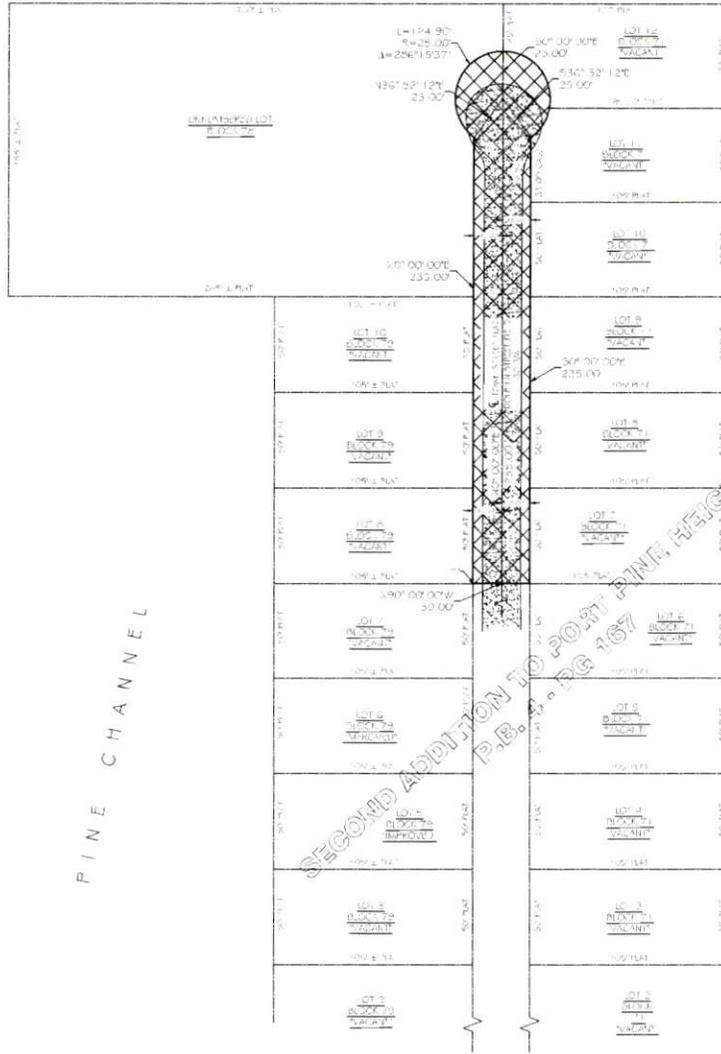
Chicago Title Insurance Company

Omairo.Echevarria@fnf.com_Omairo Echevarria

LEGAL DESCRIPTION SKETCH
 - ABANDONMENT OF A PORTION OF TOWN STREET (AKA DOLPHIN STREET) -
 BIG PINE KEY, MONROE COUNTY, STATE OF FLORIDA

50' MAIN WATERWAY

PINE CHANNEL



LOCATION MAP - NTS
 REC. 04-1665-R291

RECEIVED
 2025-213
 OCT 27 2025
 MONROE COUNTY
 PLANNING DEPT.

* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY *

" RIGHT OF WAY ABANDONMENT LEGAL DESCRIPTION - AUTHORED BY THE UNDERSIGNED "

A portion of the Public Right of Way of Town Street, also known as Dolphin Street, SECOND ADDITION TO PORT PINE HEIGHTS, as rec'd used in Plat Book 4, Page 167 of the Public Records of Monroe County, Florida and being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Lot 6, Block 79 of the said SECOND ADDITION TO PORT PINE HEIGHTS, thence N00°00'00"E along the West Right of Way line of Town Street as platted for a distance of 235.00 feet to a Point of Curvature, thence continuing along the Right of Way of Town Street as platted on the right, having a Radius of 25.00 feet, a central angle of 265°15'37", a chord bearing of N90°00'00"E, a chord length of 30.00 feet, to an arc length of 124.30 feet to the Point of Tangency; thence S00°00'00"E along the East Right of Way line of Town Street as platted, for a distance of 235.00 feet to the Southwest corner of Lot 7, Block 71 of the said SECOND ADDITION TO PORT PINE HEIGHTS, thence N90°00'00"W for a distance of 30.00 feet to the Point of Beginning. Said Public Right of Way abandonment area CONTAINS 0.311131 square feet, or 0.20 square feet of 2500.

SURVEYOR NOTES

1. GENERAL NOTE: ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2009 AND THE RULES OF PRACTICE THEREUNDER.
4. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2009 AND THE RULES OF PRACTICE THEREUNDER.
5. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2009 AND THE RULES OF PRACTICE THEREUNDER.
6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2009 AND THE RULES OF PRACTICE THEREUNDER.
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8. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2009 AND THE RULES OF PRACTICE THEREUNDER.
9. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2009 AND THE RULES OF PRACTICE THEREUNDER.
10. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 2009 AND THE RULES OF PRACTICE THEREUNDER.

