

**File #:** 2025-258

**Owner's Name(s):** Sam & Alana Stoia

**Applicant:** Island Construction  
Management, Inc.

**Agent:** Don Horton

**Type of Application:** FLUM Amendment

**Key:** Key Largo

**RE #:** 00554420-000000; 00554430-000000  
00554460-000000; 00554490-000000  
00554590-000000; 00554600-000000  
00554610-000000; 00554620-000000  
00554710-000000; 00554760-000000

**Additional Information added to File 2025-258**

**End of Additional File 2025-258**

MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED  
DEC 31 2025  
2025-258  
MONROE CO. PLANNING DEPT.

**Future Land Use Map (FLUM) 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: \$6,090.00 (plus \$850 for the BOCC adoption hearing)**

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 a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 10 / 22 / 25  
Month Day Year

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

Island Construction Management Inc

Donald Horton

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

Donald Horton, Island Construction Management Inc.

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

88888 Old Highway Tavemier, Fl. 33070 305-852-9607 305-522-2062 Don@icm.build

Work Phone

Home Phone

Cell Phone

Email Address

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

Sam Stoia and Alana Stoia

Don Horton

(Name/Entity)

Contact Person

PO Box 370888 Key Largo, Fl. 33037

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

Work Phone

Home Phone

Cell Phone

Email Address

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

Lengthy Legal, see attached	Mandalay	Key Largo	
Block	Lot	Subdivision	Key Name
See attachment "A"	See attachment "A"		
Real Estate (RE) / Parcel ID Number	Alternate Key Number		
See attachment "A"	97.6		
Street Address	Approximate Mile Marker		

**Current Future Land Use Map Designation(s):** RH & MC

**Proposed Future Land Use Map Designation(s):** MC

**Current Land Use District Designation(s):** MU, UR URM & SC

**Total Land Area Affected by Proposed FLUM (in acres):** 8.59 Ac.

**Tier Designation(s):** III

**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):

Currently the majority of the property is vacant. We have proposed that the county recognize the SC portion as a Commercial Fishing use.

This use will allow the current owner to have some uses during the request to amend the Zoning and FLUM.

The property has several recognized entitlements that eventually will allow for redevelopment of residential and commercial uses.

Please refer to LOU dated February 21, 2025.

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

Currently the property has multiple FLUM designations and Multiple Zoning Designations. The Owner Would like to request an FLUM amendment to have consistency across the entire property. This will allow redevelopment of the property in an orderly manner.

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

See LOU issued on February 21, 2025, attached. At this juncture there are no development plans being proposed.

We are requesting these amendments in order to devise a code compliant project, without the need for a development agreement.

Due to previous development agreements (see pg. 8 of 9 ) LOU of February 21, 2025) the applicant submits that land dedication of .57 ac.,

Donation of two (2) market ROGOs as well as eight (8) Transient units, should satisfy Policy 101.5.26 of the Monroe County Comp. Plan.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:

By creating a uniform FLUM in this area, across all of the 10 properties, economic growth in this specific area and

associated land development will be conducted in a manner that does not have an adverse impact yet protects natural resource,

Promotes walkable and connected communities and provides for compact development and a mix of uses and densities and intensities

the amendment will create a balance of land uses based upon demands of the residential population and nonresidential needs of an area.

Sanitary sewer, solid waste, drainage, stormwater management, and potable water will not be adversely affected by this amendment

**2) The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:**

101, this amendment will enhance the quality of life of County residents and visitors, while protecting valuable natural resources.

102, This amendment will assist in directing future growth to an area which is most suitable for development of existing ROGO and other entitlements.

Along with many other energy, safety, and environmental goals and objectives, this proposal will protect a recognized working waterfront area.

This amendment is otherwise consistent with the Monroe County 2030 Comprehensive Plan

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**3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

As stated, See attached LOU dated February 21, 2025. The entitlements for this area are previously recognized.

As such if every entitlement were to be reestablished in a manner that meets the current Monroe County Code there

Should be no decrease in the LOS standards of the Monroe County 2030 Comprehensive Plan (policy 101.1.1.)

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**4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

This amendment if approved will be consistent with Florida Statute 380.0552 (7), in so many ways.

It will allow local government to properly and consistently manage land use and development to achieve the objectives in this area of critical state concern designation.

It will ensure the maximum well-being of the Florida Keys and its citizens through sound economic development in an area that has previously been developed.

It will limit the adverse impacts of development on the quality of water throughout the Florida Keys by allowing redevelopment in compliance with all current environmental regulations.

It will allow the reestablishment of a working waterfront restaurant and marina and protect the historical heritage of the Mandalay area of Florida Keys.

And finally, it will allow the establishment of workforce housing during the redevelopment of the recognized uses previously and currently on these properties.

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

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

There are recognized uses and entitlements currently attached to these properties. There should be no changes to public service needs except for the fact that more affordable housing is needed in the Key Largo area. This change along with future redevelopment will allow the inclusion of affordable units.

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

The latest trend is to create a walking area that allows for Affordable housing, residential redevelopment, redevelopment of working waterfront, restaurant/bars, transient uses and marinas in one location under one development. This FLUM amendment will allow for such redevelopment in a controlled and consistent manner.

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

Previous "development agreement" were approved in this area. These agreements were made without the requirement to change the zoning or FLUM. The applicant and agent believe that a well thought out plan with consistent land use is proper planning. The zoning in this area has changed multiple times through the years while allowing for a hodge podge of zoning and FLUMs. The applicant and agent believe this area should have always allowed for a Mixed Use commercial FLUM to allow for recognition/redevelopment in a manner that recognizes residential, transient, affordable housing, commercial, storage, working waterfront and bar/restaurant uses.

**4) New issues:**

As stated many times in this application, the area has multiple zoning and FUM designations. With the looming threat of the end of new development, the request to redevelop an area that was previously developed with mixed uses and the request to create consistency in the Zoning and FLUM seems to be the responsible action moving forward.

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

ROGO is nearing the end, as such redevelopment in areas with a consistent zoning and FLUM will allow for a better redevelopment plan.

**6) Data updates:**

With the end of ROGO drawing near, much of our future development should rely on existing entitlements and scarified lands.

This area of "Mandalay" has a history of mixed uses, from marinas, RV parks, residential units, small businesses, restaurants and outdoor storage.

The creation of an area with consistent and unified zoning and FLUM designations will allow for proper redevelopment of resilient buildings,

That will enhance the area with state of the art stormwater retention, environmental updates and stronger buildings that meet all current codes.

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

See answers above. This request will completely fall within the Livable CommuniKeys Master Plan.

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**Applicants requesting a FLUM Amendment shall provide for public 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 least three (3) months 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 property owners within a 600 foot radius of the 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 Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

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

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

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

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

\* \* \* \* \*

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

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

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

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

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

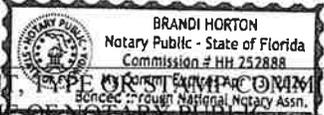
Signature of Applicant: [Signature] Date: 12-29-2025

STATE OF Florida  
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 29 day of December, 2025, by Sam Stacia  
(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

  
PRINT NAME OF NOTARY PUBLIC: BRANDI HORTON  
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

## ATTACHMENT "A"

Address	Real Estate Number	Alternate Key	Blk	Lot	Subdv
97601 OVERSEAS Hwy, KEY LARGO	00554420- 000000	1679917	2	1-8; 30-33	MANDALAY
97625 OVERSEAS Hwy, KEY LARGO	00554430- 000000	1679925	2	9-10	MANDALAY
97645 OVERSEAS Hwy, KEY LARGO	00554460- 000000	1679950	2	11-12	MANDALAY
97665 OVERSEAS Hwy, KEY LARGO	00554490- 000000	1679984	2	15-16	MANDALAY
28 E FIRST St, KEY LARGO	00554590- 000000	1680087	2	26	MANDALAY
30 E FIRST St, KEY LARGO	00554600- 000000	1680095	2	27	MANDALAY
32 E FIRST St, KEY LARGO	00554610- 000000	1680109	2	28	MANDALAY
34 E FIRST St, KEY LARGO	00554620- 000000	1680117	2	29	MANDALAY
36 E SECOND St, KEY LARGO	00554710- 000000	1680206	3-4	5-8	MANDALAY
81 E SECOND St, KEY LARGO	00554760- 000000	1680257	4	3-4	MANDALAY

Prepared by and After Recording  
Return to:

Christy Brady Janssen, Esq.,  
Christy Brady Janssen, P.A.  
120 S. Olive Ave. Suite 504  
West Palm Beach, FL 33401  
561-420-0583

Folio: #00554420-000000

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## Quit Claim Deed

**This Quit Claim Deed** made this 26 day of September, 2023 between **KEY MARINA DEVELOPMENT LLC**, whose address is c/o Sam Stoia, 81 E 2<sup>nd</sup> Street, Key Largo, FL 33037, grantor, and **KEY LARGO FAMILY TRUST LLC, a Florida limited liability company**, whose address c/o Sam Stoia, P.O. Box 370888, Kay Largo, FL 33037, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable 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 Beach County, Florida** to-wit:

**See Exhibit "A" attached hereto and incorporated herein.**

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise 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:

KEY MARINA DEVELOPMENT LLC, a Florida  
limited liability company

Mary Bourneville  
Witness Name: Mary Bourneville

Keely X Flanagan  
Witness Name: Keely Flanagan

Mary Bourneville  
Witness Name: Mary Bourneville

Keely X Flanagan  
Witness Name: Keely Flanagan

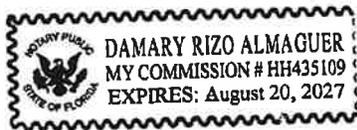
Alana Stoia  
ALANA STOIA, Manager

Sam Stoia  
SAM STOIA, Manager

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me  by personal appearance, or  by online notarization,  
this 26 day of September, 2023 by Alana Stoia and Sam Stoia, as Managers of Key Marina Development LLC,  
a Florida limited liability company, on behalf of said company, who  are personally known or  have produced  
a driver's license as identification.

[Notary Seal]



Damary Rizo Almaguer  
Notary Public

Printed Name: Damary Rizo Almaguer

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

Part I - Singleton Parcel

Lots 1 and 2, Block 4, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, Page 194, among the Public Records of Monroe County, Florida;

Together with a parcel of submerged land in Sec. 6, Twp. 62 South, Rge. 39 East, Key Largo, Florida, Monroe County, Florida, more particularly described as:

From the intersection of the dividing line between Lots 2 and 3, Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of MANDALAY, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida, run Southeasterly along said dividing line, a distance of 150 feet to the most Easterly corner of Lot 2 and the most Westerly corner of a parcel heretofore conveyed to A.F. Meade by Trustees TIIF Deed No. 22153 and the Point of Beginning of the parcel hereinafter described; thence continue Southeasterly along last described course and along the Southwesterly side of the Meade parcel, a distance of 250 feet; thence Southwesterly and parallel to the said Southeasterly side of East Second Street, a distance of 125.8 feet to the prolongation of the dividing line between Lot 1, Block 4, and Second Avenue, according to said Plat Book 1, Page 194; thence Northwesterly along said prolongation a distance of 250 feet to the most Southerly corner of said Lot 1, Block 4; thence Northeasterly along the Southeasterly side of Lots 1 and 2, a distance of 125.8 feet to the Point of Beginning.

Part II - Lively Parcel

A strip of land 125 feet wide and 250 feet in depth off the Southwesterly side of Block 3, said strip being 125 feet on East First Street and East Second Street, and 250 feet on Second Avenue, MANDALAY, according to the plat thereof recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida. Also described as: A strip of land 125 feet wide and 250 feet in depth off the Southwesterly side of Block 3, said strip being 125 feet on East First Street on East Second and East Avenue 250 feet on Second Avenue, MANDALAY, according to the plat thereof recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

AND

A tract of land in Block 3 of MANDALAY, a subdivision of Key Largo, according to the Plat recorded in Plat Book 1, at Page 194 Public Records of Monroe County, Florida, said tract having a frontage of 100 feet on East First Street, according to the plat of MANDALAY, and a depth of 95 feet and further described as the Northwesterly 95 feet of the Northeasterly 100 feet of the Southwesterly 225 feet of said Block 3.

AND

The Northeasterly 50 feet of the Southwesterly 175 feet, and the Northeasterly 50 feet of the Southwesterly 225 feet, Block 3, MANDALAY, a subdivision of Key Largo, according to the Plat recorded in Plat Book 1, Page 194 Public Records of Monroe County, Florida, less the Northwesterly 95 feet of the Northeasterly 100 feet of the Southwesterly 225 feet thereof of said Block 3.

Part III - Bennett Parcel

Lots 1, 2, 3, 4, 5, 6, 7, 8, 30, 31, 32 and 33, Block 2, MANDALAY, according to the Plat thereof, as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

This Instrument Prepared By  
and Return to:

Ryan C. Bahn, Esq.  
100750 Overseas Highway  
Key Largo, FL 33037

Parcel ID #00554430-000000

## QUITCLAIM DEED

This Quitclaim Deed, made this 1 day of November, 2024, between Harbor Electric of the Florida Keys, Inc., a Florida Dissolved Corporation, whose mailing address is 237 La Paloma Rd., Key Largo FL 33037 Grantor, and 97625 OSHWY LLC, a Florida limited liability company, whose mailing address is PO Box 370888, Key Largo FL 33037, Grantee.

Witnesseth, that the Grantors, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----  
-----DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of MONROE, State of Florida, to-wit:

**The Northwesterly 15 feet of Lots 9 and 10, Block 2, MANDALAY, according to the Plat thereof, as recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.**

**This deed is for the purpose of winding up the corporate affairs.**

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise 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, the Grantors have hereunto set they hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Harbor Electric of the Florida Keys, Inc., a Florida Dissolved Corporation

Ryan Bahn  
Witness #1 Signature

By: [Signature]  
Steven L. Caputo

Ryan Bahn  
Witness #1 Printed Name  
100750 Overseas Hwy.  
Key Largo, FL 33037

Witness #1 Address

Alexandra Bahn  
Witness #2 Signature

Alexandra Bahn  
Witness #2 Printed Name  
100750 Overseas Hwy.  
Key Largo, FL 33037

Witness #2 Address

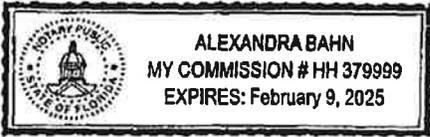
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online Notarization this 1 day of November, 2024, by **Steven L. Caputo, President of Harbor Electric of the Florida Keys, Inc., a Florida Dissolved Corporation**, who is personally known to me or who has produced \_\_\_\_\_ as identification.

SEAL

[Signature]  
Notary Signature

Alexandra Bahn  
Printed Notary Signature  
My Commission Expires:



11/07/2018 10:52AM  
DEED DOC STAMP CL: Brit \$2,100.00

Prepared by and return to:  
Robert A. Rabin, Esq.

Robert A. Rabin, P.A.  
7700 N Kendall Dr Ste 509  
Miami, FL 33156-7566  
305-275-7001  
File Number: 18-3400

Doc# 2193517  
Bk# 2935 Pg# 79

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## Warranty Deed

This Warranty Deed made this 31 day of October, 2018 between Chris D. Sante, a married man whose post office address is 145 Tequesta Street, Tavernier, FL 33070, grantor, and 97645 OSHWY, LLC, a Florida Limited Liability Company whose post office address is PO Box 370888, Key Largo, FL 33037, grantee:

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

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

**Lots 11 and 12, Block 2, Mandalay, according to the plat thereof as recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida.**

**Parcel Identification Number: 00554460-000000**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 145 Tequesta Street, Tavernier, FL 33070.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

**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:

*Patricia Finannon*  
Witness Name: PATRICIA FINANNON

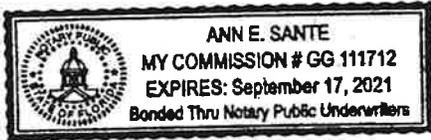
*Chris D. Sante* (Seal)  
Chris D. Sante

*Diane Barrios*  
Witness Name: DIANE BARRIOS

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 31 day of October, 2018 by Chris D. Sante, who  
 is personally known or  has produced a driver's license as identification.

[Notary Seal]



*Ann E. Sante*  
Notary Public

Printed Name: Ann E Sante

My Commission Expires: \_\_\_\_\_

Prepared by, Record & Return to:

Alyssa B. Ruiz, Esq.  
Marin, Eljaiek, Lopez & Martinez, P.L.  
2601 South Bayshore Drive  
18<sup>th</sup> Floor  
Coconut Grove, Florida 33133  
(305) 444- 5969

Tax Id: 00554490-000000 and 00554500-000000

Doc# 2132455 07/24/2017 3:01PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

07/24/2017 3:01PM  
DEED DOC STAMP CL: Krys \$1,274.00

Doc# 2132455  
Bk# 2865 Pg# 2167

---

**WARRANTY DEED**

**THIS WARRANTY DEED** is made as of the 27 day of June, 2017 by and between **Samuel C. Stoia, individually and as Trustee of the My Family Trust dated December 4, 2012**, (the "Grantor"), whose post office address is P.O Box 370888, Key Largo, FL 33037 to **97665 OSHWY LLC**, a Florida limited liability company, (the "Grantee"), whose post office address is 97665 Overseas Highway, Key Largo, FL 33037.

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable considerations, the receipt and sufficiency of which are hereby conclusively acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns forever, all that certain real property situate in Monroe County, Florida, and more particularly described as follows:

**Lots 15 and 16, Block 2, Mandalay, according to plat thereof as recorded in Plat Book 1, Page 194, of the Public Records of Monroe County, Florida.**

**FURTHER TOGETHER**, with all the tenements, hereditaments and appurtenances thereto or appertaining, and all of the estate, right, title, interest, lien, equity and claim of the Grantor.

**TO HAVE AND TO HOLD**, the same unto Grantee, its successors and assigns, in fee simple forever.

**[Signatures to follow on next page]**



THIS INSTRUMENT PREPARED  
BY/RETURN TO:  
Thornton McDaniel, Jr., Esq.  
P.O. Box 144555  
Coral Gables, FL 33114-4555  
Return to Same.

12/14/2012 1:51PM  
DEED DOC STAMP CL: DS \$0.70

A.K.No.1103870 / ID#00090940000000066239  
A.K.No.1680087 / ID#00554590000000066239

Doc# 1912079  
Bk# 2603 Pg# 2462

## LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, Executed this 4<sup>th</sup> day of  
DECEMBER, 2012, by first party, SAMUEL C. STOIA, whose post office  
address is: P.O. Box 370888, Key Largo, FL 33037-0888, GRANTOR,  
To second party, MY FAMILY TRUST, Samuel C. Stoia, Trustee u/t/a Dated 4<sup>th</sup> day of  
DECEMBER, 2012, whose post office address is: P.O. Box 370888,  
Key Largo, FL 33037-0888, GRANTEE:

**WITNESSETH**, That the said first party (grantor), for good and valuable  
consideration and for the sum of TEN DOLLARS (\$10.00) paid by the said second party  
(grantee), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell,  
remise, release, confirm and convey unto the said second party forever, all the right, title,  
interest and claim which the said first party has in and to the following described parcels  
of land, and improvements and appurtenances thereto in the County of MONROE,  
State of Florida to wit:

SEE LENGTHY LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "A".

Property Addresses:

A.K. #1103870: 97901 Overseas Highway, Key Largo, FL 33037

A.K. #1680087: 28 E. First St., Key Largo, FL 33037

This deed conveyed without benefit of survey or title search.

This is not the homestead of the Grantor.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or  
in anyway appertaining; TO HAVE AND TO HOLD, the same in fee simple forever.  
AND the Grantor hereby covenants with said Grantee that the Grantor has good right and  
lawful authority to sell and convey said land; that the Grantor warrants the title to said  
land for any acts of Grantor and will defend the title against the lawful claims of all  
persons claiming by, through, or under Grantor; and that said land is free of all  
encumbrances, except taxes accruing subsequent to the current year.

