

**File #:** 2025-240

**Owner's Name:** Miguel A Garcia

**Applicant:** TLC Permit Service

**Contact:** Tina Garcia

**Type of Application:** LUD Amendment

**Key:** Geiger Key

**RE #:**  
00141230-000000  
00141240-000100  
00141250-000000

**Additional Information added to File 2025-240**

**End of Additional File 2025-240**

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



**RECEIVED**  
2025-240  
NOV 24 2025  
MONROE COUNTY  
PLANNING DEPT.

**Land Use District (Zoning) Map Amendment Application**

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

**Application Fee: \$5,570.00**

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

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

- Advertising Costs: \$245.00
- Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed
- Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)
- Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

**Date of Request:**    11 / 14 / 2025  
                                  Month    Day    Year

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

<u>TLC Permit Service</u>		<u>Tina Garcia</u>	
Applicant (Name of Person, Business or Organization)		Name of Person Submitting this Application	
<u>701 3rd St. Key West Fl 33040</u>			
Mailing Address (Street, City, State and Zip Code)			
	<u>305-304-8390</u>		<u>Tlcpermitservice@yahoo.com</u>
Work Phone	Home Phone	Cell Phone	Email Address

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

<u>Miguel A. Garcia</u>		<u>305-797-2748</u>	
(Name/Entity)		Contact Person	
<u>8 Parrot Ln Geiger Ln. Geiger Key Fl 33040</u>			
Mailing Address (Street, City, State and Zip Code)			
	<u>305-797-2748</u>		<u>keywestchemical@outlook.com</u>
Work Phone	Home Phone	Cell Phone	Email Address

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

Block	Lot	Subdivision	Key Name
1	8,9,10	Boca Chica Ocean Shores	Geiger Key
00141230-00000 & 00141240-000100 & 00141250-000000		1182591/8713037/1182613	
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
8 Parrot Ln. Geiger Key		10.5	
Street Address		Approximate Mile Marker	

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

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

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

**Total Land Area Affected by Proposed Land Use District (in acres):** 0.52 acres (based on three adjacent standard lots)

**Tier Designation(s):** Tier III (Infill Area)

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

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

Lot 8 & N1/2 9 Contains a two-story block structure and paved areas and Driveway.

S1/2 lot 9 contains of a Tiki Hut

Lot 10 currently contains two contain

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

The property is currently zoned Sparsely Settled (SS), which restricts residential development. The proposed change to Residential Single-Family (RS) is requested to allow consistent residential use and future redevelopment that aligns with surrounding neighborhood zoning and the existing land use pattern within Boca Chica Ocean Shores and to come into compliance with open space

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

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

Attached additional sheet

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

Attached additional sheet

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

Attached additional sheet

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- 4) **New issues:**

Attached additional sheet

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

Attached additional sheet

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### **1) Changed Projections (regarding public service needs):**

Since the original zoning designation (Suburban Special – SS) was applied, Monroe County’s public service infrastructure on Geiger Key has significantly improved. Water, wastewater, and electrical utilities have been expanded and modernized to serve existing residential areas.

These infrastructure upgrades support additional residential use consistent with surrounding RS properties. The improved service capacity and availability eliminate the prior limitations that justified the SS zoning, making RS zoning appropriate and compatible with current conditions.

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### **2) Changed Assumptions (regarding demographic trends):**

When the Suburban Special (SS) zoning was originally established, Geiger Key and the Boca Chica area were characterized by limited residential growth and restricted infrastructure.

Over time, Monroe County has experienced a steady increase in permanent residents and workforce housing needs, particularly in areas close to Key West. The demographic trend has shifted from seasonal or limited-use properties toward full-time residential occupancy.

The requested change to Residential Single-Family (RS) reflects this demographic shift, allowing the property to serve as stable housing consistent with the neighborhood’s evolving residential character.

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

The existing zoning map identifies the subject parcels under the Suburban Special (SS) category, which appears to be based on outdated data regarding environmental sensitivity and vegetative cover.

Updated site inspections and the current signed and sealed boundary survey show that the lots are upland, previously cleared, and partially developed with structures and paved areas. No significant native vegetation or sensitive natural features remain on the site.

The prior mapping likely overstated environmental constraints, resulting in an inaccurate zoning designation. Correcting this data error by rezoning to Residential Single-Family (RS) will align the map with current on-site conditions and actual land use suitability.

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#### **4) New Issues:**

Since the adoption of the current Suburban Special (SS) zoning, new planning and policy considerations have emerged regarding infill housing, resilience, and conformity with surrounding development.

Monroe County has recognized the importance of encouraging appropriate infill residential use in existing platted subdivisions that already have established infrastructure and access. The subject lots are surrounded by active single-family residences and have direct access to public utilities and roadways.

In addition, updated coastal resilience standards and the completion of centralized wastewater infrastructure have resolved many of the limitations that once constrained development in this area. These new issues support reclassification of the property to Residential Single-Family (RS) to promote consistent and sustainable neighborhood growth.

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#### **5) Recognition of a Need for Additional Detail or Comprehensiveness:**

The existing Suburban Special (SS) zoning designation does not accurately reflect the current use, development pattern, or infrastructure capacity of the Boca Chica Ocean Shores subdivision. The zoning map lacks the necessary detail and comprehensiveness to differentiate between undeveloped environmentally sensitive areas and improved residential parcels such as these.