SYMBOL LEGEND:	
	RIGHT OF WAY
	EASEMENT
	BOUNDARY LINE
	SURVEY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	PROPOSED BOUNDARY LINE
	PROPOSED SURVEY LINE

<p>FLORIDA KEYS LAND SURVEYING 21450 W. BIRDSAL MARINA, SUITE 4 PALM BEACH, FL 33442 PHONE: (561) 334-3670 EMAIL: FKLSS@floridakeys.com</p>	LEGAL DESCRIPTION SKETCH - A PORTION OF TOWN STREET (AKA DOLPHIN STREET) - BIG PINE KEY, MONROE COUNTY, STATE OF FLORIDA	
	DATE: 04/28/2025	SURVEY BY: EAJ
	REVISION DATE: 05/05/2025	DRAWN BY: MPB
	JOB NO.: 25-101	CHECKED BY: H. SCALE: 1"=30'
		PROJECT: DOLPHIN STREET SHEET: 1 OF 1



Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar@bellsouth.net

MEMORANDUM

Date: January 17, 2018

To: Donald Craig, Land Use Director, Spottswood, Spottswood, Spottswood, and Sterling

From: Philip A. Frank

RE: Sundowners Fishing Camp, Dolphin Street, Port Pine Heights, Big Pine Key

The Sundowners Fishing Camp LLC parcels consist of 20 parcels of land located along Dolphin Street, Port Pine Heights, Big Pine Key. To assist your firm with re-development of the property, we conducted an environmental assessment on the parcels in order to determine the following:

1. Identification of habitats on the parcels per MCC;
2. Identification of shoreline conditions on the parcels;
3. Identification of protected vegetation on the parcels;

I. Habitats:

The parcels consist entirely of disturbed, scarified uplands, with the minor exception for mangrove and wetland vegetation located along the canal and open water shorelines. No intact native habitats (e.g. hammock, pinelands, wetlands) are present on the parcels. The County defines scarified lands as "Scarified land means an area that is cleared of native vegetation, or topographically modified such that the land is not currently in a successional sequence leading to the establishment of the vegetative communities that were cleared or disturbed." This is the case with the parcels as they were created through historic dredge and fill activities and not a remnant of natural topography.

II. Shoreline Conditions:

The definition of shoreline conditions is a critical aspect for property development as the condition of the shoreline dictates the required setback. Monroe County defines a shoreline as "the interface between land and water, extending seaward of mean high water to include fringing mangroves and adjacent shelf and may also include a transitional zone landward of mean high water (MHW)." Monroe County further classifies shorelines as "Altered" or "Unaltered" (Sec. 101-Definitions):

- (1) **Altered shorelines** are generally located directly along dredged canals, basins and abutting channels and have been modified to such a degree that the shoreline no longer exhibits those functions typical of natural shorelines including filtration, nutrient uptake, shoreline stabilization, storm surge abatement, and provisions of habitat for wildlife and fisheries. A shoreline is not altered unless the functional characteristics of both the transitional zone and the zone seaward of mean high water have been altered.
- (2) **Unaltered shorelines** are generally located along natural non-dredged waterways and open water. These shorelines continue to exhibit the natural functions cited above even though fill or rip-rap may be present either above or below MHW.

Additionally, the Monroe County LDR's, Sec. 118-12, Shoreline Setback, provides setback requirements for altered and unaltered shorelines.

Altered Shorelines: "Along lawfully altered shorelines adjacent to manmade canals, channels, and basins, principal structures shall be set back at least 20 feet as measured from the mean high water (MHW)".

Unaltered Shorelines: "Along open water shorelines not adjacent to manmade canals, channels, or basins, and which have been altered by the legal placement of fill, and where no mangrove fringe of at least ten feet in width exists, principal structures shall be set back at least 30 feet from the MHW line (provided that native vegetation exists or is planted and maintained in a ten-foot width across the entire shoreline, and is placed under a conservation easement; otherwise the setback shall be 50 feet as measured from the MHW line).

There are two distinct shoreline conditions on the parcels, each with a different setback requirement:

1. **Canal shorelines** - Canal shorelines located on the property are considered Altered Shorelines. Therefore, the setbacks for principal structures would be 20 feet from Mean High Water along those sections of the parcels (see Figure 1 for locations on altered shorelines).
2. **Open Water Shorelines:** Open water shorelines include those portions of the property that face open water along Pine Channel, but do not have a dredged canal / channel located adjacent. These shorelines would be considered Unaltered Shorelines, but lacking a mangrove fringe, and altered by the legal placement of fill. Therefore, the setbacks for principal structures would be 30 feet from Mean High Water along those sections of the parcels (see Figure 1 for locations on altered shorelines). However, to qualify for the 30' shoreline setback, native vegetation must exist or be planted over a ten-foot width across the entire shoreline, and placed under a conservation easement. Otherwise the setback would be 50 feet measured from MHW.

III. Protected Vegetation

Protected vegetation is defined by Monroe County as:

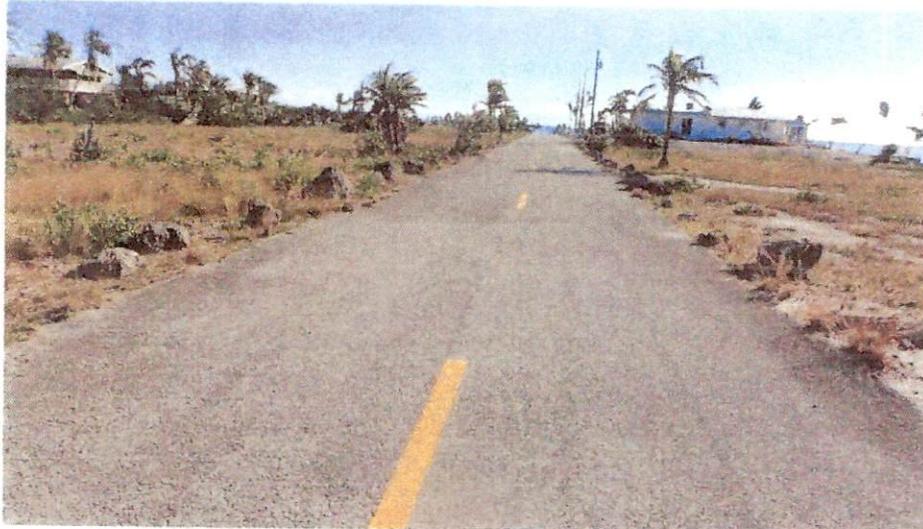
1. Native plant species with a DBH of 4 inches or greater;
2. Native plant species listed as Threatened, Endangered or Regionally Important;
3. Native plant species reaching reproductive maturity at < 4" DBH;