Subject to all limitations, restrictions, conditions and easements of record, if any.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

*Virginia L. Gargan*  
Signature of Witness #1

*[Signature]*  
SAMUEL C. STOIA

Virginia L. Gargan  
Printed Name of Witness #1

*Debra A. Overfield*  
Signature of Witness #2

Debra A. Overfield  
Printed Name of Witness #2

STATE OF FLORIDA }  
COUNTY OF MONROE }

On DECEMBER 4<sup>th</sup>, 2012 before me, a Notary Public duly licensed in the State of FLORIDA, appeared SAMUEL C. STOIA, () personally known to me or () having produced \_\_\_\_\_ as identification, to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument and who did not take an oath.

**WITNESS** my hand and official seal:  
*[Signature]*  
Signature of Notary Public  
R. T. McDANIEL, JR.  
Notary's Printed Name

Affiant Known, or  
 Produced ID: \_\_\_\_\_

My commission expires: \_\_\_\_\_  
SEAL:  Roy Thornton McDaniel, Jr.  
COMMISSION # EE 837069  
EXPIRES: SEP 24, 2016  
WWW.AARONNOTARY.COM

A.K.#1103870  
A.K.#1680087

Doc# 1912079  
Bk# 2603 Pg# 2464

Lot 26, Block 2, Mandalay, according to the Plat thereof, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida.

and

Part of Lot 8, of Geo. L. McDonald's Plat of Government Lots 5 and 6 and the Northwest Quarter (NW 1/4) of Section 5 and Lots 1 and 2 of Section 6, all in Township 62 South, Range 39 East, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, and MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point where the northeast boundary line of Lot 8 intersects the waters of the Atlantic Ocean, thence run northwesterly on said boundary line 1,000 feet, more or less, to the east line of the (old) FEC railroad right-of-way. Thence Southwesterly along said right-of-way line 110 feet. Thence Southeasterly and parallel to the northeast boundary line 1,000 feet, more or less, to the waters of the Atlantic Ocean. Thence northeasterly along the shoreline 110 feet to the point of beginning.

BUT SAVE AND EXCEPT that certain 66-foot right-of-way deed to Monroe County for road purposes.

also

A parcel of submerged land in the Straits of Florida in Section 6, Township 62 South, Range 39 East, Key Largo and fronting a portion of Lot 8, according to MacDonald's plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Section 5 and Lots 1 and 2 of Section 6, Township 62 South, Range 39 East, recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, and more particularly described as follows:

From the intersection of the dividing line between Lots 7 and 8 and the Southeasterly right of way line of the FEC Railway (now State Road No. 5), as shown on said plat, run south 44 22' East, a distance of 200 feet; thence South 46 26' 20" West, a distance of 110.02 feet; thence North 44 22' West, a distance of 215.4 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 112 feet, more or less, to the point of beginning.

EXHIBIT A

MONROE COUNTY  
OFFICIAL RECORDS

Prepared by and return to:  
Robert A. Rabin, Esq.

Robert A. Rabin, P.A.  
7700 N Kendall Dr Ste 509  
Miami, FL 33156-7566  
305-275-7001  
File Number: 15-3016  
Will Call No.:

Doc# 2138994  
Bk# 2873 Pg# 2377

Parcel Identification No. 1680095

[Space Above This Line For Recording Data]

## Corrective Warranty Deed

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

This Indenture made this 5<sup>th</sup> day of Oct, 2017 between Gerald I. Harrington, a single man whose post office address is 30 E, 1st Street, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantor\*, and Sam Stoia as Trustee(s) of the My Family Trust whose post office address is P.O. Box 370888, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantee\*,

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

Lot 27, Square 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, Page 194, of the Public Records of Monoe County, Florida.

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

**This Deed is being recorded to correct the legal description  
on O.R. Book 2797 at Page 1624**

\*\*\*\*\*This Space is intentionally left blank \*\*\*\*\*

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

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

Signed, sealed and delivered in our presence:

Sharon Smith  
Witness Name: Sharon Smith

Gerald I. Harrington (Seal)  
Gerald I. Harrington

Blanca Hove  
Witness Name: Blanca Hove

State of Florida  
County of ~~Miami-Dade~~ Monroe

The foregoing instrument was acknowledged before me this 5 day of October, 2017 by Gerald I. Harrington, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Sharon Smith  
Notary Public

Printed Name: Sharon Smith

My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED  
BY/RETURN TO:

Thornton McDaniel, Jr., Esq.  
P.O. Box 144555  
Coral Gables, FL 33114-4555  
Return to Same.

12/14/2012 1:51PM  
DEED DOC STAMP CL: DS

\$0.70

A.K. Nos/ID.:#1680109 / 00554610000000066239  
#1680206 / 00554710000000066239  
#8527624 / 00004516000000000000

Doc# 1912077  
Bk# 2603 Pg# 2456

## CORPORATE LIMITED WARRANTY DEED

**THIS CORPORATE LIMITED WARRANTY DEED**, Executed this 4<sup>th</sup>  
day of DECEMBER, 2012, by first party, SAMUEL C. STOIA, President of  
Rock Harbor Marina, Inc., a Florida corporation, whose post office address is: P.O. Box  
888, Key Largo, FL 33037, GRANTOR,  
To second party, MY FAMILY TRUST, Samuel C. Stoia, Trustee u/t/a Dated 4<sup>th</sup>  
DECEMBER, 2012, whose post office address is: P.O. Box 888, Key  
Largo, FL 33037, GRANTEE:

**WITNESSETH**, That the said first party (grantor), for good and valuable  
consideration and for the sum of TEN DOLLARS (\$10.00) paid by the said second party  
(grantee), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell,  
remise, release, confirm and convey unto the said second party forever, all the right, title,  
interest and claim which the said first party has in and to the following described parcels  
of land, and improvements and appurtenances thereto in the County of MONROE,  
State of Florida to wit:

SEE LENGTHY LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "A".

Property Addresses:

A.K. #1680109: Vacant Land, Key Largo, FL 33037  
A.K. #1680206: Unit 22, 36 E. 2<sup>nd</sup> St., Key Largo, FL 33037  
A.K. #8527624: 81 E. 2<sup>nd</sup> St., Key Largo, FL 33037

This deed conveyed without benefit of survey or title search.

This is not the homestead of the Grantor.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or  
in anyway appertaining; TO HAVE AND TO HOLD, the same in fee simple forever.  
AND the Grantor hereby covenants with said Grantee that the Grantor has good right and  
lawful authority to sell and convey said land; that the Grantor warrants the title to said  
land for any acts of Grantor and will defend the title against the lawful claims of all

persons claiming by, through, or under Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

Subject to all limitations, restrictions, conditions and easements of record, if any.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

*Virginia L. Gargan*  
Signature of Witness #1

Virginia L. GARGAN  
Printed Name of Witness #1

*[Signature]*  
SAMUEL C. STOIA, President

*Debra A. Overfield*  
Signature of Witness #2

Debra A. Overfield  
Printed Name of Witness #2

STATE OF FLORIDA }  
COUNTY OF MONROE }

On DECEMBER 4<sup>TH</sup>, 2012 before me, a Notary Public duly licensed in the State of FLORIDA, appeared SAMUEL C. STOIA,  personally known to me or ( ) having produced \_\_\_\_\_ as identification, to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument and who did not take an oath.

**WITNESS** my hand and official seal:  
*[Signature]*  
Signature of Notary Public  
R. T. MCDANIEL, JR.  
Notary's Printed Name

Affiant Known, or  
Produced ID: \_\_\_\_\_

My commission expires \_\_\_\_\_  
SEAL:  Roy Thornton McDaniel, Jr.  
COMMISSION # EE 837069  
EXPIRES: SEP. 24, 2016  
WWW.AARONNOTARY.COM

A.K. #1680109  
A.K. #1680206  
A.K. #8527624

Lots 5, 6, 7 and 8 in Block 4, and Lot 28 in Block 2, and the Southwesterly 200 ft. of the Northeasterly 325 ft. of Block 3, of MANDALAY, according to the plat thereof as recorded in Plat Book 1, at page 194, of the public records of Monroe County, Florida, said land in Block 3 being 250 ft. in depth and 200 ft. in width and lying between East First Street and East Second Street, according to the Plat of MANDALAY.

and

"Fill Spit" Commence at the most Northerly corner of Lot 8, Block 4, Mandalay, a subdivision of Monroe County, Florida, as recorded in Plat Book 1, at page 194 of the public records of Monroe County, Florida; thence South 45 degrees 03'18" East along the Northeasterly lot line of said Lot 8 for 100 feet to a point on the historic shoreline, said point being the point of beginning; thence continue South 45 degrees 3'18" East for 6.10 feet to a point on the mean high water line; thence South 57 degrees 30'21" West for 6.88 feet; thence South 31 degrees 7'33" West for 24.82 feet; thence South 11 degrees 38'29" East for 26.32 feet; thence South 20 degrees 59'55" East for 25.67 feet; thence South 40 degrees 46'38" East for 43.65 feet; thence South 41 degrees 59'59" East for 31.66 feet; thence South 39 degrees 55'53" East for 34.85 feet; thence South 18 degrees 17'51" East for 24.47 feet; thence South 35 degrees 38'36" West for 23.46 feet; thence South 42 degrees 23'02" West for 27.71 feet; thence South 18 degrees 49'28" West for 11.04 feet; thence South 6 degrees 16'05" East for 15.85 feet; thence South 39 degrees 48'13" East for 33.63 feet; thence South 40 degrees 19'04" East for 47.72 feet; thence South 40 degrees 02'22" East for 35.57 feet; thence South 32 degrees 0'06" East for 23.07 feet; thence South 6 degrees 56'0" West for 14.69 feet; thence North 82 degrees 16'07" West for 14.77 feet; thence North 44 degrees 23'35" West for 19.22 feet; thence North 43 degrees 26'05" West for 36.44 feet; thence North 46 degrees 52'09" West for 45.81 feet; thence North 42 degrees 16'40" West for 37.46 feet; thence North 42 degrees 43'24" West for 43.35 feet; thence North 41 degrees 5'59" West 26.27 feet; thence North 44 degrees 0'06" West for 18.47 feet to a point on a seawall, the preceding 25 courses are along the mean high water line (elevation +155 n.g.v.d.); thence South 81 degrees 14'38" West for 2.95 feet; thence North 6 degrees 53'06" West for 6.06 feet; thence North 43 degrees 55'09" East for 86.71 feet; thence North 41 degrees 46'03" West for 111.48 feet to a point on the historic shoreline, the preceding 4 courses are along the seawall; thence North 44 degrees 59'57" East along the historic shoreline for 81.39 feet to the point of beginning.

MONROE COUNTY  
OFFICIAL RECORDS

EXHIBIT A

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: \*\*\*. Prepared by and return to:

Robert A. Rabin, Esq.

11/15/2016 11:14AM  
DEED DOC STAMP CL: Krys \$1,960.00

Robert A. Rabin, P.A.  
7700 N Kendall Dr Ste 509  
Miami, FL 33156-7566

Doc# 2099427  
Bk# 2825 Pg# 1966

File Number: 16-3126  
Will Call No.:

Parcel Identification No. 8503512

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 1st day of November, 2016 between Marni Caputo, a married woman whose post office address is 237 La Paloma Rd., Key Largo, FL 33037 of the County of Monroe, State of Florida, grantor\*, and Samuel C. Stoia, as Trustee of the My Family Trust whose post office address is 97951 Overseas Highway, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantee\*,

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

**Lot 29, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, Page 194, of the Public Records of Monoe County, Florida.**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is:

237 La Paloma Rd - Key Largo FL 33037

**Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

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

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: JANET BOTTERI

Witness Name: L. SCITNEORLI

[Signature] (Seal)  
Marni Caputo

State of Florida  
County of Miami-Dade

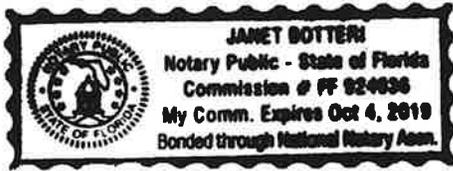
The foregoing instrument was acknowledged before me this 1st day of November, 2016 by Marni Caputo, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Janet Botteri

My Commission Expires: 10/4/19



MONROE COUNTY  
OFFICIAL RECORDS

THIS INSTRUMENT PREPARED  
BY/RETURN TO:

Thornton McDaniel, Jr., Esq.  
P.O. Box 144555  
Coral Gables, FL 33114-4555

12/14/2012 1:51PM  
DEED DOC STAMP CL: DS

\$0.70

Return to Same.

A.K. Nos/ID.:#1680109 / 00554610000000066239  
#1680206 / 00554710000000066239  
#8527624 / 00004516000000000000

Doc# 1912077  
Bk# 2603 Pg# 2456

## CORPORATE LIMITED WARRANTY DEED

**THIS CORPORATE LIMITED WARRANTY DEED**, Executed this 4<sup>th</sup>  
day of DECEMBER, 2012, by first party, SAMUEL C. STOIA, President of  
Rock Harbor Marina, Inc., a Florida corporation, whose post office address is: P.O. Box  
888, Key Largo, FL 33037, GRANTOR,  
To second party, MY FAMILY TRUST, Samuel C. Stoia, Trustee u/t/a Dated 4<sup>th</sup>  
DECEMBER, 2012, whose post office address is: P.O. Box 888, Key  
Largo, FL 33037, GRANTEE:

**WITNESSETH**, That the said first party (grantor), for good and valuable  
consideration and for the sum of TEN DOLLARS (\$10.00) paid by the said second party  
(grantee), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell,  
remise, release, confirm and convey unto the said second party forever, all the right, title,  
interest and claim which the said first party has in and to the following described parcels  
of land, and improvements and appurtenances thereto in the County of MONROE,  
State of Florida to wit:

SEE LENGTHY LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "A".

Property Addresses:

A.K. #1680109: Vacant Land, Key Largo, FL 33037  
A.K. #1680206: Unit 22, 36 E. 2<sup>nd</sup> St., Key Largo, FL 33037  
A.K. #8527624: 81 E. 2<sup>nd</sup> St., Key Largo, FL 33037

This deed conveyed without benefit of survey or title search.

This is not the homestead of the Grantor.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or  
in anyway appertaining; TO HAVE AND TO HOLD, the same in fee simple forever.  
AND the Grantor hereby covenants with said Grantee that the Grantor has good right and  
lawful authority to sell and convey said land; that the Grantor warrants the title to said  
land for any acts of Grantor and will defend the title against the lawful claims of all

persons claiming by, through, or under Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

Subject to all limitations, restrictions, conditions and easements of record, if any.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

*Virginia L. Gargan*  
Signature of Witness #1

*[Signature]*  
SAMUEL C. STOIA, President

Virginia L. GARGAN  
Printed Name of Witness #1

*Debra A. Overfield*  
Signature of Witness #2

Debra A. Overfield  
Printed Name of Witness #2

STATE OF FLORIDA }  
COUNTY OF MONROE }

On DECEMBER 4<sup>th</sup>, 2012 before me, a Notary Public duly licensed in the State of FLORIDA, appeared SAMUEL C. STOIA, () personally known to me or () having produced \_\_\_\_\_ as identification, to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument and who did not take an oath.

~~WITNESS~~ *[Signature]* my hand and official seal.  
Signature of Notary Public  
R. T. McDaniel, Jr.  
Notary's Printed Name

Affiant Known, or  
 Produced ID: \_\_\_\_\_

My commission expires \_\_\_\_\_  
SEAL: 

A.K. #1680109  
A.K. #1680206  
A.K. #8527624

Lots 5, 6, 7 and 8 in Block 4, and Lot 28 in Block 2, and the Southwesterly 200 ft. of the Northeasterly 325 ft. of Block 3, of MANDALAY, according to the plat thereof as recorded in Plat Book 1, at page 194, of the public records of Monroe County, Florida, said land in Block 3 being 250 ft. in depth and 200 ft. in width and lying between East First Street and East Second Street, according to the Plat of MANDALAY.

and

"Fill Spit" Commence at the most Northerly corner of Lot 8, Block 4, Mandalay, a subdivision of Monroe County, Florida, as recorded in Plat Book 1, at page 194 of the public records of Monroe County, Florida; thence South 45 degrees 03'18" East along the Northeasterly lot line of said Lot 8 for 100 feet to a point on the historic shoreline, said point being the point of beginning; thence continue South 45 degrees 3'18" East for 6.10 feet to a point on the mean high water line; thence South 57 degrees 30'21" West for 6.88 feet; thence South 31 degrees 7'33" West for 24.82 feet; thence South 11 degrees 38'29" East for 26.32 feet; thence South 20 degrees 59'55" East for 25.67 feet; thence South 40 degrees 46'38" East for 43.65 feet; thence South 41 degrees 59'59" East for 31.66 feet; thence South 39 degrees 55'53" East for 34.85 feet; thence South 18 degrees 17'51" East for 24.47 feet; thence South 35 degrees 38'36" West for 23.46 feet; thence South 42 degrees 23'02" West for 27.71 feet; thence South 18 degrees 49'28" West for 11.04 feet; thence South 6 degrees 16'05" East for 15.85 feet; thence South 39 degrees 48'13" East for 33.63 feet; thence South 40 degrees 19'04" East for 47.72 feet; thence South 40 degrees 02'22" East for 35.57 feet; thence South 32 degrees 0'06" East for 23.07 feet; thence South 6 degrees 56'0" West for 14.69 feet; thence North 82 degrees 16'07" West for 14.77 feet; thence North 44 degrees 23'35" West for 19.22 feet; thence North 43 degrees 26'05" West for 36.44 feet; thence North 46 degrees 52'09" West for 45.81 feet; thence North 42 degrees 16'40" West for 37.46 feet; thence North 42 degrees 43'24" West for 43.35 feet; thence North 41 degrees 5'59" West 26.27 feet; thence North 44 degrees 0'06" West for 18.47 feet to a point on a seawall, the preceding 25 courses are along the mean high water line (elevation +155 n.g.v.d.); thence South 81 degrees 14'38" West for 2.95 feet; thence North 6 degrees 53'06" West for 6.06 feet; thence North 43 degrees 55'09" East for 86.71 feet; thence North 41 degrees 46'03" West for 111.48 feet to a point on the historic shoreline, the preceding 4 courses are along the seawall; thence North 44 degrees 59'57" East along the historic shoreline for 81.39 feet to the point of beginning.

MONROE COUNTY  
OFFICIAL RECORDS

EXHIBIT A

THIS INSTRUMENT PREPARED  
BY/RETURN TO:

Thornton McDaniel, Jr., Esq.  
P.O. Box 144555  
Coral Gables, FL 33114-4555

12/14/2012 1:51PM  
DEED DOC STAMP CL: DS

\$0.70

Return to Same.

A.K. Nos/ID.:#1680257 / 0055476000000066239

Doc# 1912080  
Bk# 2603 Pg# 2465

## CORPORATE LIMITED WARRANTY DEED

**THIS CORPORATE LIMITED WARRANTY DEED**, Executed this <sup>4<sup>th</sup></sup> day of DECEMBER 2012, by first party, SAMUEL C. STOIA, President of M.M. 97.5 Key Largo Oceanside Marina, Inc., a Florida corporation, whose post office address is: P.O. Box 370888, Key Largo, FL 33037-0888, GRANTOR, To second party, MY FAMILY TRUST, Samuel C. Stoia, Trustee u/t/a Dated <sup>4<sup>th</sup></sup> day of DECEMBER, 2012, whose post office address is: P.O. Box 370888, Key Largo, FL 33037-0888, GRANTEE:

**WITNESSETH**, That the said first party (grantor), for good and valuable consideration and for the sum of TEN DOLLARS (\$10.00) paid by the said second party (grantee), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, confirm and convey unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcels of land, and improvements and appurtenances thereto in the County of MONROE, State of Florida to wit:

SEE LENGTHY LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "A".

Property Addresses:

A.K. #1680257: 81 E. 2<sup>nd</sup> St., Key Largo, FL 33037

This deed conveyed without benefit of survey or title search.

This is not the homestead of the Grantor.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining; TO HAVE AND TO HOLD, the same in fee simple forever. AND the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

Subject to all limitations, restrictions, conditions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

Virginia L. Gargan  
Signature of Witness #1

SAMUEL C. STOIA, President

VIRGINIA L. GARGAN  
Printed Name of Witness #1

Debra A. Overfield  
Signature of Witness #2

Debra A. Overfield  
Printed Name of Witness #2

STATE OF FLORIDA }  
COUNTY OF MONROE }

On DECEMBER 4<sup>th</sup>, 2012 before me, a Notary Public duly licensed in the State of FLORIDA, appeared SAMUEL C. STOIA, () personally known to me or () having produced \_\_\_\_\_ as identification, to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument and who did not take an oath.