Updating the zoning to Residential Single-Family (RS) would provide greater regulatory clarity and consistency for both property owners and Monroe County staff when evaluating building permits, setbacks, and redevelopment potential.

This amendment enhances the comprehensiveness of the County's zoning framework by aligning it with current land conditions, established infrastructure, and the built residential character of the surrounding community.

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## **6) Data Updates:**

Updated property surveys, aerial imagery, and Monroe County GIS data confirm that the subject parcels are fully platted, partially developed, and served by modern public infrastructure, including water, electric, and the completed central wastewater system.

These current datasets supersede older mapping and environmental information that formed the basis for the original Suburban Special (SS) designation. The revised data show that the property no longer meets the criteria for low-intensity or environmentally constrained zoning.

Amending the zoning to Residential Single-Family (RS) incorporates the most up-to-date data available and ensures that the County's land-use maps accurately represent existing site conditions and service capacity.

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## **No Adverse Community Change Statement:**

The proposed amendment will not result in any adverse community change within the Boca Chica Ocean Shores neighborhood or the broader Geiger Key planning area. The requested zoning (Residential Single-Family – RS) is consistent with the established residential character of the surrounding parcels, most of which are already zoned and developed for single-family use.

The amendment will not increase density, intensity, or traffic beyond what the area's existing infrastructure can support. Instead, it promotes uniform zoning, code compliance, and compatible residential development that respects the Livable CommuniKeys master plan's goals of orderly growth, neighborhood stability, and environmental stewardship.

Rezoning RS will bring the property into alignment with current conditions and community expectations, enhancing clarity and predictability for both the property owner and Monroe County without any negative impact to adjacent properties or the community.

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**6) Data updates:**

Attached additional sheet

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

Attached additional sheet

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

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

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

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

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

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

\* \* \* \* \*

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

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

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

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

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

**Additional fees may apply pursuant to the approved fee schedule.**

\* \* \* \* \*

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

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development?  Yes  No Code Case file # WWP-OCT24-0112 Describe the enforcement proceedings and if this application is being submitted to correct the violation: WWP-OCT24-0113

This application is being submitted to come into compliance with open space  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* \* \* \* \*

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

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

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

Signature of Applicant: [Handwritten Signature] Date: 11/ 14 /25

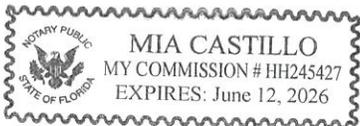
STATE OF Florida  
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 14th day of November, 2025, by Tina Garcia  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Handwritten Signature]  
SIGNATURE OF NOTARY PUBLIC

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



Send complete application package to:

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

AGENT AUTHORIZATION FORM

Date of Authorization: 11 / 17 / 2025
Month Day Year

I hereby authorize Tina Garcia (Print Name of Agent) be listed as authorized agent

representing Miguel A. Garcia (Print Name of Property Owner(s) the Applicant(s)) for the application submission

of Land use District (Zoning) Map Amendment 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)

8,9,10 1 Boca Chica Ocean Shores Geiger Key
Lot Block Subdivision Key (Island)

00141230-00000 & 00141240-000100 & 00141250-000000 1182591,8713037,1182613
Real Estate (RE) / Parcel ID Number Alternate Key Number

8 Parrot Ln Geiger Key Fl 33040 10.5
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

701 3rd st. Key West Fl 33040
Mailing Address (Street, City, State and Zip Code)

305-304-8390 Tlcpermitservice@Yahoo.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.

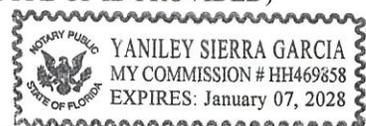
Signature of Property Owner: Miguel A. Garcia Date: 11/17/2025

STATE OF Florida COUNTY OF Monore

Sworn to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization, on 17th day of November, 2025, by Miguel A. Garcia (PRINT NAME OF PERSON MAKING STATEMENT)

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

SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES: 01/07/2028



# This Indenture,

DOC STAMPS	\$	_____
RECORDING FEE	\$	_____
TOTAL IS	\$	_____

RE# 0014123000000  
0014124000000

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 15th day of May A. D. 1998.

**Between**  
 Benjamin Fernandez and Gilda Fernandez,  
 Husband and Wife  
 of the County of Monroe in the State of Florida  
 party of the first part, and  
 Miguel A. Garcia  
 of the County of Monroe in the State of Florida  
 party of the second part,

**Witnesseth**, that the said party of the first part, for and in consideration of the sum of Ten and no/100 \_\_\_\_\_ Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

Lot 8, and the North 1/2 of Lot 9, Block 1, BOCA CHICA OCEAN SHORES SUBDIVISION according to the Plat thereof, as recorded in Plat Book 5, Page 49, of the Public Records of Monroe County, Florida.

Subject to all liens, easements, restrictions and any other matters of public record.

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1080594  
BK#1533 PG#44

RCD Aug 19 1998 03:22PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1770.00  
08/19/1998 DEP CLK

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

B. G. Carter  
 B. G. Carter  
Linda R. Wolff  
 LINDA R. WOLFF

Benjamin Fernandez  
 Benjamin Fernandez L.S.  
Gilda Fernandez  
 Gilda Fernandez L.S.  
 \_\_\_\_\_ L.S.