Protected vegetation on the parcels includes widely-scattered, isolated individuals, summarized in the following table:

Common Name	Species	Comments
Jamaica dogwood	<i>Piscidia piscipula</i>	Common, several large trees
Buttonwood	<i>Conocarpus erectus</i>	Common, several large trees
Seagrape	<i>Coccoloba uvifera</i>	Common, several large trees
Pisonia	<i>Pisonia rotundata</i>	Uncommon, large trees only
Sweet Acacia	<i>Acacia farnesiana</i>	Uncommon, large trees only
Long-stalked stopper	<i>Psidium longipes</i>	Uncommon, large trees only
Key thatch palm	<i>Thrinax radiata</i>	Scattered, several palms

Monroe County requires that the removal of any protected plant species requires payment to the Monroe County environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis. Based on the limited number of protected trees on the parcels, spread over a large area, removal of protected plants from the property would not be cost-prohibitive and would not impose a limitation on property re-development. The actual number of protected plants impacted by a re-development project will not be determined until a final site plan has been developed.

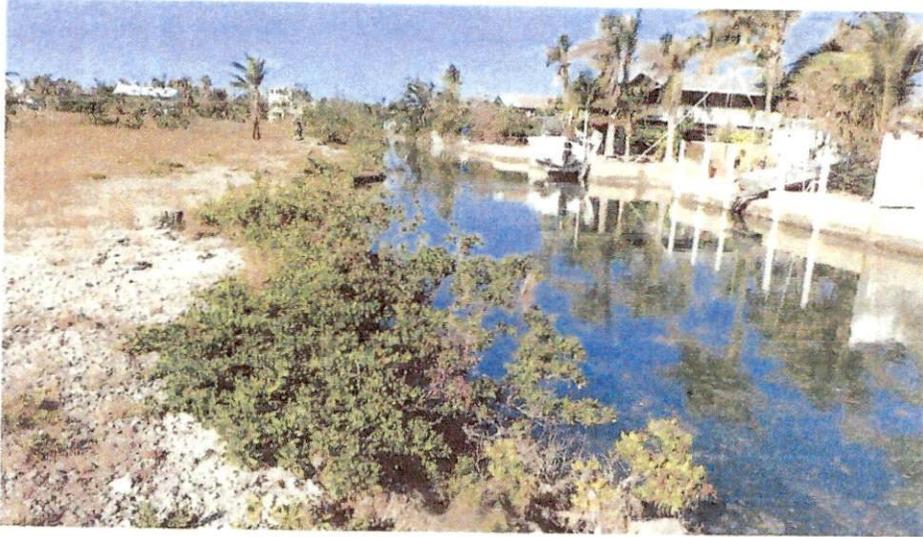
Site Photographs



Sundowners Fishing Camp, showing paved road and disturbed uplands.



Sundowners Fishing Camp, showing paved road and disturbed uplands.



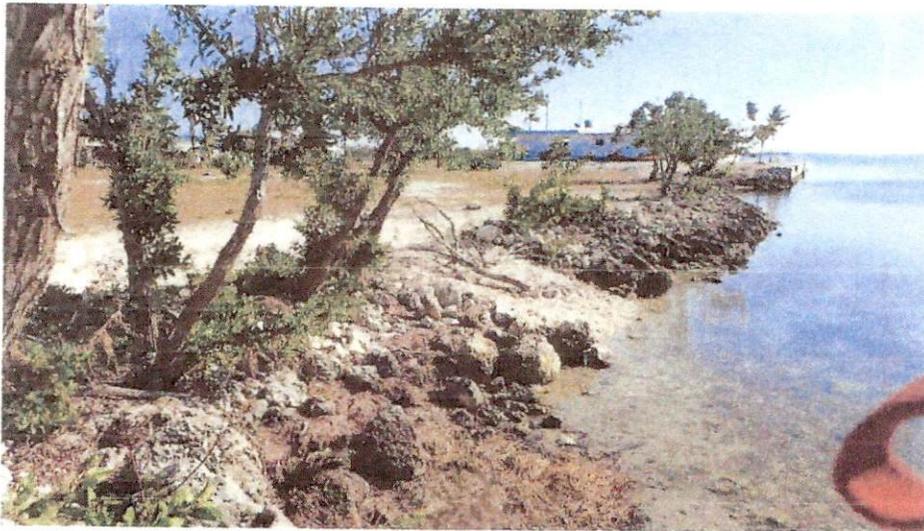
Sundowners Fishing Camp, showing canal shoreline.