WITNESS my hand and official seal:  
R.T. McDaniel, Jr.  
Signature of Notary Public

Affiant Known, or  
Produced ID: \_\_\_\_\_

R.T. McDaniel, Jr.  
Notary's Printed Name

My commission expires: \_\_\_\_\_  
SEAL:  Roy Thornton McDaniel, Jr.  
COMMISSION #EE837069  
EXPIRES: SER 24, 2016  
WWW.AARONNOTARY.com

A. K. #1680257

Lots 3 & 4 in Block 4 of MANDALAY, according to the Plat thereof as recorded in Plat Book 1, at Page 194 of the Public Records of Monroe County, Florida.

A parcel of submerged land in the Straits of Florida in Section 6, Township 62 S, Range 39 E, Key Largo, Monroe County, Florida; more particularly described as follows:

From the intersection of the dividing line between Lots 2 and 3, in Block 4 with the SE'ly side of East Second Street, all as shown on Plat of MANDALAY, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida, run SE'ly along said dividing line between Lots 2 and 3 a distance of 150 feet to the most S'ly corner of said Lot 3 and the Point of Beginning of the parcel hereinafter described; thence continue SE'ly along last described course a distance of 250 feet, thence NE'ly and parallel to the said SE'ly side of East Second Street a distance of 100 feet to the SE'ly prolongation of the dividing line between Lots 4 and 5 of said Block 4; thence NW'ly along said prolongation of the dividing line between Lots 4 and 5 a distance of 250 feet to the most E'ly corner of said Lot 4; thence SW'ly along the SE'ly side of said Lots 3 and 4 a distance of 100 feet to the point of beginning.

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EXHIBIT A

MONROE COUNTY  
OFFICIAL RECORDS

**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.

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

- 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>
Sam Stoia	50
ALANA STOIA	50

- 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):

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

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<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: *Alana Stoltz*

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 29 day of December, 2021, by Alana Stoltz  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

*Brandi Horton*  
SIGNATURE OF NOTARY PUBLIC

BRANDI HORTON  
Notary Public - State of Florida  
Commission # 252888  
MY COMM. EXPIRES: \_\_\_\_\_  
PRINT TYPE OR STAMP COMMISSIONED  
NAME OF NOTARY PUBLIC Notary Assn.  
MY COMMISSION EXPIRES:

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



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<i>Name and Address</i>	<i>% of Ownership</i>
ALANA STOIA	50

- 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>
MY FAMILY TRUST	50

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

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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: Alana Hoia

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 29 day of December, 2021, by Alana Hoia  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Brandi Horton  
SIGNATURE OF NOTARY PUBLIC

BRANDI HORTON  
Notary Public - State of Florida  
Commission # 111752888  
PRINT TYPE OR STAMP COMMISSIONED  
NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES:

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



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<i>Name and Address</i>	<i>% of Ownership</i>
ALANA STOIA	100

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Printed Name / Signature of Person Completing Form: Alana Stia

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 24 day of December, 2025, by Alana Stia  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Brandi Horton  
SIGNATURE OF NOTARY PUBLIC

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

**MONROE COUNTY, FLORIDA  
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Printed Name / Signature of Person Completing Form: Alana Faria

STATE OF Florida

COUNTY OF Monroe

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on 24 day of December, 2021, by Alana Faria  
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is  personally known to me OR  produced \_\_\_\_\_ as  
(TYPE OF ID PRODUCED)  
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Brandi Horton  
SIGNATURE OF NOTARY PUBLIC



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<i>Name and Address</i>	<i>% of Ownership</i>
MY FAMILY TRUST 12/4/2012 C/O STOIA SAMUEL C TRUSTEE	100%

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<i>Name and Address</i>	<i>% of Ownership</i>
MY FAMILY TRUST 12/4/2012 C/O STOIA SAMUEL C TRUSTEE P.O. BOX 370888 Key Largo	100

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Printed Name / Signature of Person Completing Form: \_\_\_\_\_

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either  physical presence OR  online notarization, on 29 day of December, 2025, by Sam Staic  
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is  personally known to me OR  produced \_\_\_\_\_ as identification.

[Signature]  
SIGNATURE OF NOTARY PUBLIC

(TYPE OF ID PRODUCED)  
  
PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES:

# Monroe County, FL

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

### Disclaimer

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

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

### Summary

Parcel ID 00554420-000000  
 Account# 1679917  
 Property ID 1679917  
 Millage Group 500K  
 Location 97601 OVERSEAS Hwy, KEY LARGO  
 Address  
 Legal Description BK 2 LTS 1-2-3-4-5-6-7-8-30-31-32-33 AND SWLY 200FT X 250FT SQR 3 AND BK 4 LTS 1-2 AND PT 1ST ST AND PT 2ND ST MANDALAY AND ADJ BAY BTM PB1-194 KEY LARGO G2-18 G2-154 G2-403 G4-438 G10-454 G11-125 G11-209 OR197-243(II DEED 22605) OR411-278 OR434-916 OR448-629 OR470-188 OR534-798E OR606-636 OR634-726 OR654-409 OR654-410L/E OR684-636 OR688-238 OR765-1639 OR791-687 OR975-1539D/C OR975-1542 OR1030-2361 OR1040-138 OR1040-140AFF OR1040-142 OR1083-129 OR1126-1288 OR1126-1286 OR1148-1897 OR1254-1356 OR1255-773 OR1413-229 OR1413-231D/C OR1426-178 OR1449-1274C OR1994-526 OR1994-2491 OR1996-1515 OR2287-2090(RES NO 603-2006) OR2341-1014(RES 493-2007) OR2477-2491C/T OR2647-963 OR2655-1209 OR2925-2455RES OR3244-0281 OR3266-646RES  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10020  
 Property Class COMMERCIAL (1000)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

KEY LARGO FAMILY TRUST LLC  
 PO Box 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$193,456	\$124,558	\$125,431	\$126,748
+ Market Land Value	\$2,556,385	\$3,658,226	\$5,128,285	\$2,516,129
= Just Market Value	\$2,749,841	\$3,782,784	\$5,253,716	\$2,642,877
= Total Assessed Value	\$2,749,841	\$3,782,784	\$2,907,164	\$2,642,877
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,749,841	\$3,782,784	\$5,253,716	\$2,642,877

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,658,226	\$0	\$124,558	\$3,782,784	\$3,782,784	\$0	\$3,782,784	\$0
2023	\$5,128,285	\$0	\$125,431	\$5,253,716	\$2,907,164	\$0	\$5,253,716	\$0
2022	\$2,516,129	\$0	\$126,748	\$2,642,877	\$2,642,877	\$0	\$2,642,877	\$0
2021	\$2,516,129	\$152,819	\$142,578	\$2,811,526	\$2,811,526	\$0	\$2,811,526	\$0
2020	\$2,516,129	\$171,921	\$143,897	\$2,831,947	\$2,831,947	\$0	\$2,831,947	\$0
2019	\$2,873,966	\$171,921	\$145,214	\$3,191,101	\$3,016,602	\$0	\$3,191,101	\$0
2018	\$2,467,704	\$157,398	\$121,687	\$2,746,789	\$2,742,366	\$0	\$2,746,789	\$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
COMMERCIAL DRY (100D)	65,000.00	Square Foot	0	0
COMMERCIAL WATERFRON (1M0W)	24,275.00	Square Foot	0	0
COMMERCIAL HIGHWAY (1M0H)	55,000.00	Square Foot	50	125
ENVIRONMENTALLY SENS (000X)	0.66	Acreage	0	0
EASEMENT (000E)	1.00	Lot	0	0

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1969	1970	315 x 4	1	1260 SF	4
CONCRETE DOCK	2000	2001	6 x 120	1	720 SF	3
CONCRETE DOCK	1987	2005	5 x 125	1	625 SF	4
CONCRETE DOCK	1967	1968	95 x 5	1	475 SF	4
WOOD DECK	2011	2025	12 x 54	1	648 SF	3
WOOD DOCKS	2012	2025	2 x 10	3	20 SF	3
SEAWALL	2012	2025	10 x 213	1	2130 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/26/2023	\$100	Quit Claim Deed	2433500	3244	0281	11 - Unqualified	Improved		
10/18/2013	\$2,105,000	Warranty Deed		2655	1209	12 - Unqualified	Vacant		
8/5/2013	\$5,092,900	Warranty Deed		2647	963	38 - Unqualified	Vacant		
8/3/2010	\$200,000	Certificate of Title		2477	2491	12 - Unqualified	Vacant		
4/15/2004	\$800,000	Warranty Deed		1996	1515	Q - Qualified	Improved		
3/1/1990	\$57,500	Warranty Deed		1126	1288	O - Unqualified	Improved		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
C-DOCK-2025-0023	11/24/2025	Active	\$2,500	Commercial	PP-Remove existing dock and finger piers, install PVC fendering along face of the existing concrete bulkhead. quantity (16), 6-inch diameter each. Fenders to extend from 6-inches above MHWL to an elevation 6-feet above concrete bulkhead cap, fenders to be anchor into the concrete bulkhead with stainless steel 5/8-inch diameter all-thread, epoxied into the concrete with minimum embedment of 6-inches.
C-FENCE-2025-0005	11/19/2025	Active	\$6,000	Commercial	PP 954 L/F of fencing (+/-) 6' tall - 6" C900 PVC Post and 316 1/4" S/S cable railing with turnbuckles at column locations.
SIGN-2025-0017	07/29/2025	Active	\$4,000	Commercial	ATF Remove and replace sign as per plans
C-DOCK-2025-0012	04/30/2025	Active	\$1,000	Commercial	Remove 6 dock stantions
C-DEMO-2025-0005	04/16/2025	Active	\$1,000	Commercial	Demo of a 150 s/f sign to resolve code case
C-RMDL-2024-0058	05/17/2024	Completed	\$9,000	Commercial	Install asphalt t-turn per fire Marshall direction
21300717	07/07/2021	Completed	\$8,000	Commercial	DEMO OF 6488 SQUARE FEET COMMERCIAL RESTAURANT.
16303874	07/07/2016	Completed	\$9,000	Commercial	DEMO ASPHALT DRIVEWAY/INSTALL T-TURN & BOLLARDS
16300975	03/30/2016	Completed	\$1,500	Commercial	INSTALL NEW 200 AMP SERVICE
15305238	11/06/2015	Completed	\$12,000	Commercial	DEMO - BUILDING, DECK & FINGER PIERS
15304712	10/05/2015	Completed	\$9,000	Commercial	
15302762	06/02/2015	Completed	\$2,500	Commercial	DEMO WOOD GARAGE
12300628	04/04/2012	Completed	\$1	Commercial	INT/EXT REMODEL/REPAIR
11305496	11/30/2011	Completed	\$1	Commercial	RE-ROOF - METAL
11300538	04/18/2011	Completed	\$1	Commercial	AWNINGS
11300477	03/01/2011	Completed	\$1	Commercial	CONCRETE SLAB
05306604	01/18/2006	Completed	\$1	Commercial	DEMO ONE-STORY CONCRETE BLDG
05306605	01/18/2006	Completed	\$1	Commercial	DEMO R.V. & CONCRETE ADDITION

Number	Date Issued	Status	Amount	Permit Type	Notes
05306606	01/18/2006	Completed	\$1	Commercial	DEMOLITION OF MOBILE HOME
05306253	12/02/2005	Completed	\$1	Commercial	CHAINLINK FENCE
05305548	10/19/2005	Completed	\$1		CHAINLINK AND WOOD FENCE
05304589	09/23/2005	Completed	\$1		DEMO CONCRETE BUILDING
05304590	09/23/2005	Completed	\$1		DEMO/1 CONCRETE BLDG
04304298	09/13/2005	Completed	\$1		DEMO MH
04304300	09/13/2005	Completed	\$1		DEMO MH
04304307	09/13/2005	Completed	\$1		DEMO MH
04304308	09/13/2005	Completed	\$1		DEMO MH
04304309	09/13/2005	Completed	\$1		DEMO MH
05303988	09/13/2005	Completed	\$1		DEMOLITION MH
05303989	09/13/2005	Completed	\$1		DEMO MH
05303990	09/13/2005	Completed	\$1		DEMO MH
05303991	09/13/2005	Completed	\$1		DEMO MH
05304034	09/13/2005	Completed	\$1		DEMO MH
05304035	09/13/2005	Completed	\$1		DEMO MH
05304036	09/13/2005	Completed	\$1		DEMO MH
05304313	09/13/2005	Completed	\$1		DEMO MH
05300719	06/21/2005	Completed	\$1	Commercial	DECK REPAIR
04304492	01/13/2005	Completed	\$1	Commercial	RETHATCH TIKI HUT
04304494	01/13/2005	Completed	\$1	Commercial	ROOF REPLACEMENT
04305389	01/13/2005	Completed	\$1	Commercial	INTERIOR RENOVATIONS
04303222	08/05/2004	Completed	\$1	Commercial	REPL SLAB & DEMO TRAILER
04302078	05/11/2004	Completed	\$1	Commercial	DEMO TRAILER
2301272	04/11/2002	Completed	\$1	Commercial	DEMO OF CHICKEE
2301329	04/10/2002	Completed	\$1		ELECTRIC METER
2301123	04/08/2002	Completed	\$1	Commercial	FENCE REPAIR
2300915	03/08/2002	Completed	\$1		REROOF
1304038	11/26/2001	Completed	\$1		INSTALL PUMP STATION
1303295	08/28/2001	Completed	\$1		INSTALL 3-TON A/C PACKAGE
1300586	03/19/2001	Completed	\$1		ELECTRIC UP-GRADE
0031880	04/26/2000	Completed	\$1		DEMO SCR ENCL CODE ENF
300910	02/28/2000	Completed	\$1		ELECTRIC UPGRADE
9930072	02/16/1999	Completed	\$1	Commercial	DOCKS

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**Photos**



**Map**



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

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# Monroe County, FL

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

### Disclaimer

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### Summary

Parcel ID 00554430-000000  
 Account# 1679925  
 Property ID 1679925  
 Millage Group 500K  
 Location 97625 OVERSEAS Hwy, KEY LARGO  
 Address  
 Legal BK 2 LOTS 9 AND 10 MANDALAY PB1-194 KEY LARGO G13-146 G71-398-399  
 Description OR321-248-249 OR535-460E OR799-1053 OR949-1941 OR1143-1992 OR1238-1109 OR3219-2278 OR3298-1861  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1959  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

97625 OSHWY LLC  
 PO Box 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$303,292	\$297,451	\$277,810	\$270,336
+ Market Misc Value	\$160	\$160	\$160	\$160
+ Market Land Value	\$293,250	\$293,250	\$269,344	\$87,656
= Just Market Value	\$596,702	\$590,861	\$547,314	\$358,152
= Total Assessed Value	\$596,702	\$590,861	\$267,943	\$260,139
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$596,702	\$590,861	\$242,943	\$235,139

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$293,250	\$297,451	\$160	\$590,861	\$590,861	\$0	\$590,861	\$0
2023	\$269,344	\$277,810	\$160	\$547,314	\$267,943	\$25,000	\$242,943	\$279,371
2022	\$87,656	\$270,336	\$160	\$358,152	\$260,139	\$25,000	\$235,139	\$98,013
2021	\$62,156	\$231,256	\$173	\$293,585	\$252,563	\$25,000	\$227,563	\$41,022
2020	\$58,969	\$214,822	\$595	\$274,386	\$249,076	\$25,000	\$224,076	\$25,310
2019	\$54,188	\$219,015	\$608	\$273,811	\$243,477	\$25,000	\$218,477	\$30,334
2018	\$54,188	\$221,112	\$621	\$275,921	\$238,938	\$25,000	\$213,938	\$36,983

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 HIGHWAY US 1 (010H)	6,250.00	Square Foot	25	125

**Buildings**

<b>Building ID</b>	518	<b>Exterior Walls</b>	C.B.S. with 60% CONC BLOCK
<b>Style</b>	2 STORY ON GRADE	<b>Year Built</b>	2004
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2014
<b>Building Name</b>		<b>Foundation</b>	CONC PILINGS
<b>Gross Sq Ft</b>	1123	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1096	<b>Roof Coverage</b>	ASPHALT SHINGL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	CERM/CLAY TILE
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR DUCTED
<b>Perimeter</b>	198	<b>Bedrooms</b>	1
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	12	<b>Grade</b>	500
<b>Interior Walls</b>	DRYWALL	<b>Number of Fire PI</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,096	1,096	198
OPF	OP PRCH FIN LL	27	0	24
<b>TOTAL</b>		<b>1,123</b>	<b>1,096</b>	<b>222</b>

<b>Building ID</b>	522	<b>Exterior Walls</b>	WD FRAME
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1975
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1990
<b>Building Name</b>		<b>Foundation</b>	CONC PILINGS
<b>Gross Sq Ft</b>	375	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	375	<b>Roof Coverage</b>	ASPHALT SHINGL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CERM/CLAY TILE
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR DUCTED
<b>Perimeter</b>	80	<b>Bedrooms</b>	1
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	37	<b>Grade</b>	450
<b>Interior Walls</b>	DRYWALL	<b>Number of Fire PI</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	375	375	0
<b>TOTAL</b>		<b>375</b>	<b>375</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2004	2005	4 x 45	1	180 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/1/2024	\$100	Quit Claim Deed	2479533	3298	1861	11 - Unqualified	Improved		
4/6/2023	\$720,000	Warranty Deed	2413442	3219	2278	01 - Qualified	Improved		
12/1/1992	\$95,000	Warranty Deed		1238	1109	M - Unqualified	Improved		
8/1/1990	\$35,000	Warranty Deed		1143	1992	M - Unqualified	Improved		

**Permits**

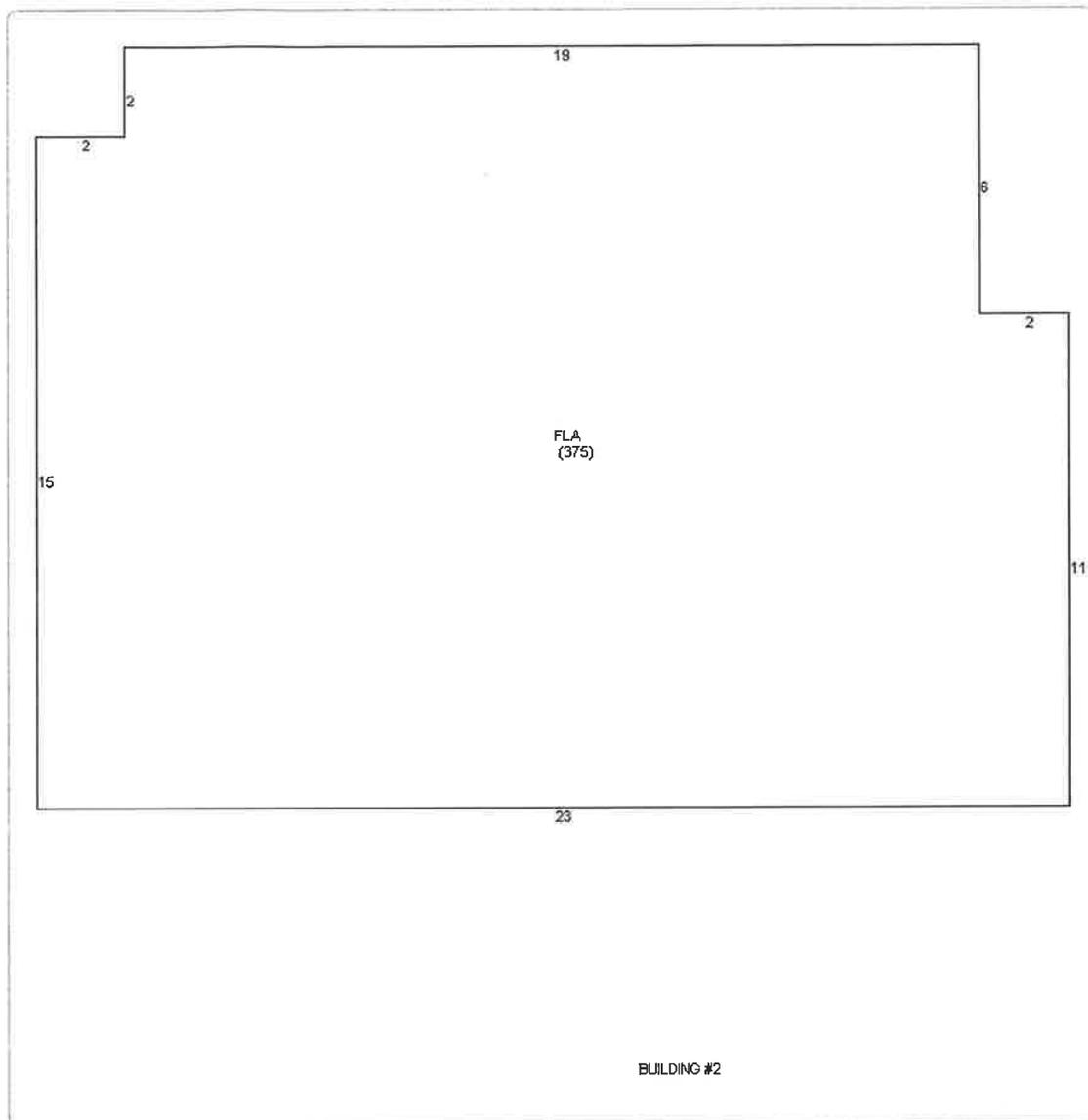
Number	Date Issued	Status	Amount	Permit Type	Notes
2304775	12/20/2002	Completed	\$1	Residential	REPLACEMENT SFR
2304773	11/06/2002	Completed	\$1	Residential	DEMO FIRE DAMAGED HOUSE