State of Florida }

County of Monroe }

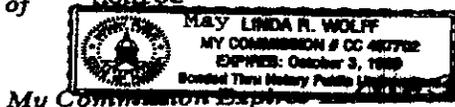
MONROE COUNTY  
OFFICIAL RECORDS

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

Benjamin Fernandez and Gilda Fernandez

to me well known and known to me to be the individual described in and who executed the foregoing deed, and acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at \_\_\_\_\_ County of \_\_\_\_\_, and State of Florida, this 15th day of \_\_\_\_\_ A. D. 1998.



99

Linda R. Wolff  
Notary Public LINDA R. WOLFF

THIS INSTRUMENT PREPARED BY:

Gilda Fernandez  
8 Parrot Lane  
Key West, FL 33040

Prepared by and return to:  
Seth D. Corneal, Esq.  
Kelley & Corneal, P.L.  
904 Anastasia Blvd.  
St. Augustine, Florida 32080

02/21/2008 3:43PM  
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1683135  
Bkn 2346 Pgn 1469

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### Quit Claim Deed

This Quit Claim Deed made this 21<sup>st</sup> day of June, 2007 between Benjamin Fernandez and Gilda Fernandez, husband and wife, collectively "grantor", whose post office address is: \_\_\_\_\_ and Miguel A. Garcia, a single man, "grantee", whose post office address is: 8 Parrot Lane, Geiger Key, FL 33040:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

The South 1/2 of Lot 9, Block 1, BOCA CHICA OCEAN SHORES, according to the Plat thereof, as recorded in Plat Book 5, at Page 49, of the Public Records of Monroe County, Florida.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witnesses:

[Signature]  
Print Name: Alfred A. McCarroll  
[Signature]  
Print Name: Michael Jones

[Signature]  
BENJAMIN FERNANDEZ

[Signature]  
Print Name: Alfred A. McCarroll  
[Signature]  
Print Name: Michael Jones

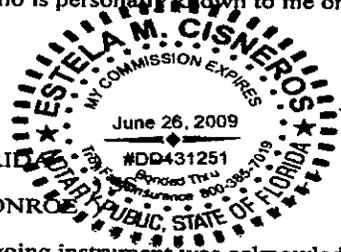
[Signature]  
GILDA FERNANDEZ

STATE OF FLORIDA )  
                                  ) SS.:  
COUNTY OF MONROE )

MONROE COUNTY  
OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2007 by BENJAMIN FERNANDEZ, who is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)



[Signature]  
Notary Public - State of Florida

STATE OF FLORIDA )  
COUNTY OF MONROE )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2007 by GILDA FERNANDEZ, who is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)

[Signature]  
Notary Public - State of Florida

MONROE COUNTY  
OFFICIAL RECORDS

This Document Prepared By and Return to:  
Sherryl A. Bazman  
First Title & Abstract of Monroe County, Inc.  
1010 Kennedy Drive  
Key West, FL 33040  
(305) 294-0100

FILE #1117859  
BK#1570 PG#276

RCD Apr 09 1999 04:41PM  
DANNY L KOLHAGE, CLERK  
DEED DOC STAMPS 175.00  
04/09/1999 VP DEP CLK

REC. 6.00  
DOC. 175.00

Parcel ID Number: Alternate Key #1182613  
Grantee #1 TIN:  
Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this 5th day of April, 1999 A.D.,  
Marcelino Baccaredo Quintero, a married man and Miguel A. Alberto-Rodriguez, a married man  
of the County of \_\_\_\_\_ State of Puerto Rico, grantors, and  
Miguel A. Garcia, a single man

whose address is: 8 Parrot Lane Geiger Key, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:

Lot 10, Block 1, Boca Chica Ocean Shores subdivision, as recorded in the Plat Book 5, Page 49, Public Records of Monroe County, Florida. AND: Lot 8, and the North 1/2 of Lot 9, Block 1, Boca Chica Ocean Shores Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 49, of the Public Records Of Monroe County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor nor any of their immediate family nor any properties contiguous thereto. The Grantor's HOMESTEAD address is Calle Diana 808, Dos Pinos, Rio Pedro, Puerto Rico, 00923.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: JOSE G. GOMEZ MENDOZA  
Witness

[Signature] (Seal)  
Marcelino Baccaredo Quintero  
P.O. Address: Calle Diana 808, Dos Pinos, Rio Pedro, Puerto Rico 00923

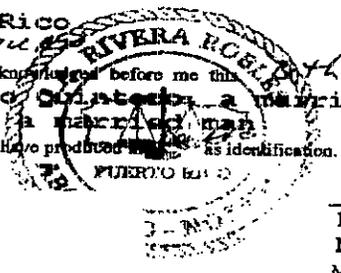
[Signature]  
Printed Name: ALBERTO BACCAREDO  
Witness  
MARIANA IT # 25, 690

[Signature] (Seal)  
Miguel A. Alberto-Rodriguez  
P.O. Address: Calle Diana 808, Dos Pinos, Rio Pedro, Puerto Rico 00923

STATE OF Puerto Rico  
COUNTY OF SAN JUAN

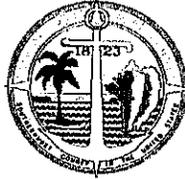
MONROE COUNTY  
OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of April, 1999 by  
Marcelino Baccaredo Quintero, a married man and Miguel A. Alberto-Rodriguez, a married man  
who are personally known to me or who have produced \_\_\_\_\_ as identification.