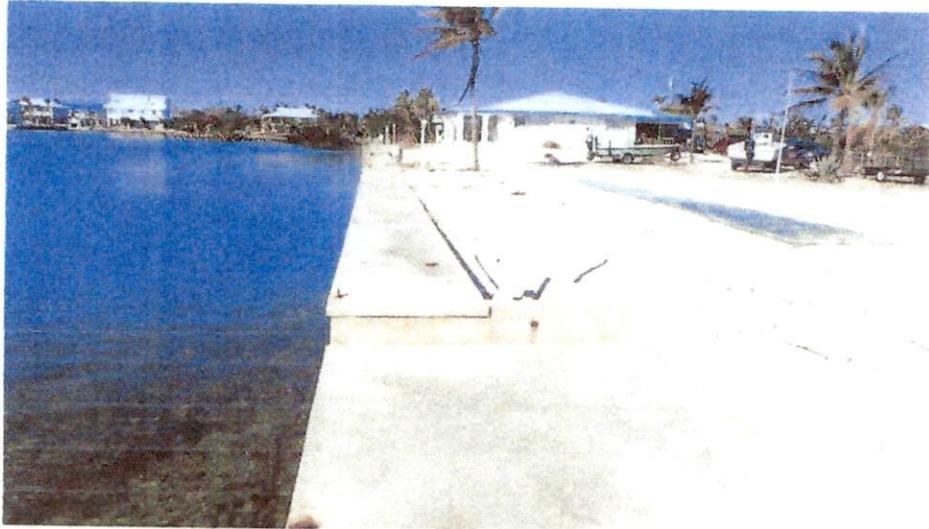
Sundowners Fishing Camp, showing canal shoreline with cut-out.



Sundowners Fishing Camp terminus of the dredged channel located along open water.



Sundowners Fishing Camp, showing open water shoreline, no dredged channel.



Sundowners Fishing Camp, showing open water shoreline, no dredged channel.



Sundowners Fishing Camp, showing open water shoreline, no dredged channel.



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



Richard J. Toppino
Chairman
District 2

J. Robert Dean
Vice-Chairman
District 3

Cara Higgins
District 1

Luis Gonzalez Sr.
District 4

Nicholas W. Mulick
Secretary/Treasurer
District 5

Gregory W. Veliz
Executive Director

October 20, 2025

Donald L. Craig, AICP
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, Florida 33040
Email: dcraig@spottswoodlaw.com

RE: Dolphin Street (formerly Town Street)
Second Addition to Port Pine Heights, Big Pine Key
Right-of-Way Abandonment

Dear Don,

The FKAA Board of Directors has no objection to the Right-of-way Abandonment of a portion of Dolphin Street (formerly Town Street) adjacent to Block 78 and Lots 8-10, Block 79 and Lots 7-12, Block 71, Second Addition to Port Pine Heights according to the plat thereof as recorded in Plat Book 4, Page 167, Public Records of Monroe County, Florida. This was approved at the June 3rd, 2025 meeting. See Approved Board Package.

The FKAA has no facilities located within the area of abandonment.

Should you have any questions or require any further information please feel free to call me.

Sincerely,

Kimberly Judge
Utility Design Supervisor

County of Monroe
The Florida Keys



**OFFICE OF THE
FIRE MARSHAL**
7280 Overseas Hwy
Marathon, FL 33050
Phone: (305) 289-6020

May 28, 2025

Spottswood, Spottswood, Spottswood, and Sterling
c/o Donald Craig, AICP
500 Fleming Street
Key West, FL 33040

Sent Via Email

RE: Road Abandonment Application – Dolphin Street and Gulf Blvd, Big Pine Key

Dear Mr. Craig,

The proposed road abandonment of 22 lots, within Town Street (Dolphin Street) and Gulf Blvd., Port Pine Heights Subdivision, Big Pine Key has been reviewed by the Fire Marshal's Office. The following conditions must be included in the plans for development.

1. Maintain fire department access per Florida Fire Prevention Code Chapter 18 Fire department access and water supply
 - a) Yelp/Whelp automatic gate opening device 18.2.2.2 Access to Gated subdivisions or developments. The AHJ shall have the authority to require fire department access be provided to gated subdivision or developments through the use of an approved device or system.
 - b) Fire apparatus Access Roads.
 - i. 18.2.3.2.1 A fire apparatus access road shall extend to within 50 ft. of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.
 - ii. 18.2.3.2.1.1 where a one-or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with Section 13.3, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft.
 - iii. Specifications: Dimensions. 18.2.3.5.1.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 ft.
 - iv. 18.2.3.5.1.1.2 Fire apparatus access shall have an unobstructed vertical clearance of not less than 13 ft. 6 in.
 - v. **Turning Radius** 18.2.3.5.3 Turning Radius. The turning radius of a fire apparatus access road shall be as approved by the AHJ. 25 ft inside diameter and 50 ft. outside diameter, or
 - vi. **Dead Ends.** 18.2.3.5.4 Dead-end fire apparatus access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around.
<https://www.monroecounty-fl.gov/DocumentCenter/View/32205/042424-Fire-Marshall-Office-Construction-Related-Requirements?bidId=>
2. Water Supply
 - a) Maintain access to water supply for fire suppression in accordance with Chapter 18, NFPA 1, Florida Fire Prevention Code, current edition.

The Fire Marshal's Office does not oppose this application for road abandonment providing the owner properly records an easement agreement in the Official Records of Monroe County with the following conditions:

1. Emergency response to the residences is maintained to accommodate fire apparatus and emergency medical service vehicles:
 - a. Establishing and maintaining "Fire Lanes"
 - i. Minimum clear width 10 feet.
 1. Turning radii
 2. 25 ft. inside
 3. 50 ft. outside
 - ii. Gross Vehicle Weight
 1. Fire Apparatus: 68,000 lbs.
 2. EMS Rescue Vehicle: 20,000 lbs.
2. The road surface is maintained, paved and capable of supporting emergency response apparatus and vehicles.
3. Positive pressure water sources, fire hydrants are always maintained and accessible with no restrictions.
4. Access is provided in support of emergency operations within the Port Pine Heights Subdivision Big Pine Key, FL 33043.