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Map



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# Monroe County, FL

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### Summary

Parcel ID 00554460-000000  
 Account# 1679950  
 Property ID 1679950  
 Millage Group 500K  
 Location 97645 OVERSEAS Hwy, KEY LARGO  
 Address  
 Legal MANDALAY PB1-194 KEY LARGO LOTS 11-12 BK 2 G11-465 G60-261 OR506-392  
 Description OR900-2AFF OR900-3D/C OR1293-1979 (RE 55445 COMBINED PER OWNERS REQ 4-2-96) OR1603-2151R/S OR1908-1350 OR2935-0079  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10020  
 Property Class RETAIL-SINGLE TENANT (1100)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

97645 OSHWY LLC  
 PO Box 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$35,177	\$38,375	\$37,650	\$37,650
+ Market Misc Value	\$2,566	\$1,990	\$1,990	\$1,990
+ Market Land Value	\$543,916	\$513,000	\$391,875	\$213,750
= Just Market Value	\$581,659	\$553,365	\$431,515	\$253,390
= Total Assessed Value	\$337,261	\$306,601	\$278,729	\$253,390
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$581,659	\$553,365	\$431,515	\$253,390

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$513,000	\$38,375	\$1,990	\$553,365	\$306,601	\$0	\$553,365	\$0
2023	\$391,875	\$37,650	\$1,990	\$431,515	\$278,729	\$0	\$431,515	\$0
2022	\$213,750	\$37,650	\$1,990	\$253,390	\$253,390	\$0	\$253,390	\$0
2021	\$213,750	\$43,298	\$1,990	\$259,038	\$259,038	\$0	\$259,038	\$0
2020	\$213,750	\$44,741	\$1,990	\$260,481	\$237,484	\$0	\$260,481	\$0
2019	\$175,000	\$38,905	\$1,990	\$215,895	\$215,895	\$0	\$215,895	\$0
2018	\$189,063	\$21,264	\$1,990	\$212,317	\$142,314	\$0	\$212,317	\$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
(1100)	5,600.00	Square Foot	50	125
EASEMENT (000E)	1.00	Lot	0	0

**Buildings**

<b>Building ID</b>	43662	<b>Exterior Walls</b>	AVE WOOD SIDING
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1925
<b>Building Type</b>	OFFICE BLD-1 STORY / 17C	<b>EffectiveYearBuilt</b>	1990
<b>Building Name</b>		<b>Foundation</b>	
<b>Gross Sq Ft</b>	832	<b>Roof Type</b>	
<b>Finished Sq Ft</b>	496	<b>Roof Coverage</b>	
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	
<b>Perimeter</b>	94	<b>Bedrooms</b>	0
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	45	<b>Grade</b>	300
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	144	0	0
FLA	FLOOR LIV AREA	496	496	0
PTO	PATIO	192	0	0
<b>TOTAL</b>		<b>832</b>	<b>496</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	2000	2004	0 x 0	1	2 UT	3
FENCES	2000	2008	6 x 80	1	480 SF	2
CH LINK FENCE	2000	2008	4 x 150	1	600 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/31/2018	\$300,000	Warranty Deed	2193517	2935	0079	01 - Qualified	Improved		
7/14/2003	\$155,000	Warranty Deed		1908	1350	Q - Qualified	Improved		
11/1/1999	\$89,000	Warranty Deed		1603	2151	U - Unqualified	Improved		
2/1/1994	\$32,500	Warranty Deed		1293	1979	M - Unqualified	Improved		

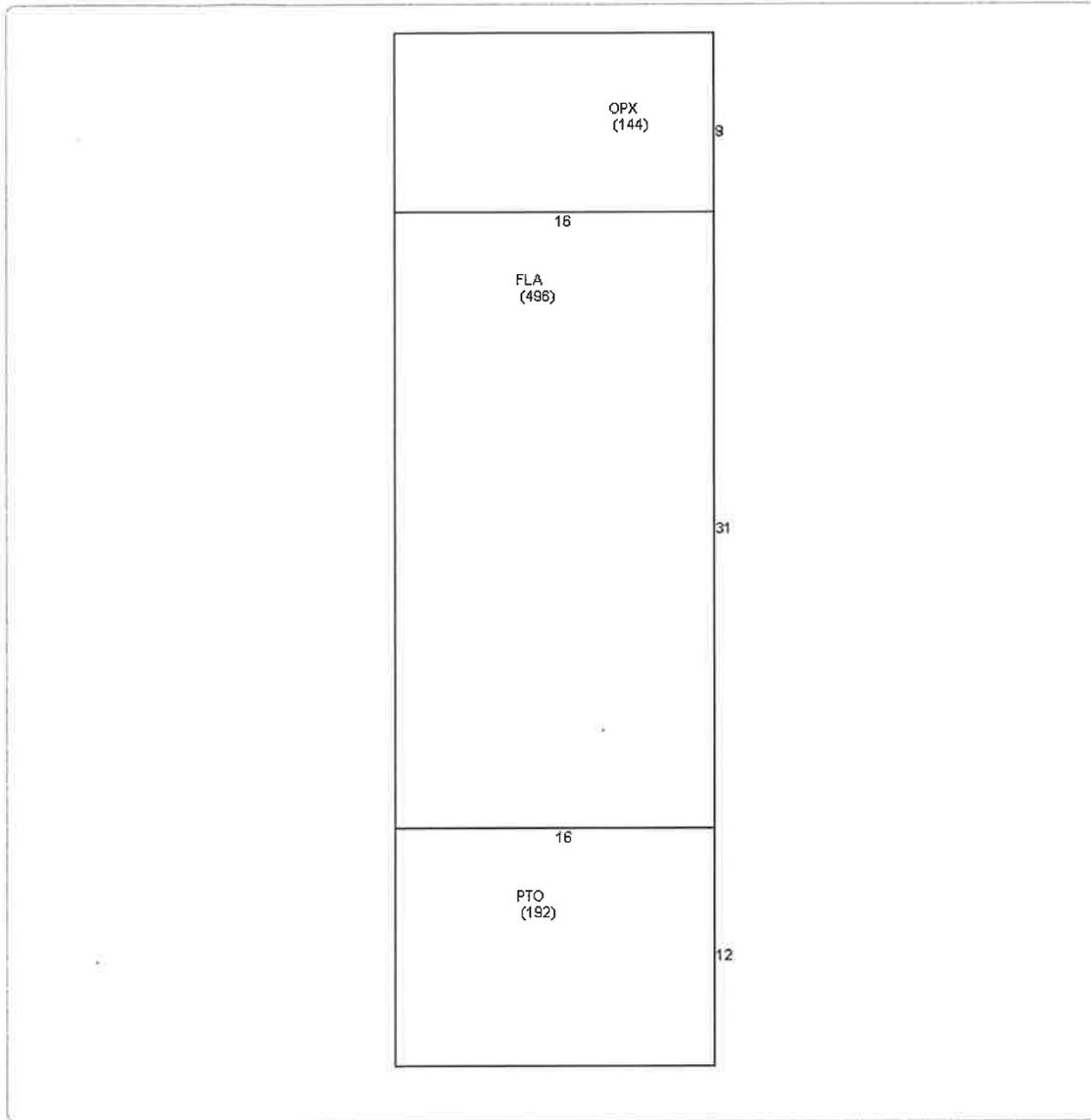
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
22300024	05/19/2022	Completed	\$1,800	Commercial	APPROVAL TO INSTALL NEW 200 AMP PEDESATAL SERVICE WITH UPGRADED METER CAN TO 200 AMPS, AS PER APPROVED PLANS.
11300861	02/23/2011	Completed	\$1	Commercial	RE-ROOF TO METAL

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**Photos**



**Map**



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### Summary

Parcel ID 00554490-000000  
 Account# 1679984  
 Property ID 1679984  
 Millage Group 500K  
 Location 97665 OVERSEAS Hwy, KEY LARGO  
 Address  
 Legal BK 2 LT 15 AND 16 MANDALAY PB1-194 KEY LARGO OR243-22 OR522-371  
 Description OR543-997 OR802-2420D/C OR802-2418 OR1166-620 OR1642-2424/25C  
 OR1892-1872 OR2313-33 OR2697-859/60 OR2844-1481/82 OR2865-2167/68  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10020  
 Property Class STORE COMBO (1200)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

97665 OSHWY LLC  
 PO Box 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$63,245	\$63,245	\$61,725	\$67,897
+ Market Misc Value	\$0	\$204	\$204	\$204
+ Market Land Value	\$562,508	\$513,000	\$391,875	\$213,750
= Just Market Value	\$625,753	\$576,449	\$453,804	\$281,851
= Total Assessed Value	\$375,142	\$341,039	\$310,036	\$281,851
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$625,753	\$576,449	\$453,804	\$281,851

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$513,000	\$63,245	\$204	\$576,449	\$341,039	\$0	\$576,449	\$0
2023	\$391,875	\$61,725	\$204	\$453,804	\$310,036	\$0	\$453,804	\$0
2022	\$213,750	\$67,897	\$204	\$281,851	\$281,851	\$0	\$281,851	\$0
2021	\$213,750	\$67,897	\$204	\$281,851	\$281,851	\$0	\$281,851	\$0
2020	\$213,750	\$67,897	\$204	\$281,851	\$274,201	\$0	\$281,851	\$0
2019	\$175,000	\$74,070	\$204	\$249,274	\$249,274	\$0	\$249,274	\$0
2018	\$189,063	\$54,336	\$204	\$243,603	\$243,603	\$0	\$243,603	\$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
(1200)	5,600.00	Square Foot	50	125
EASEMENT (000E)	1.00	Lot	0	0

**Buildings**

<b>Building ID</b>	43663	<b>Exterior Walls</b>	AVE WOOD SIDING
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1935
<b>Building Type</b>	APARTMENTS / 03C	<b>EffectiveYearBuilt</b>	1985
<b>Building Name</b>		<b>Foundation</b>	CONC PILINGS
<b>Gross Sq Ft</b>	856	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	600	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	
<b>Perimeter</b>	98	<b>Bedrooms</b>	0
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	50	<b>Grade</b>	250
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	600	600	98
OPU	OP PR UNFIN LL	64	0	40
OPF	OP PRCH FIN LL	192	0	64
<b>TOTAL</b>		<b>856</b>	<b>600</b>	<b>202</b>

<b>Building ID</b>	43664	<b>Exterior Walls</b>	AVE WOOD SIDING
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1953
<b>Building Type</b>	OFFICE BLD-1 STORY / 17C	<b>EffectiveYearBuilt</b>	1985
<b>Building Name</b>		<b>Foundation</b>	CONC PILINGS
<b>Gross Sq Ft</b>	432	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	335	<b>Roof Coverage</b>	ASPHALT SHINGL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	
<b>Perimeter</b>	78	<b>Bedrooms</b>	0
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	50	<b>Grade</b>	250
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	335	335	78
OPU	OP PR UNFIN LL	97	0	52
<b>TOTAL</b>		<b>432</b>	<b>335</b>	<b>130</b>

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/27/2017	\$182,000	Warranty Deed	2132455	2865	2167	30 - Unqualified	Improved	MY FAMILY TRUST	
3/13/2017	\$300,000	Warranty Deed	2115044	2844	1481	01 - Qualified	Improved	CARMEL ASSETS LLC	
7/25/2014	\$175,000	Warranty Deed		2697	859	19 - Unqualified	Improved		
5/27/2003	\$235,000	Warranty Deed		1892	1872	M - Unqualified	Improved		
4/1/1991	\$42,500	Warranty Deed		1166	620	M - Unqualified	Improved		

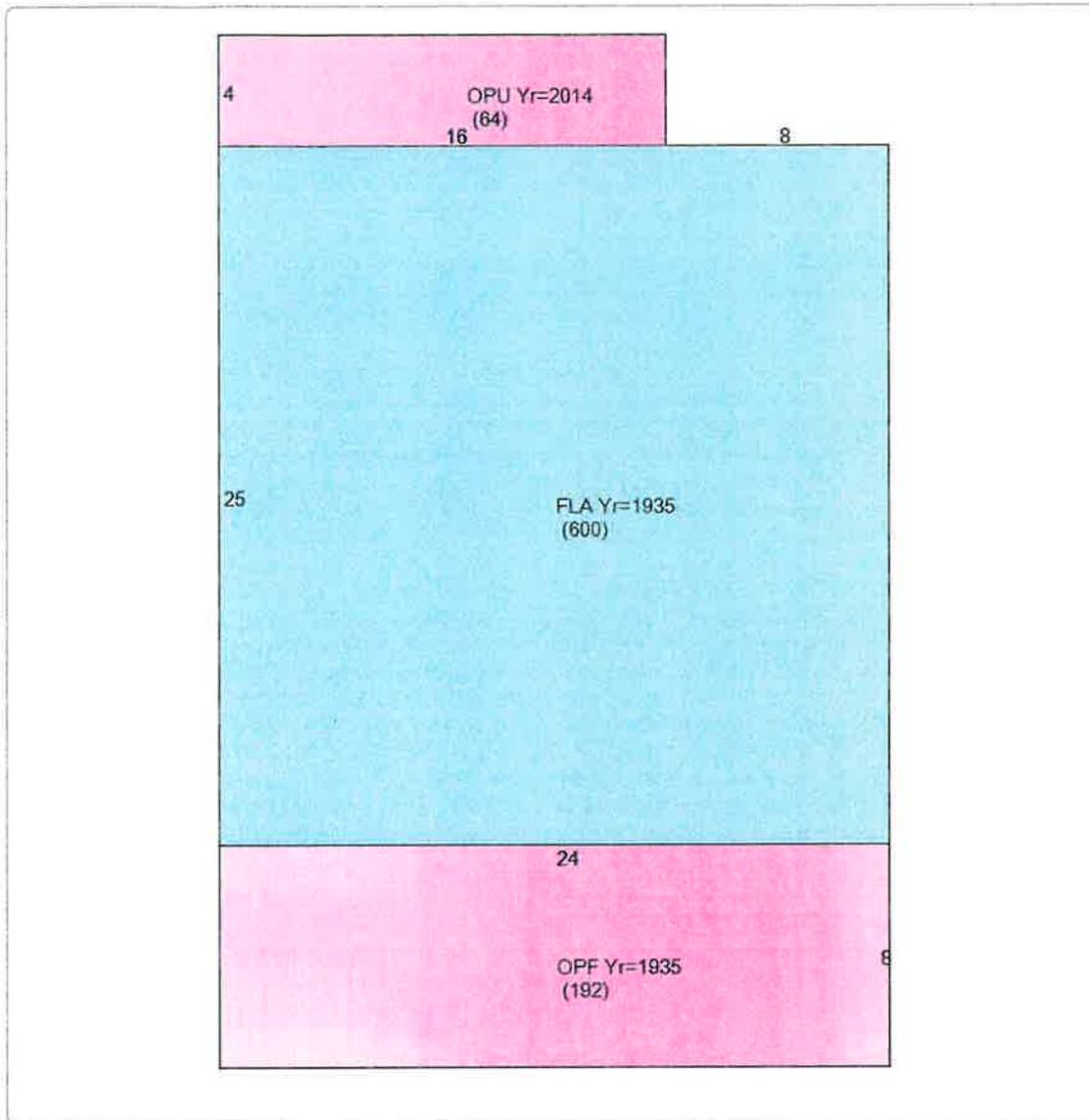
**Permits**

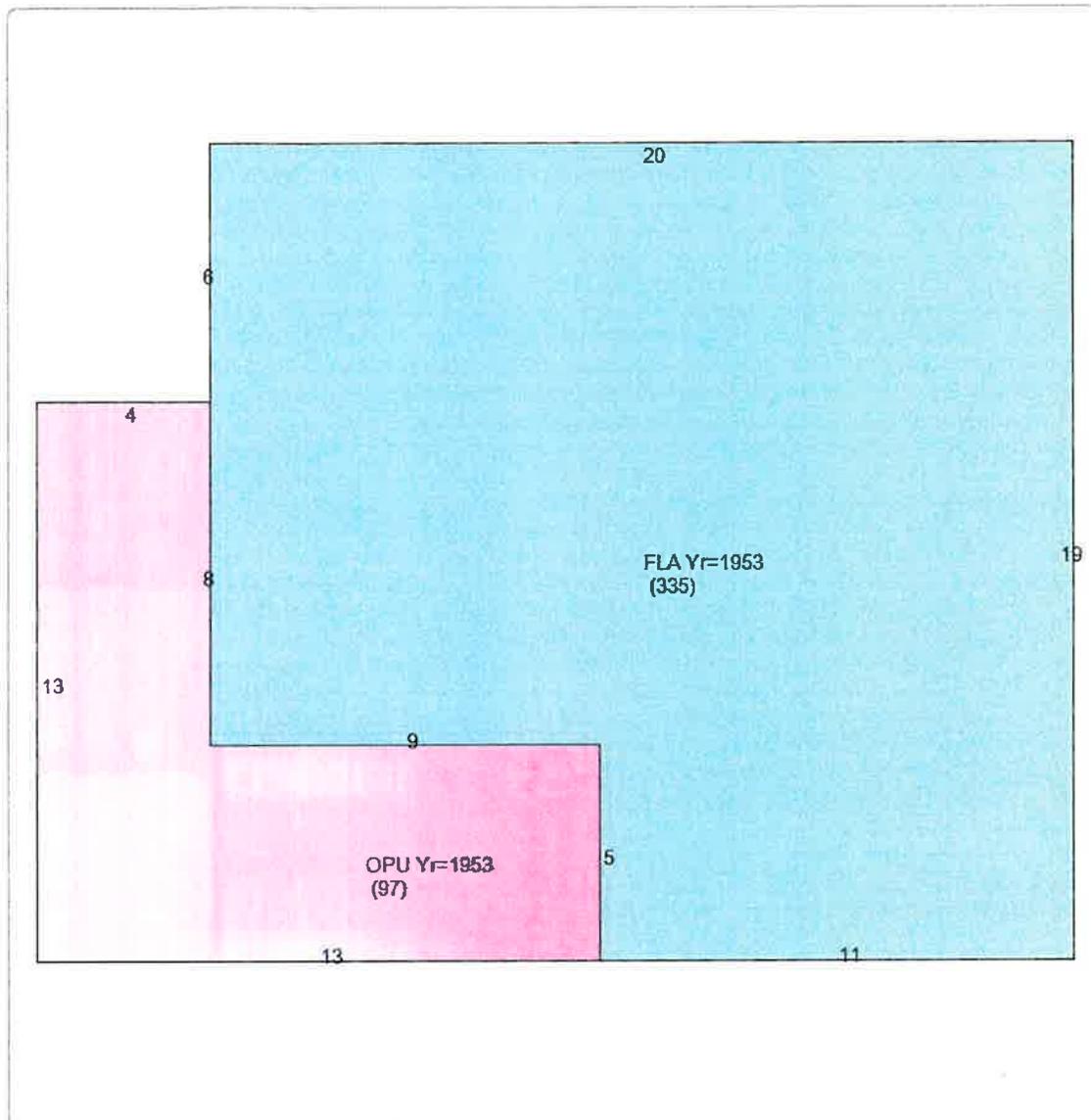
Number	Date Issued	Status	Amount	Permit Type	Notes
C-ROOF-2024-0006	05/30/2024	Completed	\$6,800	Commercial	Re-roof to 5V Crimp 26ga Metal Roof with HT Secondary Underlayment
18302383	02/20/2020	Expired	\$8,000	Commercial	470 SQ FT CONCRETE DRIVE WAY AND 148 SQ FT CONCRETE WALKWAY

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**Sketches (click to enlarge)**





Photos



**Map**



**TRIM Notice**

2025 TRIM Notice (PDF)

No data available for the following modules: Yard Items.