[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: 12/31/99  
Alcaldado - Notario  
Apartado 23044  
4th Infantry Station  
Dos Pinos, P.R. 00920-0544  
788-2338 - 781-8240

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



**Ownership Disclosure of Interest**

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

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
Miguel A Garcia 8 Parrot Ln Geiger Key Fl 33040	100%

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

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

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

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

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

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

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

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

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

\* Please provide date of contract \_\_\_\_\_

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

<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: Miguel A Garcia Miguel A Garcia

STATE OF Florida

COUNTY OF Monroe

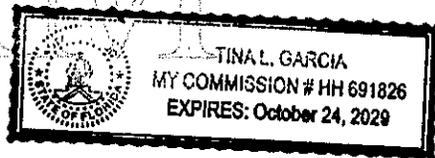
Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 14th day of November, 20 25, by Miguel A. Garcia  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]  
SIGNATURE OF NOTARY PUBLIC

Tina Garcia  
PRINT, TYPE OR STAMP COMMISSIONED  
NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: Oct 24, 2029

FORM



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

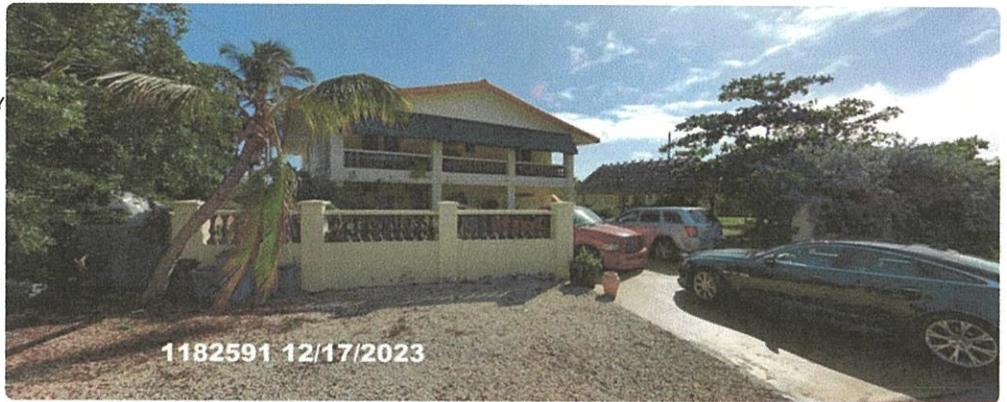
### Disclaimer

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

### Summary

**Parcel ID** 00141230-000000  
**Account#** 1182591  
**Property ID** 1182591  
**Millage Group** 100B  
**Location** 8 PARROT Ln, GEIGER KEY  
**Address**  
**Legal Description** BK 1 LT 8 & N 1/2 LT 9  
 BOCA CHICA OCEAN  
 SHORES GEIGER KEY PB-  
 5-49 OR610-784 OR610-  
 785 OR807-603 OR807-  
 2500 OR817-1919  
 OR1093-259/61 OR1203-  
 2199 OR1301-563  
 OR1533-44  
 (Note: Not to be used on  
 legal documents.)  
**Neighborhood** 201  
**Property Class** SINGLE FAMILY RESID  
 (0100)  
**Subdivision** BOCA CHICA OCEAN  
 SHORES  
**Sec/Twp/Rng** 26/67/26  
**Affordable** No  
**Housing**



### Owner

[GARCIA MIGUELA](#)  
 8 Parrot Ln  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$444,025	\$443,004	\$430,229	\$441,551
+ Market Misc Value	\$38,295	\$35,287	\$35,287	\$34,331
+ Market Land Value	\$544,680	\$366,458	\$366,458	\$340,425
= Just Market Value	\$1,027,000	\$844,749	\$831,974	\$816,307
= Total Assessed Value	\$591,822	\$567,566	\$552,574	\$537,592
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$579,533	\$542,566	\$527,574	\$512,593

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$366,458	\$443,004	\$35,287	\$844,749	\$567,566	\$25,000	\$542,566	\$277,183
2023	\$366,458	\$430,229	\$35,287	\$831,974	\$552,574	\$25,000	\$527,574	\$279,400
2022	\$340,425	\$441,551	\$34,331	\$816,307	\$537,592	\$25,000	\$512,593	\$278,714
2021	\$284,355	\$406,354	\$32,936	\$723,645	\$481,502	\$25,000	\$456,502	\$242,143
2020	\$216,270	\$337,189	\$26,654	\$580,113	\$474,855	\$25,000	\$449,855	\$105,258
2019	\$216,270	\$342,148	\$27,587	\$586,005	\$464,179	\$25,000	\$439,179	\$121,826
2018	\$216,270	\$347,106	\$21,652	\$585,028	\$455,525	\$25,000	\$430,525	\$129,503