As noted on the attachments provided, structures are located within the requested road abandonment:

Lot 5 – 6 Block 79; 3636 Town St. (Dolphin St.)
Lot 1 – 2 Block 69; 36414 Tropic St.

Additional comments provide for two additional structures to be constructed on "vacant" lots located Town St. (Dolphin St.). This subdivision is protected by five (5) positive pressure water sources. These five (5) fire hydrants are located:

- 1) Gulf Blvd. and Atlantic St.
- 2) Gulf Blvd. and Caribbean St.
- 3) Gulf Blvd. and Landers St.
- 4) Gulf Blvd. and Treasure Isle St.
- 5) Gulf Blvd. and Dolphin St.

These hydrants are strategically placed maximizing their location to enhance Monroe County Fire Rescue's ISO rating of 3/3x.

If you have any questions or require further information, please do not hesitate to contact the Fire Marshal's Office at (305) 289-6020.

Sincerely,



Craig Marston, Division Chief
Fire Marshal

c: Thomas Rossano, Deputy Fire Marshal
File

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

May 5, 2025

Electronically Delivered - Leonard_Maxwell-Newbold@cable.comcast.com
Leonard Maxwell-Newbold, Regional Permit Administrator
Comcast/Southern Subdivision
Engineering- Design Department
2601 SW 145th Avenue
Miramar, FL 33027

Re: Sundowner's Fishing Camp, LLC
Request for consent and or no objection to road abandonment
Dolphin Street, Big Pine Key, FL 33043
Our File No. 785-17.00601

Dear Mr. Maxwell-Newbold,

We last coordinated with you about this time in 2020 regarding the above-referenced project with regards to the easement agreement in preparation for a road abandonment application to Monroe County. Due to the delay in the completion of this project, we are asking for an updated letter regarding no objection for the road abandonment on Dolphin Street in Port Pine Heights, Big Pine Key, Florida. Attached, you will find a survey for the to-be-abandoned Dolphin Street, Big Pine Key, Florida.

Please address any comments to me at dcraig@spottswoodlaw.com and copy Ms. Janene Sclafani, Transportation Planner, in the Monroe County Planning Department at sclafani-janene@monroecounty-fl.gov. If you should have any questions in this regard or require any further documentation, please do not hesitate to contact me personally. Thank you.

Sincerely,

Donald L. Craig AICP
Land Use Director



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

VIA ELECTRONIC MAIL: richard@spottswoodlaw.com

October 21, 2025

Richard McChesney
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040

RE: Request for Letter of Coordination, Proposed Road Abandonment

Dear Mr. McChesney:

Keys Energy Services ("KEYS") is in receipt of your correspondence dated October 21, 2025, in which you request a letter of coordination / no objection from KEYS regarding a proposed abandonment of right of way currently known as Dolphin Street (the "ROW") in Big Pine Key, Monroe County, Florida, to your client, Sundowners Fishing Camp, LLC.

KEYS currently owns and operates various distribution infrastructure in the ROW. As such, KEYS requires an easement in order to ensure continued access to this infrastructure. I have enclosed a Grant of Easement which will accommodate KEYS' needs, and which is incorporated within this letter of coordination.

KEYS has no objection to the proposed abandonment of the ROW, provided the record owner of the ROW after abandonment executes the attached Easement for recordation in the Official Records of Monroe County, Florida within seven (7) days of approval of the ROW abandonment.

KEYS' non-objection is contingent upon timely execution and delivery of the Easement to KEYS, and KEYS requests that timely execution and recording of the Easement be made conditions of the ROW abandonment. Please contact me to coordinate execution and recording of the Easement.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Batty".

Nick Batty, Esq.
Director of Legal & Regulatory Services
Keys Energy Services

Prepared by:
Nick Batty, Esq.
Director of Legal and Regulatory Services
Keys Energy Services
1001 James Street
Key West, FL 33040

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (the "Agreement") is entered into this ____ day of _____, 202__ by and between SUNDOWNERS FISHING CAMP, LLC, a Florida limited liability company having a mailing address of 1415 Louisiana Street, Suite 2400, Houston, Texas 77002 (herein referred to as "Grantor"), and THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, d/b/a Keys Energy, a municipal utility, having a mailing address of 1001 James Street, Key West, FL 33040 ("KEYS" or "Grantee").

WHEREAS, Grantor is the owner of certain real property (the "Property") previously known as a portion of Dolphin Street, on the island of Big Pine in Monroe County, Florida, which property is legally described on Exhibit "A" attached hereto and incorporated herein;

WHEREAS, KEYS owns, operates, and/or intends to install certain electrical and/or communications facilities and appurtenances which are located or are to be located upon, over and/or under the Property (the "Infrastructure"); and

WHEREAS, the parties desire to enter into this Agreement in order to provide KEYS a non-exclusive perpetual easement over, in, under, and across the Property, together with a reasonable right of ingress and egress over said Property.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and KEYS hereby agree as follows:

1. This Agreement shall become effective upon the date of Grantor's execution.
2. The foregoing recitals are true and correct and are incorporated herein by reference.
3. Grantor hereby grants to KEYS a non-exclusive perpetual easement under, over, across and upon the Property for public utility purposes.
4. KEYS shall have the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove, and inspect the Infrastructure and all appurtenances thereto and shall have full right of ingress and egress thereto and therefrom over and across the Property. Notwithstanding the foregoing, however, no existing structure (other than foliage or natural obstructions) shall be disturbed or removed without prior consent of Grantor, which may be withheld in Grantor's sole discretion.
5. Grantor shall furnish and maintain the Property free of and clear from any obstruction which would unreasonably interfere with KEYS' rights hereunder, and shall not construct, place, or allow the placing or construction of any obstruction which would unreasonably interfere with KEYS' safe or proper installation, operation, maintenance, inspection, or removal of the Infrastructure, as reasonably determined by KEYS.