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# Monroe County, FL

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### Summary

Parcel ID 00554590-000000  
 Account# 1680087  
 Property ID 1680087  
 Millage Group 500K  
 Location 28 E FIRST St, KEY LARGO  
 Address  
 Legal BK 2 LT 26 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G2-528 OR524-447  
 Description OR847-230 OR1748-2003 OR2603-2462/64 OR2925-2455RES  
(Notes: Not to be used on legal documents.)  
 Neighborhood 1959  
 Property Class VACANT RES (0000)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

[MY FAMILY TRUST 12/4/2012](#)  
 C/O STOIA SAMUEL C TRUSTEE  
 PO BOX 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$4,495	\$0	\$0	\$0
+ Market Land Value	\$350,906	\$350,906	\$334,875	\$203,063
= Just Market Value	\$355,401	\$350,906	\$334,875	\$203,063
= Total Assessed Value	\$136,655	\$124,232	\$112,938	\$102,671
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$355,401	\$350,906	\$334,875	\$203,063

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$350,906	\$0	\$0	\$350,906	\$124,232	\$0	\$350,906	\$0
2023	\$334,875	\$0	\$0	\$334,875	\$112,938	\$0	\$334,875	\$0
2022	\$203,063	\$0	\$0	\$203,063	\$102,671	\$0	\$203,063	\$0
2021	\$203,063	\$0	\$0	\$203,063	\$93,337	\$0	\$203,063	\$0
2020	\$108,656	\$0	\$0	\$108,656	\$84,852	\$0	\$108,656	\$0
2019	\$97,969	\$0	\$0	\$97,969	\$77,138	\$0	\$97,969	\$0
2018	\$105,188	\$0	\$0	\$105,188	\$70,125	\$0	\$105,188	\$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 DRY (010D)	7,500.00	Square Foot	50	150

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1996	2025	4 x 125	1	500 SF	1
ASPHALT PAVING	2019	2025	0 x 0	1	1000 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/4/2012	\$100	Warranty Deed		2603	2462	11 - Unqualified	Improved		
12/21/2001	\$50,000	Warranty Deed		1748	2003	V - Unqualified	Vacant		
1/1/1982	\$11,500	Warranty Deed		847	230	Q - Qualified	Vacant		
2/1/1973	\$3,500	Conversion Code		524	447	Q - Qualified	Vacant		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
18302133	12/11/2018	Completed	\$4,500	Commercial	
05300150	02/04/2005	Completed	\$1		CBS WALL AND GATE

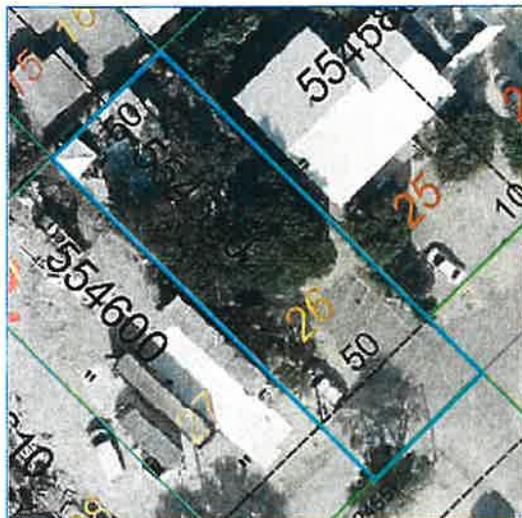
**View Tax Info**

[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

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### Summary

Parcel ID 00554600-000000  
 Account# 1680095  
 Property ID 1680095  
 Millage Group 500K  
 Location 30 E FIRST St, KEY LARGO  
 Address  
 Legal BK 2 LT 27 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G13-146 OR82-59  
 Description OR975-1099D/C OR1119-2357L/E OR1650-1073/74EST/ORD  
 OR1650-1097/99ORD/ADM OR1665-1362 OR2797-1624/25 OR2802-1877/78C  
 OR2873-2377/78C OR2925-2455RES  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1959  
 Property Class VACANT RES (0000)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

[MY FAMILY TRUST](#)  
 C/O STOIA SAM TRUSTEE  
 PO Box 370888  
 Key Largo FL 33037

### 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	\$215,531	\$215,531	\$204,844	\$130,031
= Just Market Value	\$215,531	\$215,531	\$204,844	\$130,031
= Total Assessed Value	\$123,069	\$111,881	\$101,710	\$92,464
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$215,531	\$215,531	\$204,844	\$130,031

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$215,531	\$0	\$0	\$215,531	\$111,881	\$0	\$215,531	\$0
2023	\$204,844	\$0	\$0	\$204,844	\$101,710	\$0	\$204,844	\$0
2022	\$130,031	\$0	\$0	\$130,031	\$92,464	\$0	\$130,031	\$0
2021	\$92,625	\$0	\$0	\$92,625	\$84,058	\$0	\$92,625	\$0
2020	\$76,594	\$0	\$0	\$76,594	\$76,416	\$0	\$76,594	\$0
2019	\$69,469	\$0	\$0	\$69,469	\$69,469	\$0	\$69,469	\$0
2018	\$73,125	\$0	\$0	\$73,125	\$70,125	\$0	\$73,125	\$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
PERMITTED SFR DRY (01DP)	7,500.00	Square Foot	50	150

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/5/2017	\$0	Quit Claim Deed	2138994	2873	2377	11 - Unqualified	Improved	MY FAMILY TRUST	
5/11/2016	\$0	Warranty Deed		2802	1877	11 - Unqualified	Improved		
5/11/2016	\$140,000	Warranty Deed		2797	1624	30 - Unqualified	Improved		
11/24/2000	\$40,000	Warranty Deed		1665	1362	Q - Qualified	Improved		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
17305058	11/22/2017	Completed	\$2,500	Residential	DEMOLITION OF MOBILE HOME

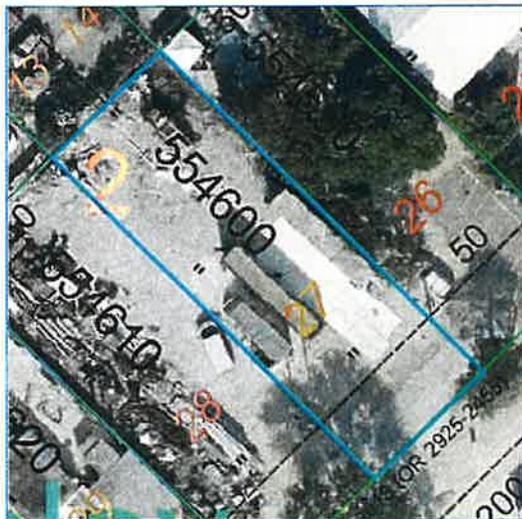
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**Photos**



**Map**



**TRIM Notice**

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

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

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# Monroe County, FL

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### Summary

Parcel ID 00554610-000000  
 Account# 1680109  
 Property ID 1680109  
 Millage Group 500K  
 Location 32 E FIRST ST, KEY LARGO  
 Address  
 Legal BK 2 LT 28 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G11-465 OR244-50  
 Description OR800-897 OR800-898 OR1413-725 OR2603-2456/58 OR2925-2455RES  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10020  
 Property Class COMMERCIAL (1000)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

[MY FAMILY TRUST 12/4/2012](#)  
 C/O STOIA SAMUEL C TRUSTEE  
 PO BOX 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$2,125	\$2,125	\$2,125	\$2,125
+ Market Land Value	\$400,984	\$112,202	\$112,202	\$112,202
= Just Market Value	\$403,109	\$114,327	\$114,327	\$114,327
= Total Assessed Value	\$60,188	\$54,717	\$49,743	\$45,221
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$403,109	\$114,327	\$114,327	\$114,327

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$112,202	\$0	\$2,125	\$114,327	\$54,717	\$0	\$114,327	\$0
2023	\$112,202	\$0	\$2,125	\$114,327	\$49,743	\$0	\$114,327	\$0
2022	\$112,202	\$0	\$2,125	\$114,327	\$45,221	\$0	\$114,327	\$0
2021	\$112,202	\$0	\$2,125	\$114,327	\$41,110	\$0	\$114,327	\$0
2020	\$112,202	\$0	\$2,125	\$114,327	\$37,373	\$0	\$114,327	\$0
2019	\$162,000	\$0	\$2,125	\$164,125	\$33,976	\$0	\$164,125	\$0
2018	\$136,125	\$0	\$2,125	\$138,250	\$30,888	\$0	\$138,250	\$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
(4900)	7,500.00	Square Foot	50	150

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1981	1982	6 x 350	1	2100 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/4/2012	\$100	Warranty Deed		2603	2456	11 - Unqualified	Vacant		
7/1/1996	\$1	Warranty Deed		1413	0725	M - Unqualified	Improved		
10/1/1979	\$10,000	Conversion Code		800	898Q	Q - Qualified	Vacant		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
21300791	04/21/2021	Completed	\$750	Commercial	ELECTRIC
20301702	03/02/2021	Canceled	\$2,100	Commercial	INSTALL 16 LINEAR FEET OF CHAIN LINK FENCE, AUTOMATIC ROLLING GATE 5 FEET HIGH

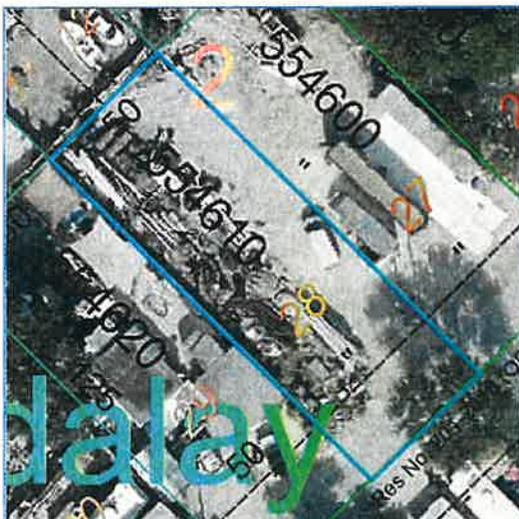
**View Tax Info**

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**Photos**



**Map**



**TRIM Notice**

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

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

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### Summary

Parcel ID 00554620-000000  
 Account# 1680117  
 Property ID 1680117  
 Millage Group 500K  
 Location 34 E FIRST St, KEY LARGO  
 Address  
 Legal BK 2 LT 29 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G11-535  
 Description OR389-130/131 OR940-1735 OR1943-2052 OR2825-1966/67 OR2925-2455RES  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1959  
 Property Class MULTI-FAMILY DUPLEX (0802)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

[MY FAMILY TRUST](#)  
 C/O STOIA SAMUEL C  
 PO Box 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$205,584	\$190,818	\$173,231	\$175,816
+ Market Misc Value	\$12,839	\$708	\$708	\$708
+ Market Land Value	\$350,906	\$350,906	\$334,875	\$285,000
= Just Market Value	\$569,329	\$542,432	\$508,814	\$461,524
= Total Assessed Value	\$410,971	\$373,610	\$339,645	\$308,768
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$569,329	\$542,432	\$508,814	\$461,524

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$350,906	\$190,818	\$708	\$542,432	\$373,610	\$0	\$542,432	\$0
2023	\$334,875	\$173,231	\$708	\$508,814	\$339,645	\$0	\$508,814	\$0
2022	\$285,000	\$175,816	\$708	\$461,524	\$308,768	\$0	\$461,524	\$0
2021	\$203,063	\$145,816	\$708	\$349,587	\$280,698	\$0	\$349,587	\$0
2020	\$108,656	\$145,816	\$708	\$255,180	\$255,180	\$0	\$255,180	\$0
2019	\$97,969	\$147,961	\$708	\$246,638	\$246,638	\$0	\$246,638	\$0
2018	\$105,188	\$150,105	\$708	\$256,001	\$236,019	\$0	\$256,001	\$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
MULTI RES DRY (080D)	7,500.00	Square Foot	50	150

**Buildings**

Building ID 30860  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Building Name  
 Gross Sq Ft 578  
 Finished Sq Ft 500  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 90  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 32  
 Interior Walls DRYWALL

Exterior Walls C.B.S.  
 Year Built 1948  
 EffectiveYearBuilt 2000  
 Foundation CONCRETE SLAB  
 Roof Type FLAT OR SHED  
 Roof Coverage MIN/PAINT CONC  
 Flooring Type CERM/CLAY TILE  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 1  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	500	500	90
PTO	PATIO	30	0	22
SBF	UTIL FIN BLK	48	0	28
<b>TOTAL</b>		<b>578</b>	<b>500</b>	<b>140</b>

Building ID 30861  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Building Name  
 Gross Sq Ft 528  
 Finished Sq Ft 500  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 102  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 32  
 Interior Walls DRYWALL

Exterior Walls C.B.S.  
 Year Built 1948  
 EffectiveYearBuilt 2000  
 Foundation CONCRETE SLAB  
 Roof Type FLAT OR SHED  
 Roof Coverage MIN/PAINT CONC  
 Flooring Type CERM/CLAY TILE  
 Heating Type FCD/AIR NON-DC with 0% NONE  
 Bedrooms 1  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	500	500	102
SBF	UTIL FIN BLK	28	0	22
<b>TOTAL</b>		<b>528</b>	<b>500</b>	<b>124</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1976	2004	5 x 4	1	20 SF	4
FENCES	2023	2025	6 x 140	1	840 SF	5

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/1/2016	\$280,000	Warranty Deed	2099427	2825	1966	37 - Unqualified	Improved	CAPUTO MARNI	
10/20/2003	\$205,000	Warranty Deed		1943	2052	Q - Qualified	Improved		
5/1/1985	\$20,000	Warranty Deed		940	1735	U - Unqualified	Improved		

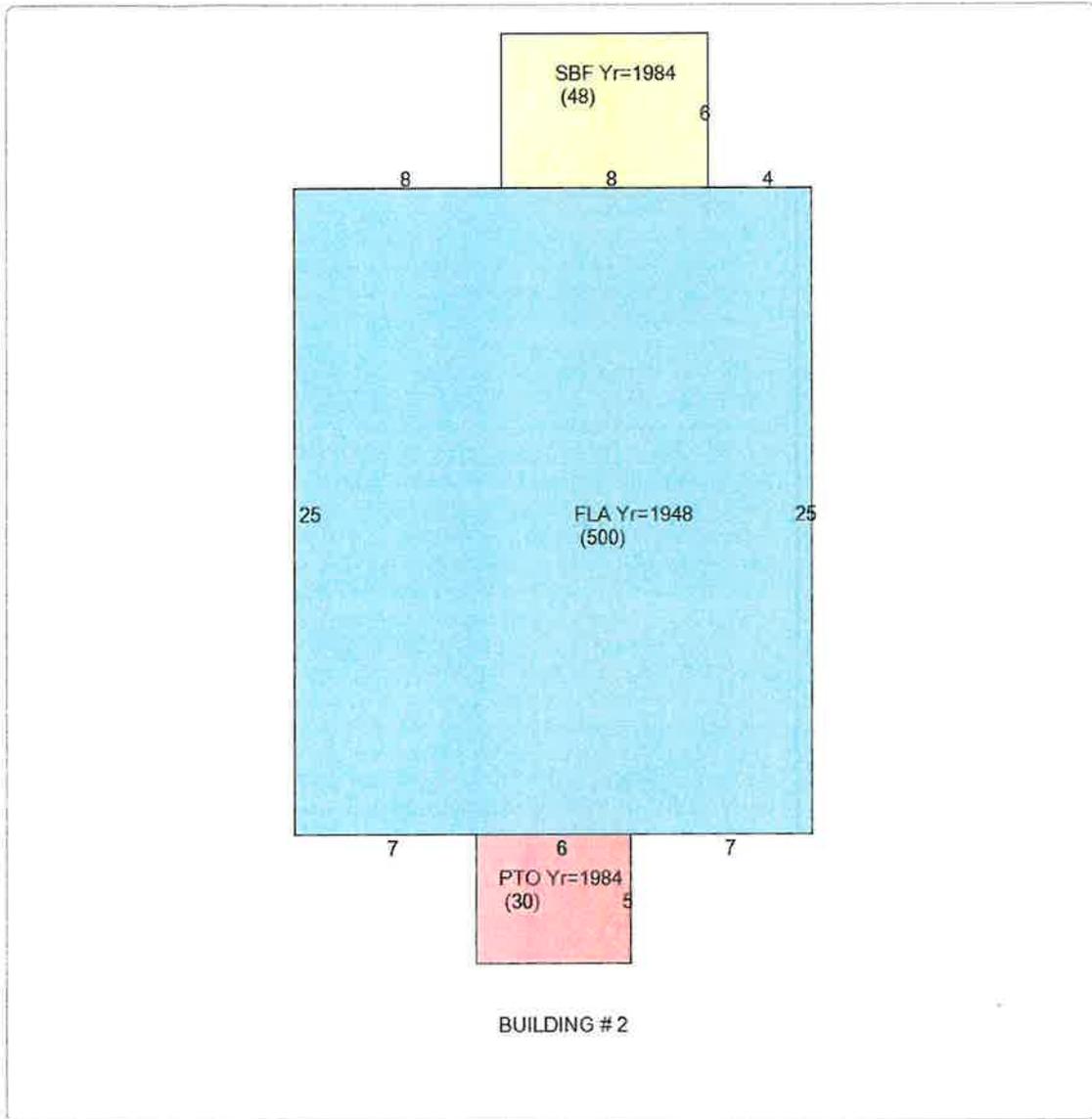
**Permits**

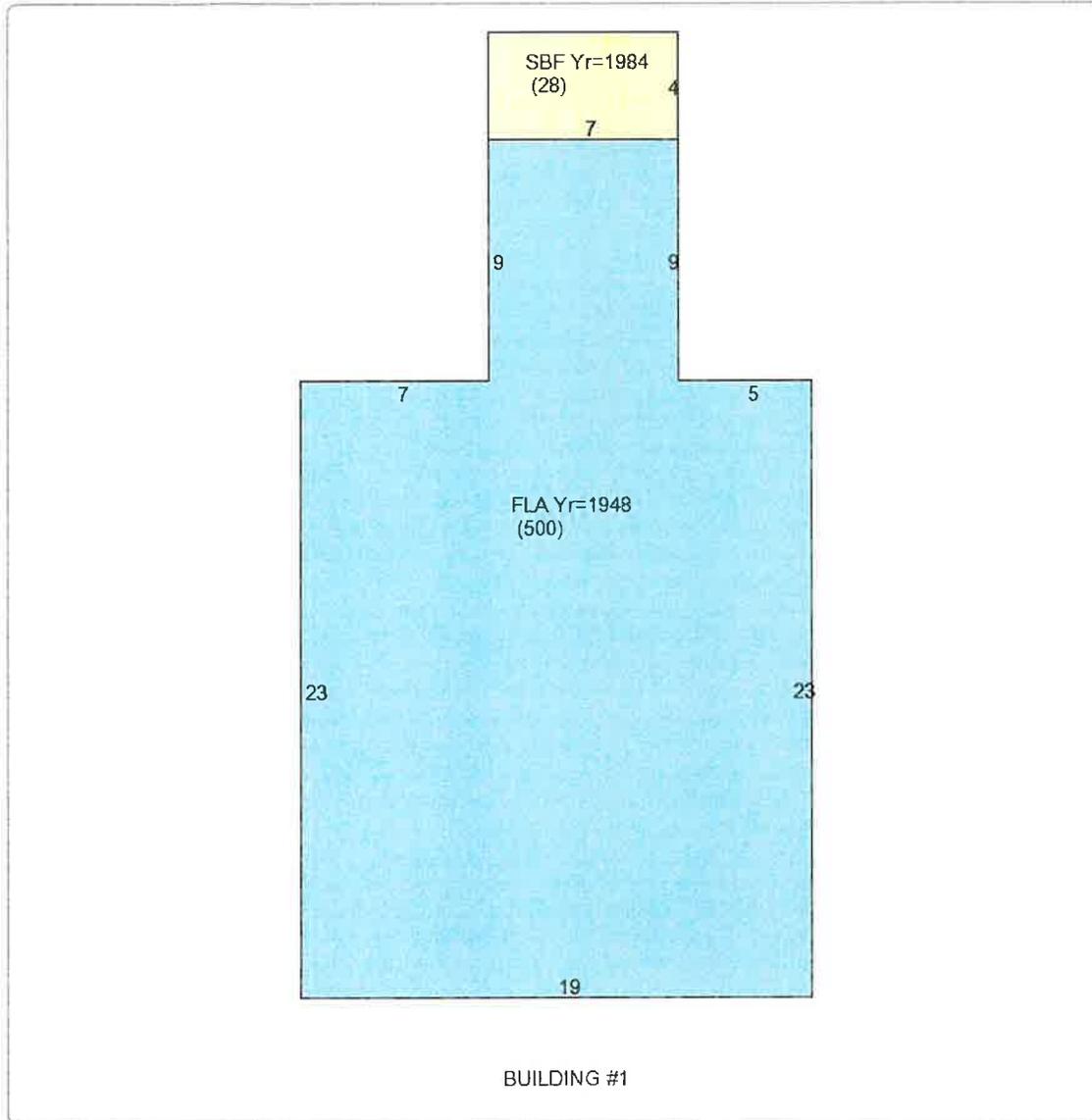
Number	Date Issued	Status	Amount	Permit Type	Notes
13303425	09/17/2013	Completed	\$1,800	Residential	RE-ROOF MODIFIED BITUMEN
11300162	02/02/2011	Completed	\$2,400	Residential	REPLACE SIDING - HARDY PLANK