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

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	9,000.00	Square Foot	0	0

## Buildings

Building ID	9014	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1980
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	4521	Roof Type	GABLE/HIP
Finished Sq Ft	2392	Roof Coverage	CONC/CLAY TILE
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	288	Bedrooms	2
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	28	Grade	600
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	832	0	208
OPX	EXC OPEN PORCH	330	0	130
FLA	FLOOR LIV AREA	2,392	2,392	288
OOU	OP PR UNFIN UL	135	0	66
OUF	OP PRCH FIN UL	234	0	90
SBF	UTIL FIN BLK	598	0	118
<b>TOTAL</b>		<b>4,521</b>	<b>2,392</b>	<b>900</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1984	1985	0 x 0	1	120 SF	4
CONC PATIO	1984	1985	0 x 0	1	520 SF	2
CONCRETE DOCK	1984	1985	0 x 0	1	600 SF	4
FENCES	1999	2000	4 x 320	1	1280 SF	3
TIKI	1980	1981	28 x 17	1	476 SF	5
BRICK PATIO	1984	2022	10 x 27	1	270 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/15/1998	\$110,000	Warranty Deed		1533	44	M - Unqualified	Improved		
4/1/1994	\$125,000	Warranty Deed		1301	0563	M - Unqualified	Improved		
5/1/1989	\$140,000	Warranty Deed		1093	259	M - Unqualified	Vacant		
8/1/1980	\$45,000	Warranty Deed		817	1919	M - Unqualified	Vacant		

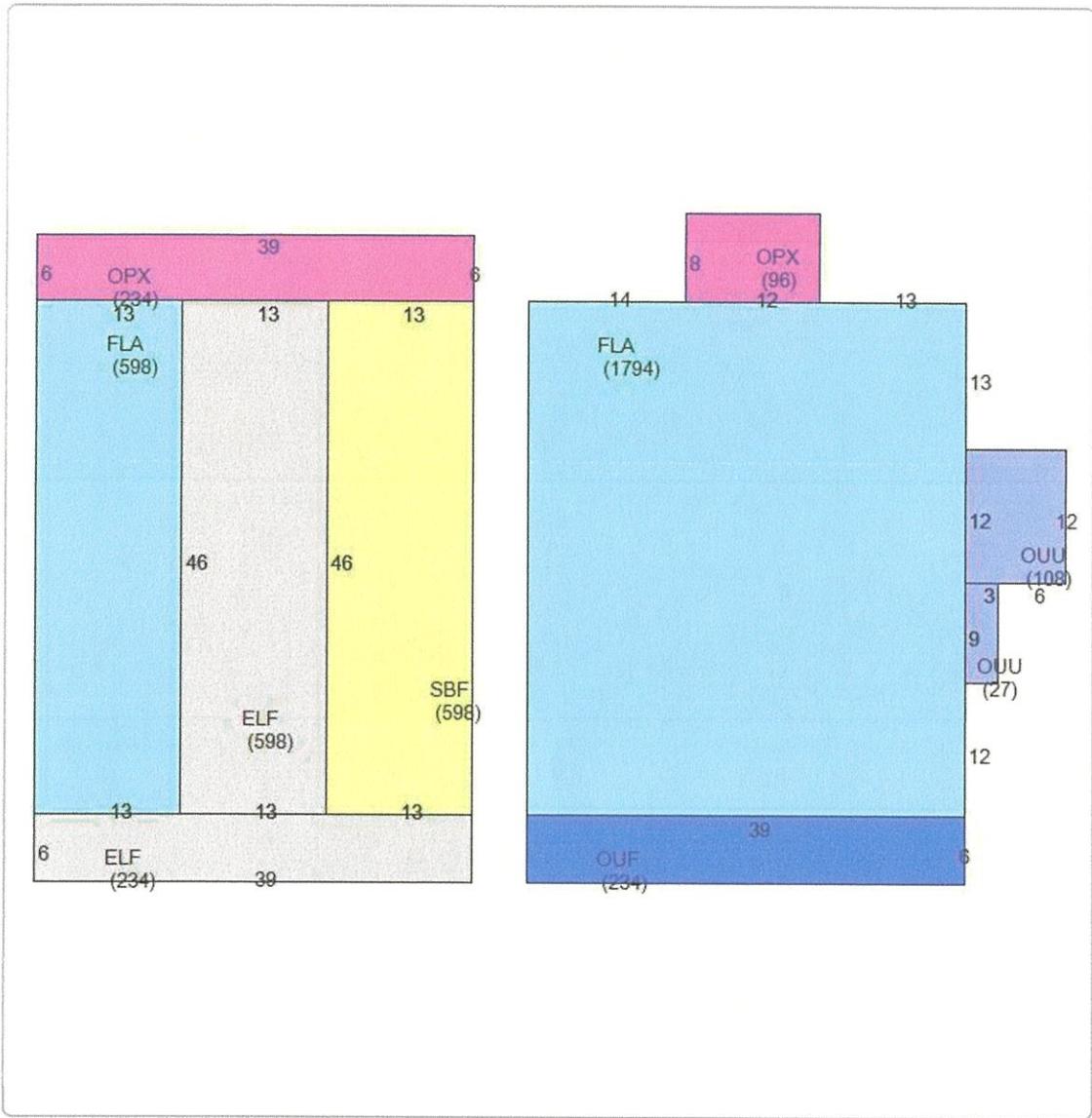
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
12102277	05/25/2012	Completed	\$4,500	Residential	SEWER TIE-IN
08102631	10/09/2008	Completed	\$10,000	Residential	CONCRETE FENCE
99-0911	03/26/1999	Completed	\$5,040	Residential	ATF ROOFING
94101331	05/03/1995	Completed	\$100	Residential	LAND CLEAR OF HOLLY TREES ONLY