KEYS may remove any material obstruction to the safe or proper operation, maintenance, inspection, or removal of such Infrastructure, provided that KEYS shall, except in the event of discovery of conditions which are reasonably likely to cause a dangerous condition or affect the continuous service provided by KEYS to its ratepayers, provide reasonable notice to Grantor prior to such removal. Grantor shall promptly reimburse any reasonable expenses of KEYS in such removal. Notwithstanding such limitations Grantee agrees that the Grantor may erect a gate on the Property. Grantee acknowledges and agrees that the gate shall not be subject to any removal by Grantee. The gate shall be posted with a 24-hour phone number for KEYS employees to call and said gate shall be opened immediately. The gate shall be required to operate on a secondary source of power, such as a battery backup, during a power outage. Grantor shall indemnify, defend, and hold KEYS harmless from and against any claims, causes of action, or liability resulting from Grantor's failure to timely open gate.

6. KEYS shall have the right as necessary or desirable for the safe and proper installation, operation, maintenance, inspection, or removal of the Infrastructure, or in order to provide reasonable access to the Infrastructure, to cut and trim trees, bushes, brush, and other natural obstructions existing upon the Property in the vicinity of the Infrastructure from time to time.
7. Grantor shall have the right to make any other use of the Property which does not unreasonably interfere with the rights of KEYS hereunder.
8. Grantor shall bear the reasonable cost of any relocation or modification of any Infrastructure when the relocation or modification is necessitated by Grantor's request.
9. All covenants, stipulations, terms, conditions, and provisions of this Agreement shall extend to and be made binding upon the future owners of the above described Property and the successors and assigns of KEYS and Grantor as a covenant running with the land. This Agreement shall be recorded by Grantor at Grantor's expense in the Official Records of Monroe County within fifteen (15) days of execution, and Grantor shall provide proof of such recording to KEYS within thirty (30) days of execution.
10. Grantor warrants that it has full power and authority to grant this easement, and Grantor and signatories herein warrant that the signatories hereon have full power to bind Grantor for the purposes set forth herein.
11. This Agreement shall be governed by and interpreted under the laws of the State of Florida, notwithstanding any choice of law principles. Any litigation brought on the basis of this Agreement shall be brought and held in Key West, Monroe County, Florida.
12. In the event of litigation between the parties, their successors and/or assigns, arising out of or relating to this Agreement, the prevailing party shall be entitled to recover all costs incurred and reasonable attorney's fees, including attorney's fees incurred in any appeals. Nothing herein shall constitute a waiver of Grantee's sovereign immunity pursuant to applicable statutes.

13. This Agreement sets forth all of the covenants and understandings between Grantor and KEYS. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon either party unless reduced to writing and duly executed by both parties.
14. The Parties hereby agree that nothing contained herein shall create any easement or use rights in the general public nor shall this instrument constitute a public dedication for any public use.

[Remainder of Page Intentionally Blank. Signature Page to Follow.]

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/its hand and seal this ____ day of _____, 202__.

WITNESS

SUNDOWNERS FISHING CAMP, LLC

a Florida limited liability company

Print Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 202__ by _____ as _____ of SUNDOWNERS FISHING CAMP, LLC, a Florida limited liability company, who is personally known to me/has produced _____ as identification.

Notary Public

COUNTERSIGNED

**THE UTILITY BOARD OF THE CITY OF KEY WEST,
FLORIDA, D/B/A KEYS ENERGY SERVICES**

Date: _____

Print Name: _____
Title: _____

ATTEST:

Edee Delph
Executive Staff Assistant to the General Manager & Utility Board
1001 James Street, Key West, FL 33040

Approved as to form and legal sufficiency by Nick Batty, Esq., Director of Legal and Regulatory Services

EXHIBIT "A"

A portion of the Public Right of Way of Town Street, also known as Dolphin Street, SECOND ADDITION TO PORT PINE HEIGHTS, as recorded in Plat Book 4, Page 167 of the Public Records of Monroe County, Florida and being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of Lot 8, Block 79 of the said SECOND ADDITION TO PORT PINE HEIGHTS, thence $N00^{\circ}00'00''E$ along the West Right of Way line of Town Street as platted for a distance of 235.00 feet to a Point of Curvature; thence continuing along the Right of Way of Town Street as platted on an arc to the right, having a Radius of 25.00 feet, a central angle of $286^{\circ}15'37''$, a chord bearing of $N90^{\circ}00'00''E$, a chord length of 30.00 feet, for an arc length of 124.90 feet to the Point of Tangency; thence $S00^{\circ}00'00''E$ along the East Right of Way line of Town Street as platted, for a distance of 235.00 feet to the Southwest corner of Lot 7, Block 71 of the said SECOND ADDITION TO PORT PINE HEIGHTS; thence $N90^{\circ}00'00''W$ for a distance of 30.00 feet back to the Point of Beginning. Said Public Right of Way abandonment area CONTAINS 8,911.31 square feet, or 0.20 acres, more or less.