**View Tax Info**

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**Sketches (click to enlarge)**

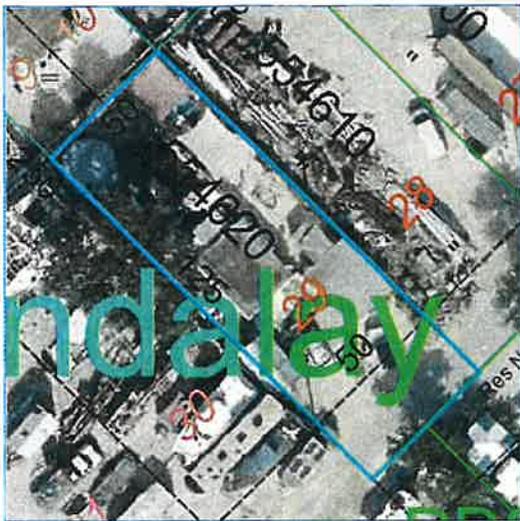




Photos



Map



TRIM Notice

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# 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 00554710-000000  
 Account# 1680206  
 Property ID 1680206  
 Millage Group 500K  
 Location 36 E SECOND St, KEY LARGO  
 Address  
 Legal MANDALAY PB1-194 PT BLK 3 AND LOTS 5-6-7-8 BLK 4 AND  
 Description ADJ FILL BAY BTM AND PT 1ST ST KEY LARGO F5-228 F5-411  
 G3-474 G10-454 G11-125 OR160-394 OR524-838 OR545-931  
 OR806-320 OR809-454 OR1170-1273/74 OR1258-1172/73  
 OR1411-926 OR1413-725 OR2603-2456/58  
 OR2925-2455RES OR3266-646RES  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10020  
 Property Class RV PARK (2802)  
 Subdivision MANDALAY  
 Sec/Twp/Rng 06/62/39  
 Affordable No  
 Housing



### Owner

[MY FAMILY TRUST 12/4/2012](#)  
 C/O STOIA SAMUEL C TRUSTEE  
 PO BOX 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$204,320	\$216,818	\$214,663	\$214,663
+ Market Misc Value	\$154,547	\$149,755	\$153,174	\$156,404
+ Market Land Value	\$4,934,964	\$3,701,328	\$3,700,928	\$2,355,143
= Just Market Value	<b>\$5,293,831</b>	<b>\$4,067,901</b>	<b>\$4,068,765</b>	<b>\$2,726,210</b>
= Total Assessed Value	\$3,266,992	\$3,011,730	\$2,737,937	\$2,489,034
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,293,831	\$4,067,901	\$4,068,765	\$2,726,210

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,701,328	\$216,818	\$149,755	\$4,067,901	\$3,011,730	\$0	\$4,067,901	\$0
2023	\$3,700,928	\$214,663	\$153,174	\$4,068,765	\$2,737,937	\$0	\$4,068,765	\$0
2022	\$2,355,143	\$214,663	\$156,404	\$2,726,210	\$2,489,034	\$0	\$2,726,210	\$0
2021	\$2,355,143	\$232,739	\$158,222	\$2,746,104	\$2,262,759	\$0	\$2,746,104	\$0
2020	\$2,826,168	\$232,739	\$161,641	\$3,220,548	\$2,057,054	\$0	\$3,220,548	\$0
2019	\$2,480,109	\$234,526	\$165,162	\$2,879,797	\$1,148,643	\$0	\$2,879,797	\$0
2018	\$1,890,527	\$221,722	\$124,609	\$2,236,858	\$1,059,136	\$0	\$2,236,858	\$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
(2801)	91,550.00	Square Foot	200	250
(9500)	0.19	Acreage	0	0
EASEMENT (000E)	4.00	Lot	0	0

**Buildings**

Building ID	43666	Exterior Walls	WD FR STUCCO
Style	GROUND LEVEL	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	1101	Roof Type	GABLE/HIP
Finished Sq Ft	1101	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	
Perimeter	363	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	350
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,101	1,101	136
<b>TOTAL</b>		<b>1,101</b>	<b>1,101</b>	<b>136</b>

Building ID	30864	Exterior Walls	C.B.S. with 10% WD FRAME
Style		Year Built	1953
Building Type	OFF BLDG-1 STY-D / 17D	EffectiveYearBuilt	1987
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	4754	Roof Type	FLAT OR SHED
Finished Sq Ft	1320	Roof Coverage	CONC/CLAY TILE with 0% MIN/PAINT CONC
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	136	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	1
Depreciation %	50	Grade	250
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	256	0	264
FLA	FLOOR LIV AREA	1,320	1,320	209
GBF	GAR FIN BLOCK	810	0	114
OPU	OP PR UNFIN LL	256	0	264
PTO	PATIO	2,112	0	326
<b>TOTAL</b>		<b>4,754</b>	<b>1,320</b>	<b>1,177</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1975	1976	3 x 450	1	1350 SF	1
BOAT RAMP	1975	1976	30 x 14	1	420 SF	3
RW2	1995	1996	1 x 117	1	117 SF	1
CONCRETE DOCK	1995	1996	210 x 12	1	2520 SF	4
CONC PATIO	1994	1995	30 x 14	1	420 SF	2
CONC PATIO	1994	1995	0 x 0	1	1675 SF	2
CONC PATIO	1994	1995	0 x 0	1	765 SF	2
ASPHALT PAVING	2020	2025	0 x 0	1	874 SF	2
WOOD DOCKS	2012	2025	7 x 45	1	315 SF	3
WOOD DOCKS	2012	2025	1 x 15	3	15 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/4/2012	\$100	Warranty Deed		2603	2456	11 - Unqualified	Improved		
7/1/1996	\$890,000	Warranty Deed		1413	0725	M - Unqualified	Improved		

**Permits**

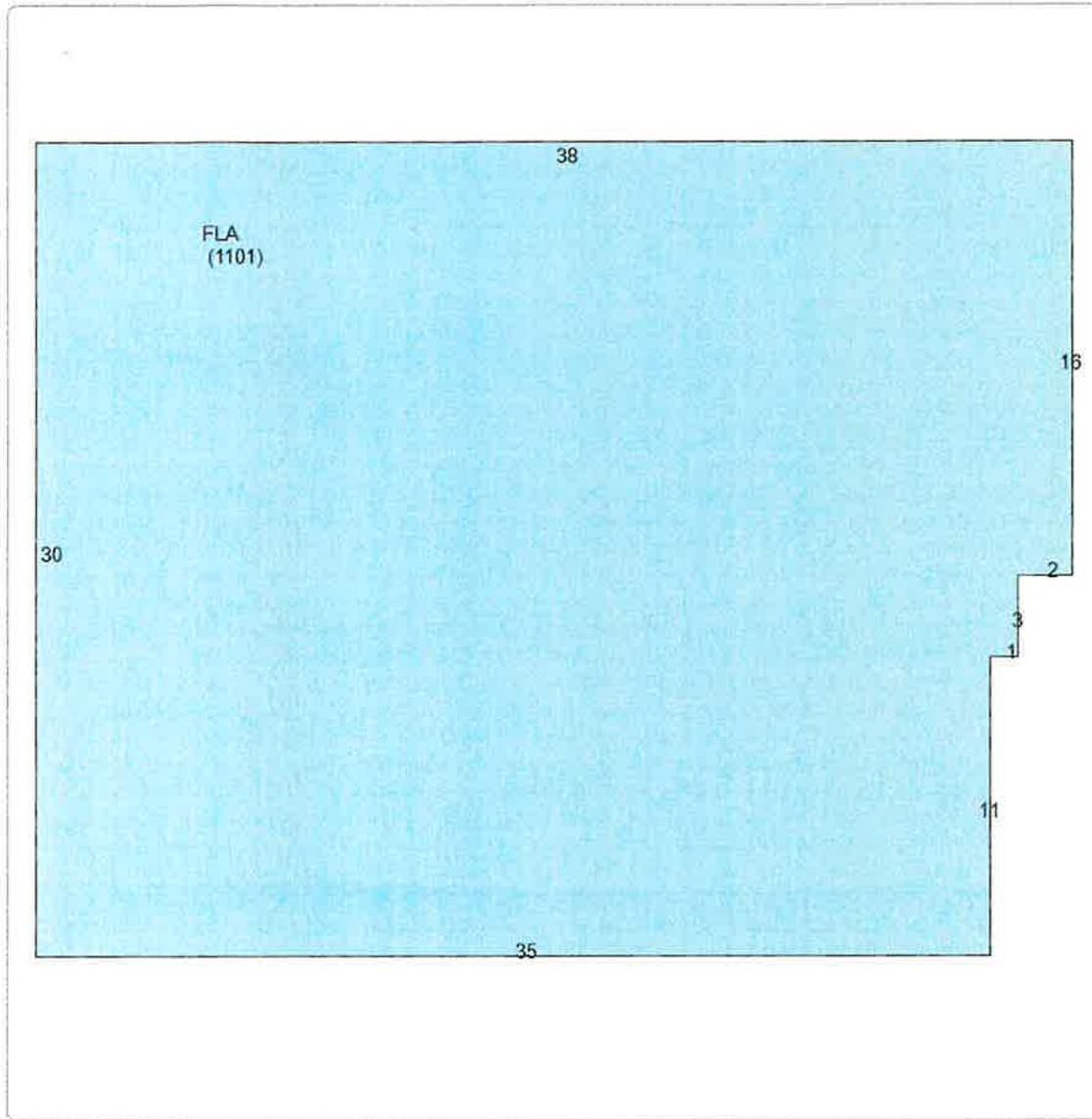
Number	Date Issued	Status	Amount	Permit Type	Notes
C-RMDL-2024-0059	05/17/2024	Completed	\$9,000	Commercial	Install asphalt t-turn per fire Marshall direction
C-ELEC-2023-0078	04/19/2024	Completed	\$3,600	Commercial	REPLACING EXISTING THREE METERS WITH ONE 600 AMP ELECTRICAL SERVICE MOUNTED ON BUILDING.

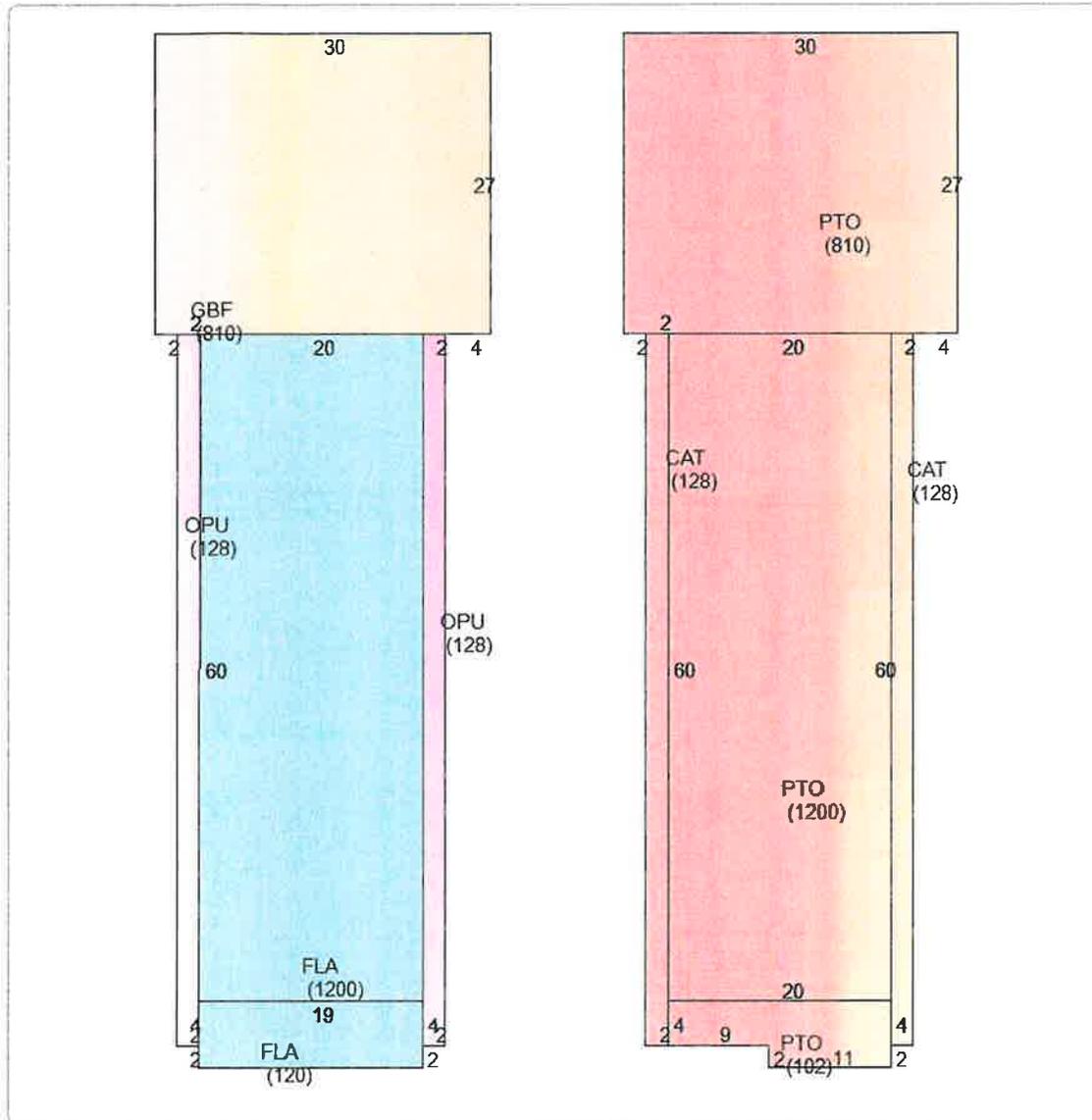
Number	Date Issued	Status	Amount	Permit Type	Notes
22300706	05/19/2022	Completed	\$4,000	Commercial	APPROVAL TO DEMO CBS WALL AND PLASTIC FENCE, AS PER APPROVED PLANS. NO ELECTRICAL, MECHANICAL OR PLUMBING THIS PERMIT.
19302080	08/26/2020	Completed	\$19,000	Commercial	
18302132	12/11/2018	Completed	\$4,500	Commercial	PAVE HAMMERHEAD TURN
18300062	06/15/2018	Expired	\$12,000	Commercial	RETAINING WALL BEHIND SEAWALL & CONCRETE BEAM
18300068	06/15/2018	Expired	\$9,500	Commercial	INSTALL 300 LF VINYL & CONCRETE POLE FENCE 6' HIGH
18300067	04/05/2018	Completed	\$4,000	Commercial	INSTALL 100 LF VINYL CONCRETE POLE FENCE
13304920	04/17/2015	Completed	\$25,000	Commercial	PLUMBING / LATERAL WASTEWATER CONNECTION
14304332	12/29/2014	Expired	\$40,000	Commercial	REPAIR EXISTING SEAWALL/DOCK
14302810	09/25/2014	Expired	\$1	Commercial	PILINGS
14303311	09/19/2014	Expired	\$1	Commercial	PAVERS OVER EXISTING DRIVEWAY
13304315	05/20/2014	Completed	\$1	Commercial	EXTERIOR REMODEL/REPAIR TO STAIRS & ROOF
14300173	05/12/2014	Completed	\$6,000	Commercial	CBS FENCE
08304082	05/07/2009	Completed	\$0	Commercial	WOOD DOCK REPAIR
1304642	01/31/2002	Completed	\$1	Commercial	WOOD FENCE
1301380	05/23/2001	Completed	\$1	Commercial	WASTE TREATMENT SYSTEM
0032148	05/10/2000	Completed	\$1	Commercial	FENCE
9931366	07/22/1999	Completed	\$1	Commercial	SLAB
9630259	01/01/1996	Completed	\$1	Commercial	CHAIN LINK FENCE

### View Tax Info

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### Sketches (click to enlarge)





Photos



**Map**



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# Monroe County, FL

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

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### Summary

**Parcel ID** 00554760-000000  
**Account#** 1680257  
**Property ID** 1680257  
**Millage Group** 500K  
**Location** 81 E SECOND St, KEY LARGO  
**Address**  
**Legal** MANDALAY PB1-194 KEY LARGO LT 3 AND 4 BK 4 AND BAY  
**Description** BTM SELY OF AND ADJ LT 3 AND 4 F5-228 OR160-394(I  
 DEED 22153) OR524-838 OR806-320 OR809-454  
 OR1411-926 OR2603-2465/67 OR3266-646RES  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 10020  
**Property Class** RV PARK (2802)  
**Subdivision** MANDALAY  
**Sec/Twp/Rng** 06/62/39  
**Affordable** No  
**Housing**



### Owner

[MY FAMILY TRUST 12/4/2012](#)  
 C/O STOIA SAMUEL C TRUSTEE  
 PO BOX 370888  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$126,842	\$147,951	\$150,009	\$154,956
+ Market Misc Value	\$283,778	\$114,504	\$114,931	\$115,357
+ Market Land Value	\$1,819,271	\$1,391,344	\$1,391,244	\$885,354
= Just Market Value	\$2,229,891	\$1,653,799	\$1,656,184	\$1,155,667
= Total Assessed Value	\$827,498	\$752,271	\$683,883	\$621,712
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,229,891	\$1,653,799	\$1,656,184	\$1,155,667

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,391,344	\$147,951	\$114,504	\$1,653,799	\$752,271	\$0	\$1,653,799	\$0
2023	\$1,391,244	\$150,009	\$114,931	\$1,656,184	\$683,883	\$0	\$1,656,184	\$0
2022	\$885,354	\$154,956	\$115,357	\$1,155,667	\$621,712	\$0	\$1,155,667	\$0
2021	\$885,354	\$154,956	\$110,971	\$1,151,281	\$565,193	\$0	\$1,151,281	\$0
2020	\$1,062,415	\$162,597	\$111,398	\$1,336,410	\$513,812	\$0	\$1,336,410	\$0
2019	\$910,648	\$162,597	\$111,823	\$1,185,068	\$467,102	\$0	\$1,185,068	\$0
2018	\$435,646	\$158,755	\$100,437	\$694,838	\$424,639	\$0	\$694,838	\$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
(2802)	19,800.00	Square Foot	0	0
(9500)	0.46	Acreage	0	0
EASEMENT (000E)	1.00	Lot	0	0