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

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### Summary

Parcel ID 00141250-000000  
 Account# 1182613  
 Property ID 1182613  
 Millage Group 100B  
 Location PARROT Ln, GEIGER KEY  
 Address  
 Legal BK 1 LT 10 BOCA CHICA  
 Description OCEAN SHORES GEIGER  
 KEY PB-5-49 OR610-784  
 OR610-785 OR1104-  
 1086/87 OR1112-  
 881/82C OR1234-1173  
 OR1570-276  
 (Note: Not to be used on  
 legal documents.)  
 Neighborhood 201  
 Property Class VACANT RES (0000)  
 Subdivision BOCA CHICA OCEAN  
 SHORES  
 Sec/Twp/Rng 26/67/26  
 Affordable No  
 Housing



### Owner

[GARCIA MIGUELA](#)  
 8 Parrot Ln  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$8,686	\$6,865	\$7,132	\$7,400
+ Market Land Value	\$165,088	\$165,088	\$165,088	\$153,703
= Just Market Value	\$173,774	\$171,953	\$172,220	\$161,103
= Total Assessed Value	\$107,371	\$97,610	\$88,736	\$80,669
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$173,774	\$171,953	\$172,220	\$161,103

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$165,088	\$0	\$6,865	\$171,953	\$97,610	\$0	\$171,953	\$0
2023	\$165,088	\$0	\$7,132	\$172,220	\$88,736	\$0	\$172,220	\$0
2022	\$153,703	\$0	\$7,400	\$161,103	\$80,669	\$0	\$161,103	\$0
2021	\$129,034	\$0	\$7,667	\$136,701	\$73,335	\$0	\$136,701	\$0
2020	\$102,468	\$0	\$7,934	\$110,402	\$66,668	\$0	\$110,402	\$0
2019	\$100,571	\$0	\$8,202	\$108,773	\$60,607	\$0	\$108,773	\$0
2018	\$100,571	\$0	\$8,469	\$109,040	\$55,097	\$0	\$109,040	\$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)	7,825.00	Square Foot	0	0

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1998	1999	3 x 251	1	753 SF	3
FENCES	2009	2014	3 x 282	1	846 SF	3

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/6/1999	\$25,000	Warranty Deed		1570	276	U - Unqualified	Vacant		
8/1/1989	\$10,000	Warranty Deed		1104	1086	U - Unqualified	Vacant		

## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
08102631	10/09/2008	Completed	\$10,000	Residential	FENCE

## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

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# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

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### Summary

Parcel ID 00141240-000100  
 Account# 8713037  
 Property ID 8713037  
 Millage Group 100B  
 Location PARROT Ln, GEIGER KEY  
 Address  
 Legal BOCA CHICA OCEAN SHORES PB5-49 GEIGER KEY S1/2 LOT 9 BLK 1 OR610-784  
 Description OR610-785 OR807-603 OR807-2500 OR817-1919 (U/R Q/C DEED ON FILE -GUTIERREZ RAMON) OR1233-960 OR1301-560/61 OR2346-1469  
 (Note: Not to be used on legal documents.)  
 Neighborhood 201  
 Property Class VACANT RES (0000)  
 Subdivision BOCA CHICA OCEAN SHORES  
 Sec/Twp/Rng 26/67/26  
 Affordable No  
 Housing



### Owner

[GARCIA MIGUELA](#)  
 8 Parrot Ln  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$3,397	\$3,289	\$3,289	\$2,793
+ Market Land Value	\$80,258	\$80,258	\$80,258	\$74,723
= Just Market Value	\$83,655	\$83,547	\$83,547	\$77,516
= Total Assessed Value	\$51,347	\$46,679	\$42,435	\$38,577
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$83,655	\$83,547	\$83,547	\$77,516

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$80,258	\$0	\$3,289	\$83,547	\$46,679	\$0	\$83,547	\$0
2023	\$80,258	\$0	\$3,289	\$83,547	\$42,435	\$0	\$83,547	\$0
2022	\$74,723	\$0	\$2,793	\$77,516	\$38,577	\$0	\$77,516	\$0
2021	\$62,730	\$0	\$2,947	\$65,677	\$35,070	\$0	\$65,677	\$0
2020	\$49,815	\$0	\$341	\$50,156	\$31,882	\$0	\$50,156	\$0
2019	\$48,893	\$0	\$341	\$49,234	\$28,984	\$0	\$49,234	\$0
2018	\$48,893	\$0	\$341	\$49,234	\$26,349	\$0	\$49,234	\$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)	3,000.00	Square Foot	0	0

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1998	1999	3 x 30	1	90 SF	3
TIKI	1998	1999	26 x 18	1	468 SF	2

## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

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Parcel ID 00141230-000000  
iec/Twp/Rng 26/61/25  
Property Address 8 PARROT Ln  
GEIGER KEY

Alternate ID 1182591  
Class SINGLE FAMILY RESID

Owner Address GARCIA MIGUEL A  
8 Parrot Ln  
Key West, FL 33040



# Monroe County, FL



## Overview



## Legend

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

Parcel ID	00141230-000000	Alternate ID	1182591	Owner Address	GARCIA MIGUELA
Sec/Twp/Rng	26/67/26	Class	SINGLE FAMILY RESID		8 Parrot Ln
Property Address	8 PARROT Ln				Key West, FL 33040
	GEIGER KEY				
District	100B				
Brief Tax	BK 1 LT 8 & N 1/2 LT 9 BOCA CHICA OCEAN SHORES GEIGER KEY PB-5-49 OR610-784 OR610-785 OR807-603 OR807-2500				
Description	OR817-1919 OR1093-259/61 OR1203-2199 OR1301-563 OR1533-44				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/19/2025  
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# Monroe County, FL