LETTER OF COORDINATION WITH MONROE COUNTY LAND AUTHORITY

From: Guerra-Cynthia <Guerra-Cynthia@MonroeCounty-FL.Gov>

Sent: Friday, April 4, 2025 3:58 PM

To: Don Craig <dcraig@spottswoodlaw.com>

Cc: greg@oropezastonescardenas.com <greg@oropezastonescardenas.com>; Hurley-Christine <Hurley-Christine@MonroeCounty-FL.Gov>; Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>

Subject: RE: Road Abandonments.

Thank you for the clarification you intend to abandon right-of-way north of the Land Authority's conservation parcels.

With the abandonment happening north of the proposed gate, and not along frontage of any Land Authority's conservation parcels, I believe the Land Authority will likely have minimal to no involvement in your abandonment application as an "affected property owner." The Planning Department will need to advise you on this, but I see that there are a few conditions under which the Land Authority could become an "affected property owner" again, as described in Section 19-1(c) of the County Code of Ordinances which states:

Sec. 19-1(c)

In all other cases of abandonment, no right-of-way shall be abandoned unless there is an agreement to do so by all affected property owners. For purposes of this subsection, an affected property owner is the owner of property which directly adjoins the area subject to abandonment or, if the right-of-way is abandoned, will:

- (1) Have access that is currently used by that property owner eliminated or diminished;*
- (2) Have the only platted access eliminated;*
- (3) Have the paved area adjacent to that property increased for turn-around purposes; or*
- (4) Be increased in size.*

Please feel free to contact me if I can be of further assistance.

Regards,

LETTER OF COORDINATION WITH MONROE COUNTY LAND AUTHORITY

Cynthia Guerra, MPA, CFM

Executive Director, Monroe County Land Authority

VHBP Fair Housing Coordinator

MCLA: (305) 295-5180

Office: (305) 453-8756

Cell: (305) 304-8536



From: Don Craig <dcraig@spottswoodlaw.com>

Sent: Friday, April 4, 2025 2:24 PM

To: Guerra-Cynthia <Guerra-Cynthia@MonroeCounty-FL.Gov>

Cc: greg@oropezastonescardenas.com

Subject: Re: Road Abandonments.

CAUTION

Cynthia - Yes only north of the gate. The remainder of the street will remain a public street.

Thanks for the quick review.

Warm regards,

Don

Sincerely and Respectfully,

LETTER OF COORDINATION WITH MONROE COUNTY LAND AUTHORITY

Donald Leland Craig, AICP

Land Use Director

Spottswood, Spottswood, Spottswood, and Sterling

305 924 0249

From: Guerra-Cynthia <Guerra-Cynthia@MonroeCounty-FL.Gov>

Sent: Friday, April 4, 2025 2:21 PM

To: Don Craig <dcraig@spottswoodlaw.com>

Cc: greg@oropezastonescardenas.com <greg@oropezastonescardenas.com>

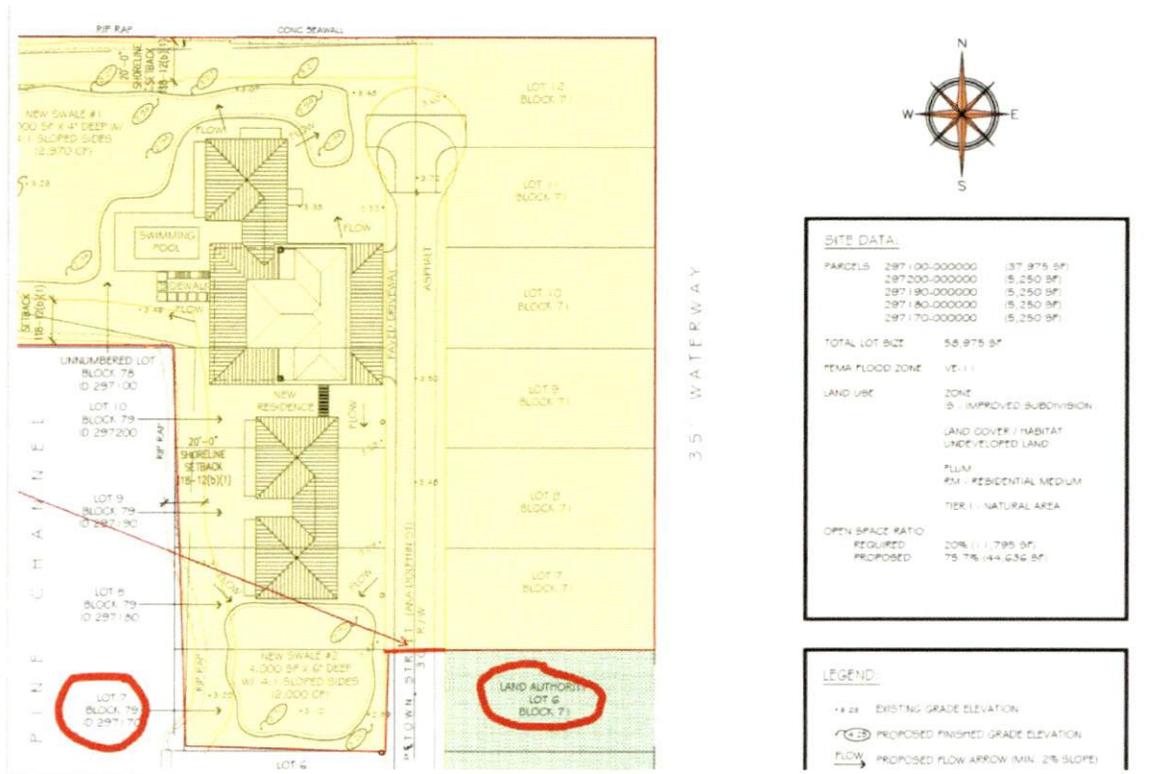
Subject: RE: Road Abandonments.