**Buildings**

Building ID	43670	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1967
Building Type	COM/RES B / 12B	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	4256	Roof Type	
Finished Sq Ft	750	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	110	Bedrooms	0
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	700	0	106
FLA	FLOOR LIV AREA	750	750	110
PTO	PATIO	696	0	182
SBF	UTIL FIN BLK	2,110	0	270
<b>TOTAL</b>		<b>4,256</b>	<b>750</b>	<b>668</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONCRETE DOCK	1991	1992	4 x 41	1	164 SF	4
CONC PATIO	1994	1995	0 x 0	1	920 SF	2
CONC PATIO	1999	2000	10 x 30	1	300 SF	1
SEAWALL	1975	1976	4 x 40	1	160 SF	1
SEAWALL	1975	1976	4 x 71	1	284 SF	1
RW2	1975	1976	2 x 55	1	110 SF	2
SEAWALL	1975	1976	8 x 51	1	408 SF	5
SEAWALL	1975	1976	4 x 200	1	800 SF	4
SEAWALL	2020	2025	4 x 160	1	640 SF	5
WOOD DOCKS	2014	2025	6 x 30	1	180 SF	4
WOOD DOCKS	2020	2025	0 x 0	1	260 SF	4
CONCRETE DOCK	2020	2025	4 x 222	1	888 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/4/2012	\$100	Warranty Deed		2603	2465	11 - Unqualified	Improved		
6/1/1996	\$411,300	Warranty Deed		1411	0926	Q - Qualified	Improved		

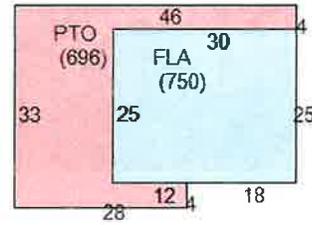
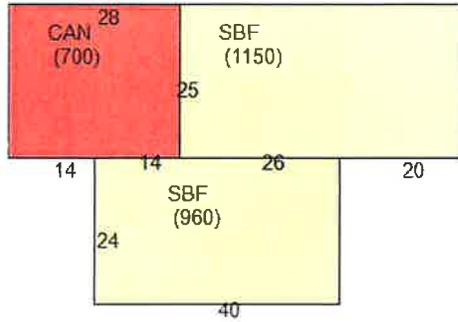
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
18300062	06/15/2018	Expired	\$12,000	Commercial	RETAINING WALL BEHIND SEAWALL & CONCRETE BEAM
14304332	12/29/2014	Expired	\$40,000	Commercial	REPAIR EXISTING SEAWALL/DOCK
0032148	05/10/2000	Completed	\$1	Commercial	FENCE
9931366	07/22/1999	Completed	\$1	Commercial	SLAB

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



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# Monroe County, FL



### Overview



### Legend

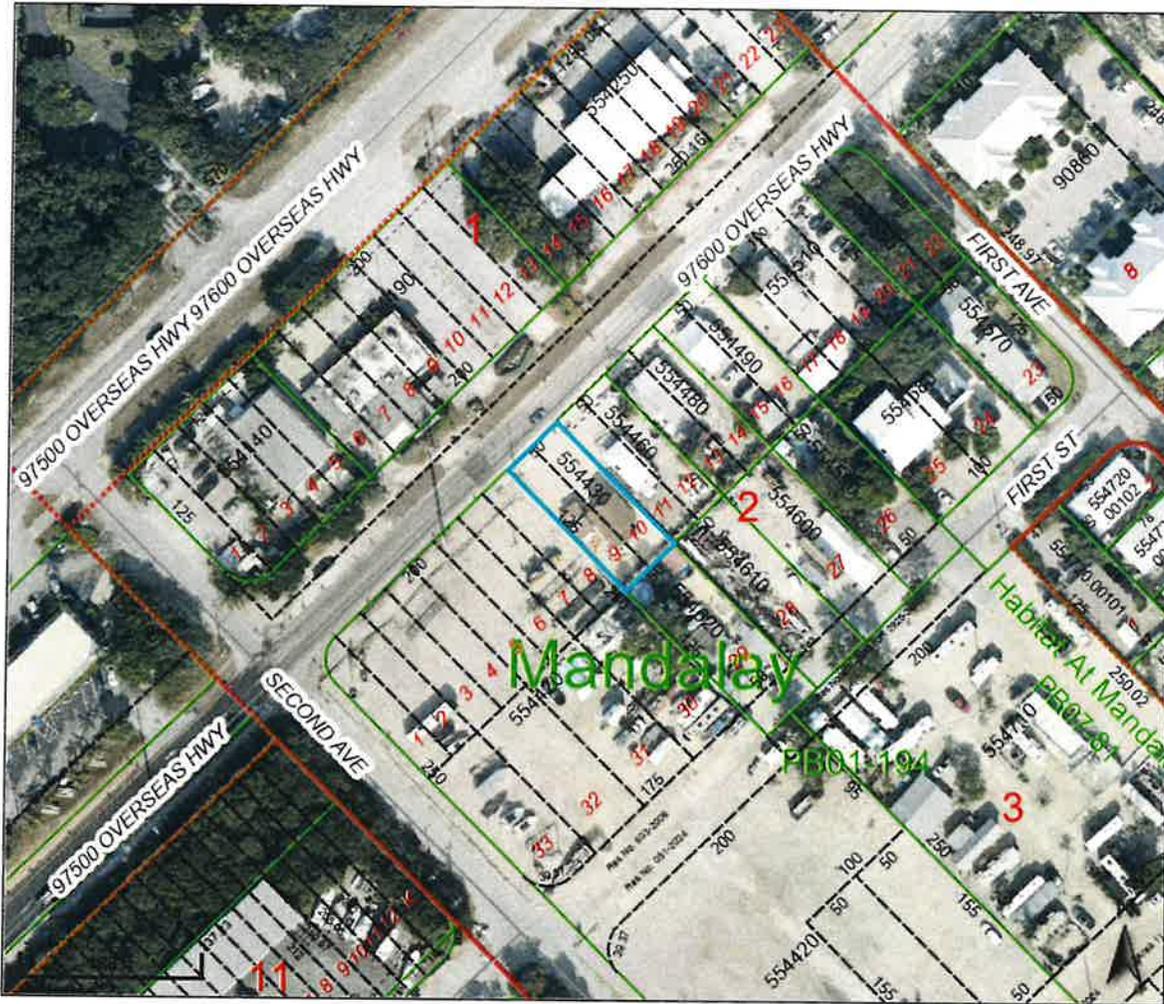
- Centerline
- Easements
- Hooks
- - Lot Lines
- Road Center
- - - Rights of Way
- Shoreline
- [ ] Condo Building
- Key Names
- ▭ Subdivisions
- ▭ Parcels

<b>Parcel ID</b>	00554420-000000	<b>Alternate ID</b>	1679917
<b>Sec/Twp/Rng</b>	06/62/39	<b>Class</b>	COMMERCIAL
<b>Property Address</b>	97601 OVERSEAS Hwy KEY LARGO	<b>Owner Address</b>	KEY LARGO FAMILY TRUST LLC PO Box 370888 Key Largo, FL 33037
<b>District</b>	500K		
<b>Brief Tax</b>	BK 2 LTS 1-2-3-4-5-6-7-8-30-31-32-33 AND SWLY 200FT X 250FT SQR 3 AND BK 4 LTS 1-2 AND PT 1ST ST AND PT 2ND ST		
<b>Description</b>	MANDALAY AND ADJ BAY BTM PB1-194 KEY LARGO G2-18 G2-154 G2-403 G4-438 G10-454 G11-125 G11-209 OR197-243(II DEED 22605) OR411-278 OR434-916 OR448-629 OR470-188 OR534-798E OR606-636 OR634-726 OR654-409 OR654-410L/E OR684-636 OR688-238 OR765-1639 OR791-687 OR975-1539D/C OR975-1542 OR1030-2361 OR1040-138 OR1040-140AFF OR1040-142 OR1083-129 OR1126-1288 OR1126-1286 OR1148-1897 OR1254-1356 OR1255-773 OR1413-229 OR1413-231D/C OR1426-178 OR1449-1274C OR1994-526 OR1994-2491 OR1996-1515 OR2287-2090(RES NO 603-2006) OR2341-1014(RES 493-2007) OR2477-2491C/T OR2647-963 OR2655-1209 OR2925-2455RES OR3244-0281 OR3266-646RES		
	<i>(Note: Not to be used on legal documents)</i>		

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# Monroe County, FL



### Overview



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

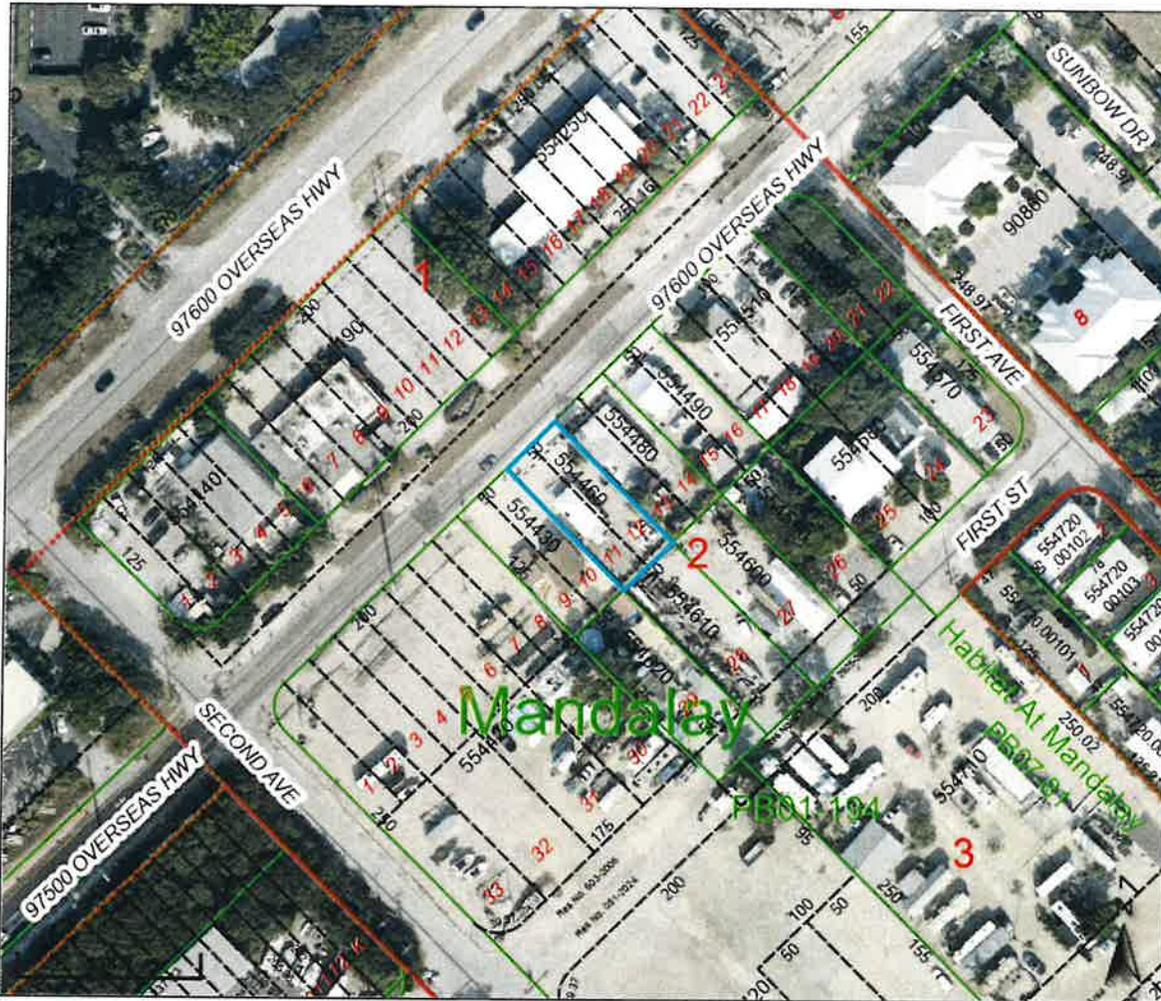
**Parcel ID** 00554430-000000      **Alternate ID** 1679925      **Owner Address** 97625 OSHWY LLC  
**Sec/Twp/Rng** 06/62/39      **Class** SINGLE FAMILY RESID      PO Box 370888  
**Property Address** 97625 OVERSEAS Hwy      Key Largo, FL 33037  
 KEY LARGO  
**District** 500K  
**Brief Tax** BK 2 LOTS 9 AND 10 MANDALAY PB1-194 KEY LARGO G13-146 G71-398-399 OR321-248-249 OR535-460E OR799-1053 OR949-  
**Description** 1941 OR1143-1992 OR1238-1109 OR3219-2278 OR3298-1861  
 (Note: Not to be used on legal documents)

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# Monroe County, FL



## Overview



## Legend

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

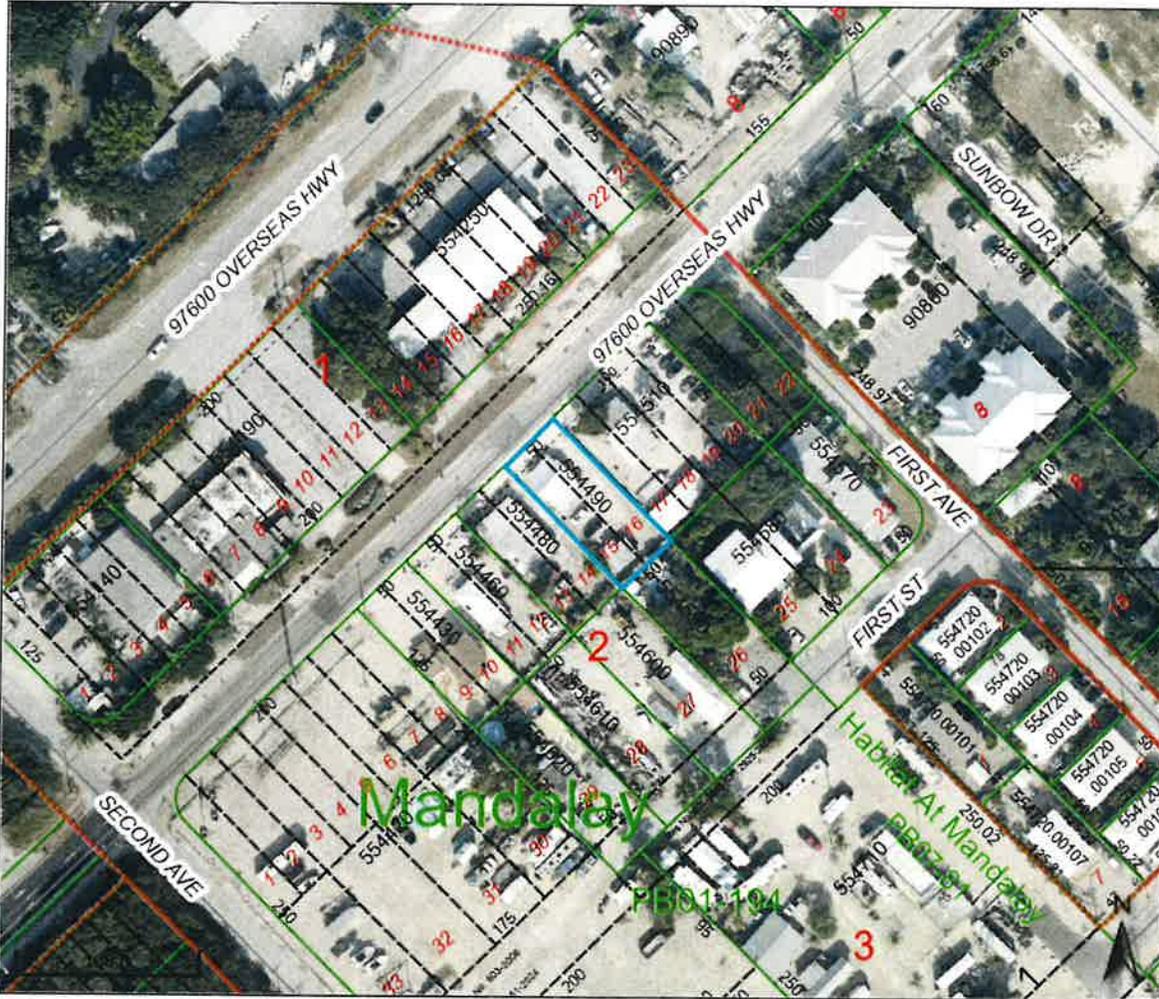
Parcel ID 00554460-000000 Alternate ID 1679950 Owner Address 97645 OSHWY LLC  
 Sec/Twp/Rng 06/62/39 Class RETAIL-SINGLE TENANT PO Box 370888  
 Property Address 97645 OVERSEAS Hwy KEY LARGO FL 33037  
 District 500K  
 Brief Tax MANDALAY PB1-194 KEY LARGO LOTS 11-12 BK 2 G11-465 G60-261 OR506-392 OR900-2AFF OR900-3D/C OR1293-1979 (RE  
 Description 55445 COMBINED PER OWNERS REQ 4-2-96) OR1603-2151R/S OR1908-1350 OR2935-0079  
 (Note: Not to be used on legal documents)

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# Monroe County, FL



### Overview



### Legend

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

**Parcel ID** 00554490-000000      **Alternate ID** 1679984      **Owner Address** 97665 OSHWY LLC  
**Sec/Twp/Rng** 06/62/39      **Class** STORE COMBO      **PO Box** 370888  
**Property Address** 97665 OVERSEAS Hwy      **KEY LARGO**      **Key Largo, FL** 33037  
**District** 500K  
**Brief Tax** BK 2 LT 15 AND 16 MANDALAY PB1-194 KEY LARGO OR243-22 OR522-371 OR543-997 OR802-2420D/C OR802-2418 OR1166-620  
**Description** OR1642-2424/25C OR1892-1872 OR2313-33 OR2697-859/60 OR2844-1481/82 OR2865-2167/68  
(Note: Not to be used on legal documents)

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# Monroe County, FL



## Overview



## Legend

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

Parcel ID	00554590-000000	Alternate ID	1680087	Owner Address	MY FAMILY TRUST 12/4/2012
Sec/Twp/Rng	06/62/39	Class	VACANT RES		C/O STOIA SAMUEL C TRUSTEE
Property Address	28 E FIRST St				PO BOX 370888
	KEY LARGO				Key Largo, FL 33037
District	500K				
Brief Tax	BK 2 LT 26 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G2-528 OR524-447 OR847-230 OR1748-2003 OR2603-2462/64				
Description	OR2925-2455RES				

(Note: Not to be used on legal documents)