### Overview



### Legend

- Key Names
- Subdivisions
- Parcels

<b>Parcel ID</b>	00141580-000000	<b>Alternate ID</b>	1182940	<b>Owner Address</b>	CHILENSKI ARTHUR
<b>Sec/Twp/Rng</b>	26/67/26	<b>Class</b>	NON AGRICULTURE		194 Osborne Ave
<b>Property Address</b>	CORMORANT Ln GEIGER KEY				Bay Head, NJ 08742
<b>District</b>	100B				
<b>Brief Tax Description</b>	BOCA CHICA OCEAN SHORES PB5-49 GEIGER KEY LOT 1 & S 1/2 LOT 2 BLK 4 OR502-785 RE 14159 COMBINED FOR ASSESSING PURPOSES 6-10-93 OR1478-758D/C OR1478-759				
	<span style="color: red;">(Note: Not to be used on legal documents)</span>				

Date created: 11/19/2025  
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PARCEL ID: 00141230-000000, 00141240-000100, 00141250-000000

8 PARROT LANE, GEIGER KEY, FL

**FUTURE LAND USE MAP: RESIDENTIAL LOW (RL)**



PARCEL ID: 00141230-000000, 00141240-000100, 00141250-000000  
8 PARROT LANE, GEIGER KEY, FL

**LAND USE DISTRICT (ZONING) MAP: SPARSELY SETTLED (SS)**

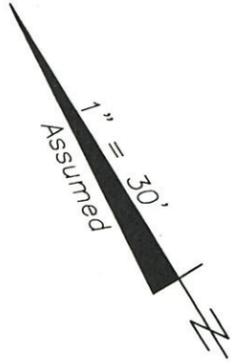


<b>ParcelId</b>	<b>OwnerName</b>	<b>OwnerAddress</b>
00141540-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141530-000000	UNITED STATES OF AMERICA	PO BOX 10068
00122160-000000	GEIGER KEY RESORT PROPCO LLC	3191 Grand Ave
00141550-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141320-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141340-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141360-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141180-000000	USA NAVAL AIR STATION	PO Box 9001
00141270-000000	USA NAVAL AIR STATION	PO Box 9001
00141260-000000	USA NAVAL AIR STATION	PO Box 9001
00141300-000000	UNITED STATES OF AMERICA	PO BOX 10068
00144290-000300	UNITED STATES OF AMERICA	PO BOX 10068
00141370-000000	UNITED STATES OF AMERICA	PO BOX 10068
00144290-000000	KRUMEL COURTNEY B LIVING TRUST 4/19/2013	720 Whitmarsh Ln
00141330-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141280-000000	MEEKER DEBORAH A	11 Cardinal Ln
00141220-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141520-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141500-000000	STEPHENSON DANIEL K	8 Karakara Ln
00141310-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141560-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141490-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141290-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141350-000000	UNITED STATES OF AMERICA	PO BOX 10068
00141240-000100	GARCIA MIGUEL A	8 Parrot Ln
00144300-000000	USA NAVAL AIR STATION	PO Box 9001
00141190-000000	USA NAVAL AIR STATION	PO Box 9001
00141200-000000	YATES DAVID A	6 Parrot Ln
00141160-000000	CABANAS SUSAN	3 Parrot Ln
00141230-000000	GARCIA MIGUEL A	8 Parrot Ln
00141250-000000	GARCIA MIGUEL A	8 Parrot Ln
00141210-000000	UNITED STATES OF AMERICA	PO BOX 10068
00144290-000200	BARRETT DAVID	16 Church St
00141510-000000	UNITED STATES OF AMERICA	PO BOX 10068
00144290-000100	UNITED STATES OF AMERICA	PO BOX 10068
00141380-000000	GEIGER KEY RESORT PROPCO LLC	3191 Grand Ave
00144280-000000	USA NAVAL AIR STATION KEY WEST	PO Box 9001
00122130-000000	SPURLOCK FRANCES THERESA ESTATE	323 Dee Dr