You don't often get email from guerra-cynthia@monroecounty-fl.gov. [Learn why this is important](#)

Good Afternoon:

Can you please verify that the road abandonment is only going to be north of the proposed gate, and not between Land Authority Lot 6, Block 71 and private Lot 7, Block 79 shown below?

LETTER OF COORDINATION WITH MONROE COUNTY LAND AUTHORITY



Thank you,

Cynthia Guerra, MPA, CFM

Executive Director, Monroe County Land Authority

VHBP Fair Housing Coordinator

MCLA: (305) 295-5180

Office: (305) 453-8756

Cell: (305) 304-8536

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Sent To	<u>Cheryl Sullivan</u>
Street and Apt. No., or PO Box No.	<u>100 Simonton St. Suite 2-231</u>
City, State, ZIP+4®	<u>KW, FL 33040</u>

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

October 20, 2025

Cheryl Sullivan, Director,
Monroe County Waste Management
100 Simonton Street Ste 2-231
Key West, Florida 33040

Re: Sundowner's Fishing Camp, LLC
Request for consent or no objection to road abandonment
Dolphin Street, Big Pine Key, FL 33043
Our File No. 785-17.00601

Dear Ms. Sullivan,

We experienced some delays with the above-referenced project and are now ready to submit the application for the road abandonment. If you would be so kind to respond to this letter that confirms our coordination with your department, we would greatly appreciate it. I believe that Don Craig may have reached out to you in the past regarding the project with regards to the easement agreement in preparation for a road abandonment application to Monroe County. Due to the delay in the completion of this project, we are asking for an updated letter regarding no objection for the road abandonment on Dolphin Street in Port Pine Heights, Big Pine Key, Florida. Attached, you will find a survey for the to-be-abandoned Dolphin Street, Big Pine Key, Florida.

Please address any comments to me at richard@spottswoodlaw.com and copy Ms. Janene Sclafani, Transportation Planner, in the Monroe County Planning Department at sclafani-janene@monroecounty-fl.gov. If you should have any questions in this regard or require any further documentation, please do not hesitate to contact me personally. Thank you.

Sincerely,

Richard J. McChesney

Enclosure

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Sent To	John Cabauy
Street and Apt. No., or PO Box No.	9500 SW 180 Street
City, State, ZIP+4®	Palmetto Bay, FL 33157

7019 2970 0000 6867 6996

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
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ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

May 5, 2025

John Cabauy
Area Manager, SE Network Operations, South Florida District
AT&T Florida
9500 SW 180th St.
Palmetto Bay, FL 33157

Re: Sundowner's Fishing Camp, LLC
Request for consent and or no objection to road abandonment
Dolphin/Town Street, Big Pine Key, FL 33043
Our File No. 785-17.00601

Dear Mr. Cabauy,

We last coordinated with you about this time in 2020 regarding the above-referenced project with regards to the easement agreement in preparation for a road abandonment application. Due to the delay in the completion of this project, we are asking for an updated letter regarding no objection for the road abandonment on Dolphin Street in Port Pine Heights, Big Pine Key, Florida.

Please address any comments to me at dcraig@spottswoodlaw.com and also Ms. Janene Sclafani, Transportation Planner, Monroe County Planning Department at sclafani-janene@monroecounty-fl.gov. Enclosed, please find a survey for the to-be-abandoned Dolphin Street, Big Pine Key, Florida for your review.

If you should have any questions in this regard or require any further documentation, please do not hesitate to contact me personally. Thank you.

Sincerely,



for Donald L. Craig, AICP
Land Use Director

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
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RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

May 5, 2025

Electronically Delivered - Leonard_Maxwell-Newbold@cable.comcast.com
Leonard Maxwell-Newbold, Regional Permit Administrator
Comcast/Southern Subdivision
Engineering- Design Department
2601 SW 145th Avenue
Miramar, FL 33027

Re: Sundowner's Fishing Camp, LLC
Request for consent and or no objection to road abandonment
Dolphin Street, Big Pine Key, FL 33043
Our File No. 785-17.00601

Dear Mr. Maxwell-Newbold,

We last coordinated with you about this time in 2020 regarding the above-referenced project with regards to the easement agreement in preparation for a road abandonment application to Monroe County. Due to the delay in the completion of this project, we are asking for an updated letter regarding no objection for the road abandonment on Dolphin Street in Port Pine Heights, Big Pine Key, Florida. Attached, you will find a survey for the to-be-abandoned Dolphin Street, Big Pine Key, Florida.

Please address any comments to me at dcraig@spottswoodlaw.com and copy Ms. Janene Sclafani, Transportation Planner, in the Monroe County Planning Department at sclafani-janene@monroecounty-fl.gov. If you should have any questions in this regard or require any further documentation, please do not hesitate to contact me personally. Thank you.

Sincerely,

Donald L. Craig AICP
Land Use Director