**OwnerCityStZip**

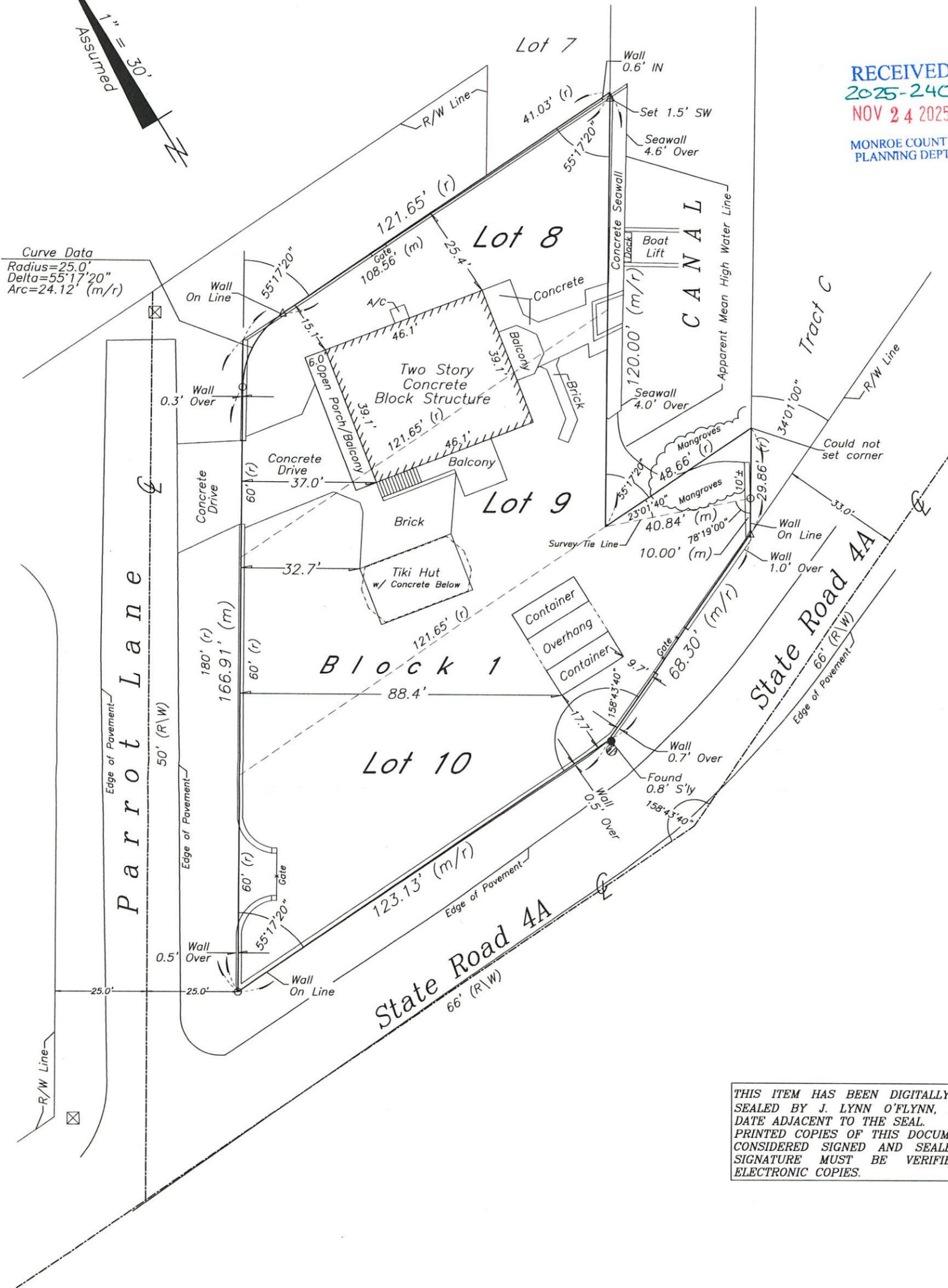
CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
Miami, FL 33133  
CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
Key West, FL 33040  
Key West, FL 33040  
Key West, FL 33040  
CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
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CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
Key West, FL 33040  
CHARLESTON, SC 29411  
Key West, FL 33040  
CHARLESTON, SC 29411  
Keene, NH 03431  
CHARLESTON, SC 29411  
CHARLESTON, SC 29411  
Miami, FL 33133  
Key West, FL 33040  
Montgomery, AL 36108

# Boundary Survey Map of Lots 8, 9, & 10, Block 1 BOCA CHICA OCEAN SHORES



**RECEIVED**  
2025-240  
NOV 24 2025  
MONROE COUNTY  
PLANNING DEPT.

Curve Data  
Radius=25.0'  
Delta=55°17'20"  
Arc=24.12' (m/r)



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY J. LYNN O'FLYNN, PSM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

### LEGEND

- |                                   |                            |
|-----------------------------------|----------------------------|
| ○ Set 3/4" Iron Pipe w/cap (6298) | SF Square Feet             |
| △ Set Nail & Disc (6298)          | ⊗ Wood Utility Pole        |
| ⊙ Found 2" Iron Pipe (Fence Post) | ⊠ Concrete Utility Pole    |
| ● Found 1/2" Iron Rod             | -P- Overhead Utility Lines |
| ▲ Found PK Nail                   | ⊡ Sewer Cleanout           |
| (M) Measured                      | ⊞ Water Meter              |
| (R) Record                        | ⊕ Sanitary Sewer Manhole   |
| (M/R) Measured & Record           | ⊗ Storm Sewer Manhole      |
| C.B.S. Concrete Block Structure   | ▨ Catch Basin              |
| R\W Right of Way                  | ⊕ Water Valve              |
| ⊕ Centerline                      |                            |

NOTE:  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Lots 8, 9, & 10, Block 1  
BOCA CHICA OCEAN SHORES

RECEIVED  
2025-240  
NOV 24 2025  
MONROE COUNTY  
PLANNING DEPT.

NOTES:

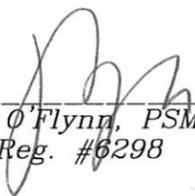
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 8 Parrot Lane, Geiger Key, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: August 15, 2025.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The Survey Report is not full and complete without the attached Survey Map.
12. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.

BOUNDARY SURVEY OF: Lots 8, 9, & 10, Block 1, BOCA CHICA OCEAN SHORES, according to the plat thereof, as recorded in Plat Book 5, Page 49, of the Public Records of Monroe County, Florida

BOUNDARY SURVEY FOR: Miguel Garcia

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

  
-----  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

August 20, 2025



THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



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