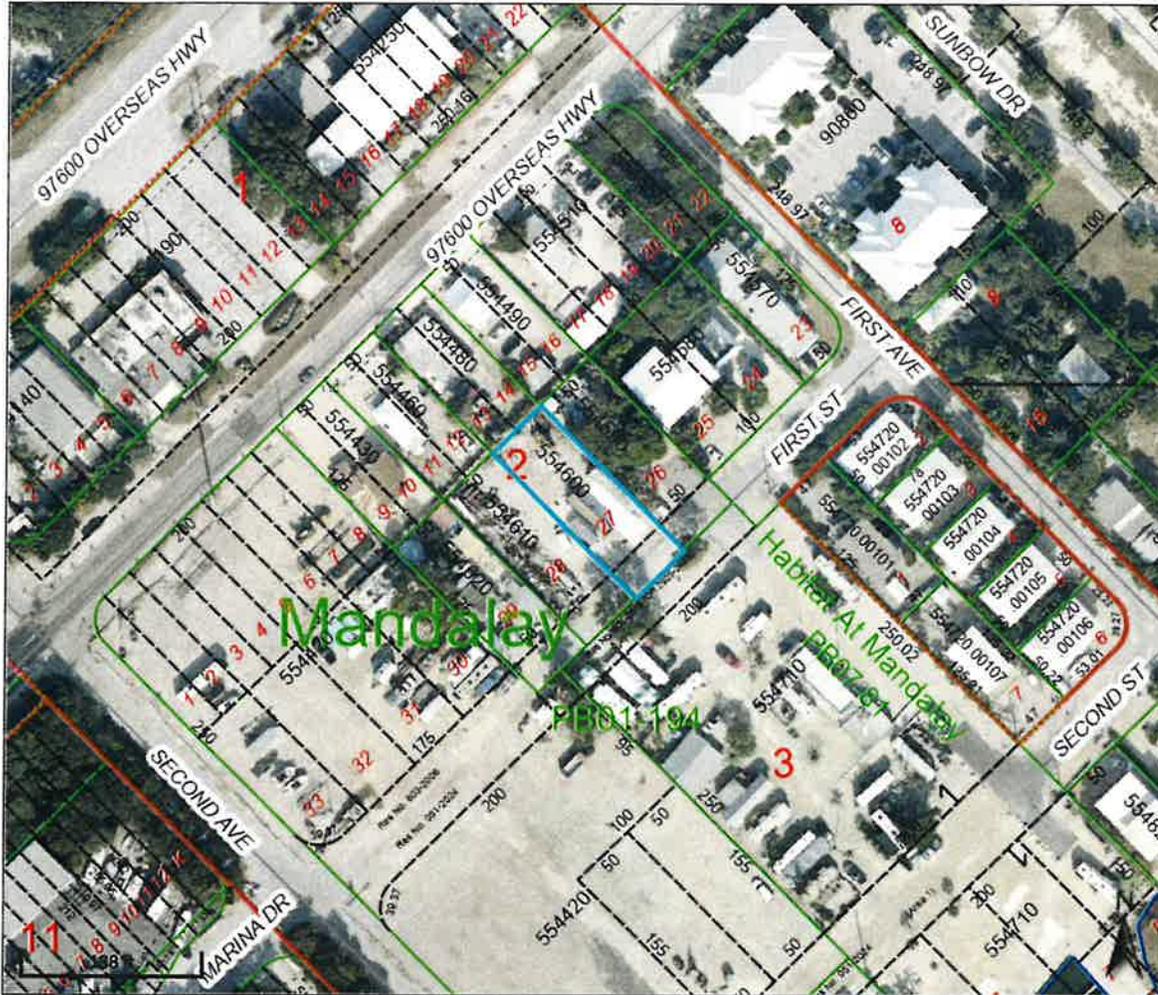
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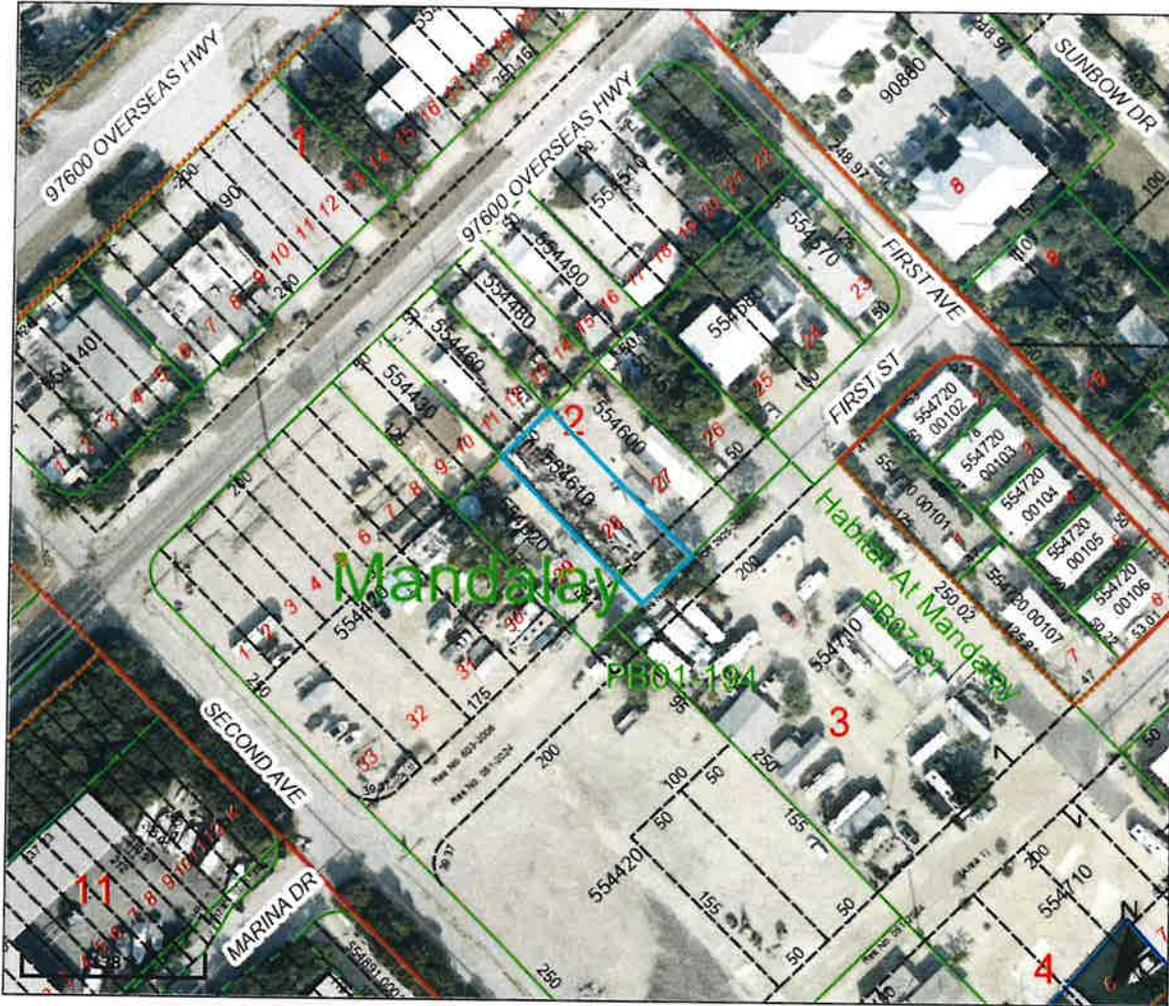
<b>Parcel ID</b>	00554600-000000	<b>Alternate ID</b>	1680095	<b>Owner Address</b>	MY FAMILY TRUST
<b>Sec/Twp/Rng</b>	06/62/39	<b>Class</b>	VACANT RES		C/O STOIA SAM TRUSTEE
<b>Property Address</b>	30 E FIRST St				PO Box 370888
	KEY LARGO				Key Largo, FL 33037
<b>District</b>	500K				
<b>Brief Tax</b>	BK 2 LT 27 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G13-146 OR82-59 OR975-1099D/C OR1119-2357L/E OR1650-				
<b>Description</b>	1073/74EST/ORD OR1650-1097/99ORD/ADM OR1665-1362 OR2797-1624/25 OR2802-1877/78C OR2873-2377/78C OR2925-2455RES				
	<i>(Note: Not to be used on legal documents)</i>				

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Parcel ID	00554610-000000	Alternate ID	1680109	Owner Address	MY FAMILY TRUST 12/4/2012
Sec/Twp/Rng	06/62/39	Class	COMMERCIAL		C/O STOIA SAMUEL C TRUSTEE
Property Address	32 E FIRST St				PO BOX 370888
	KEY LARGO				Key Largo, FL 33037
District	500K				
Brief Tax	BK 2 LT 28 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G11-465 OR244-50 OR800-897 OR800-898 OR1413-725 OR2603-				
Description	2456/58 OR2925-2455RES				

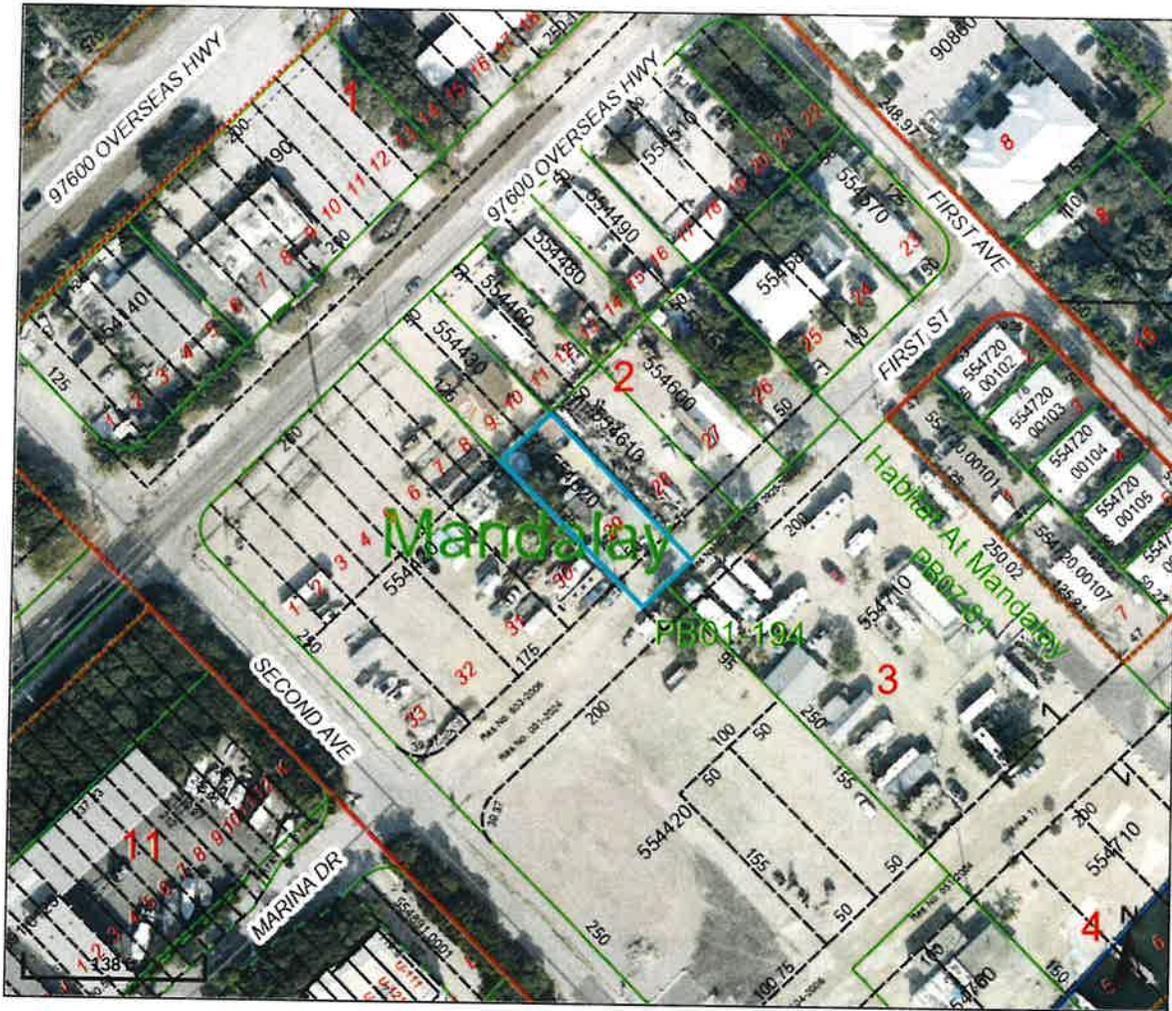
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Parcel ID	00554620-000000	Alternate ID	1680117	Owner Address	MY FAMILY TRUST
Sec/Twp/Rng	06/62/39	Class	MULTI-FAMILY DUPLEX		C/O STOIA SAMUEL C
Property Address	34 E FIRST St				PO Box 370888
	KEY LARGO				Key Largo, FL 33037
District	500K				
Brief Tax	BK 2 LT 29 MANDALAY PB1-194 KEY LARGO AND PT 1ST ST G11-535 OR389-130/131 OR940-1735 OR1943-2052 OR2825-				
Description	1966/67 OR2925-2455RES				
	<i>(Note: Not to be used on legal documents)</i>				

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**Parcel ID** 00554710-000000      **Alternate ID** 1680206      **Owner Address** MY FAMILY TRUST 12/4/2012  
**Sec/Twp/Rng** 06/62/39      **Class** RV PARK      C/O STOIA SAMUEL C TRUSTEE  
**Property Address** 36 E SECOND St      PO BOX 370888  
 KEY LARGO      Key Largo, FL 33037  
**District** 500K  
**Brief Tax** MANDALAY PB1-194 PT BLK 3 AND LOTS 5-6-7-8 BLK 4 AND ADJ FILL BAY BTM AND PT 1ST ST KEY LARGO F5-228 F5-411 G3-474  
**Description** G10-454 G11-125 OR160-394 OR524-838 OR545-931 OR806-320 OR809-454 OR1170-1273/74 OR1258-1172/73 OR1411-926  
 OR1413-725 OR2603-2456/58 OR2925-2455RES OR3266-646RES  
 (Note: Not to be used on legal documents)

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<b>Parcel ID</b>	00554760-000000	<b>Alternate ID</b>	1680257	<b>Owner Address</b>	MY FAMILY TRUST 12/4/2012
<b>Sec/Twp/Rng</b>	06/62/39	<b>Class</b>	RV PARK		C/O STOIA SAMUEL C TRUSTEE
<b>Property Address</b>	81 E SECOND St				PO BOX 370888
	KEY LARGO				Key Largo, FL 33037
<b>District</b>	500K				
<b>Brief Tax</b>	MANDALAY PB1-194 KEY LARGO LT 3 AND 4 BK 4 AND BAY BTM SELY OF AND ADJ LT 3 AND 4 F5-228 OR160-394(II DEED 22153)				
<b>Description</b>	OR524-838 OR806-320 OR809-454 OR1411-926 OR2603-2465/67 OR3266-646RES				
	<i>(Note: Not to be used on legal documents)</i>				

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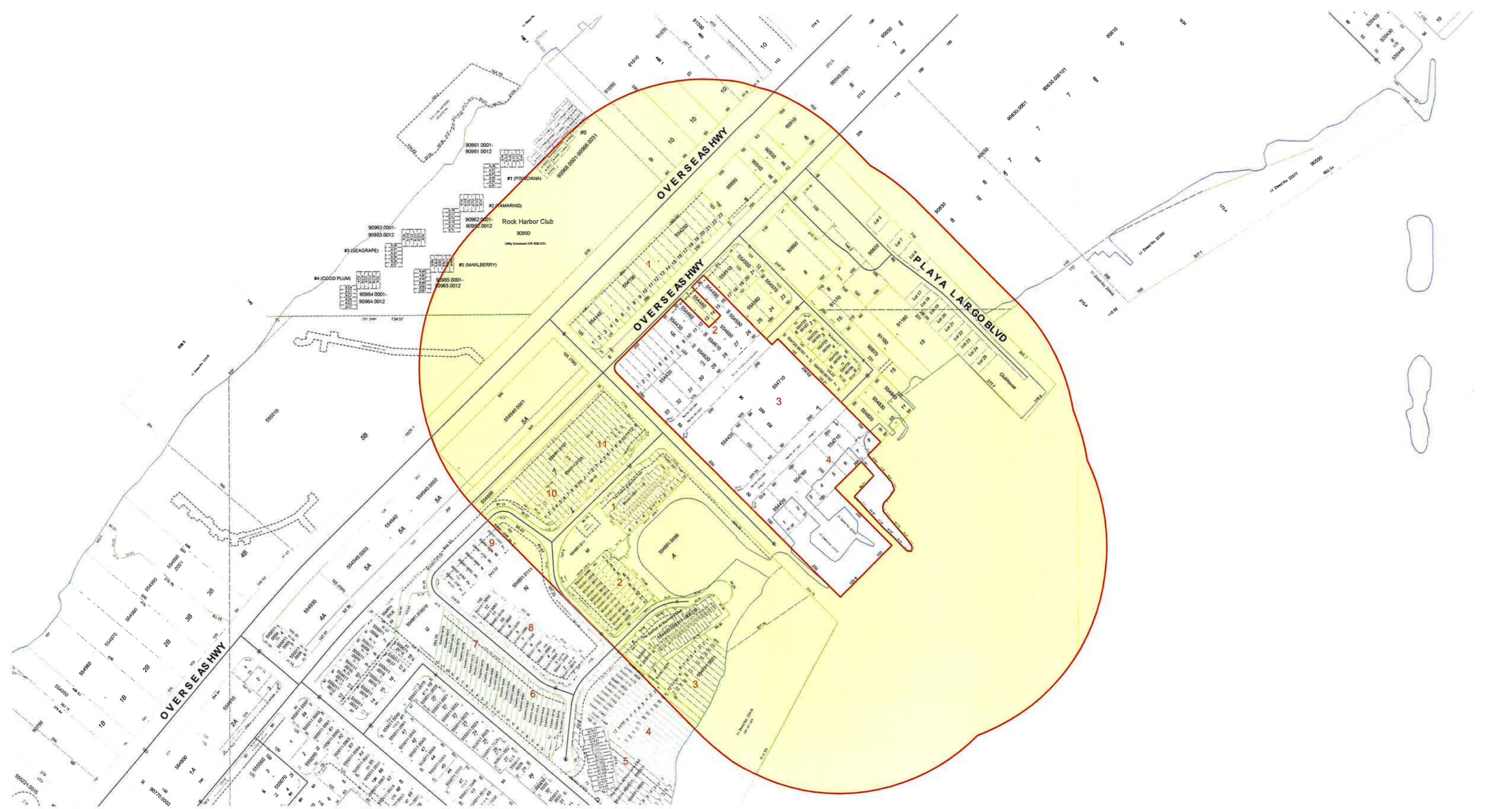






- #1: 97601 Overseas Hwy
- #2: 97625 Overseas Hwy
- #3: 97645 Overseas Hwy
- #4: 97665 Overseas Hwy
- #5: 28 E FIRST St
- #6: 30 E FIRST St
- #7: 32 E FIRST St
- #8: 34 E FIRST St
- #9: 36 E SECOND St
- #10: 81 E SECOND St

## FLUM MAP



OVERSEAS HWY

OVERSEAS HWY

OVERSEAS HWY

PLAYA LARGO BLVD

Rock Harbor Club

#4 (COCO PLUM)

#5 (MARLBERRY)

#3 (SEAGRAPE)

#2 (TAMARIND)

#1 (PONCANA)

11 Overseas Road

90961 0001-  
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ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
00554891-010700	MARINERS CLUB HOMEOWNERS ASSOC INC	97501 Overseas Hwy	Ste 1		Key Largo, FL 33037	
00554420-000000	KEY LARGO FAMILY TRUST LLC	PO Box 370888			Key Largo, FL 33037	
00090961-000300	GARCIA AVELINO AND MONICA GARCIA TRUST 09/07/2022	C/O AVELINO GARCIA CO TRUSTEE	8401 SW 84 TERRACE		Miami, FL 33143	
00090961-000500	NORTON JENNIFER L	4834 Beefeaters Rd			Jacksonville, FL 32210	
00554250-000000	FIRST STATE BANK OF THE FLORIDA KEYS	C/O ACCOUNT PAYABLE	3406 N Roosevelt Blvd		Key West, FL 33040	
00090961-001200	FREELS NICOLE GRAF	97652 Overseas Hwy	Apt P12		Key Largo, FL 33037	
00090890-000000	UPPER KEYS MARINE CONSTRUCTION INC	PO Box 372790			Key Largo, FL 33037	
00554940-000200	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave	Ste 207		Key West, FL 33040	
00090962-000100	RWB46 ENTERPRISES LP	3831 SW 56th St			Fort Lauderdale, FL 33312	
00554570-000000	XESRUS 22 FIRST AVE LLC	8800 SW 67th Ct			Pinecrest, FL 33156	
00090961-000100	CULLEN 2020 JOINT REV TRUST 10/29/2020	C/O CULLEN ROBERT F JR TRUSTEE	14641 SW 67th Ave		Palmetto Bay, FL 33158	
00090962-000200	KANG JENRANG	42 Oneida Ave			Oakland, NJ 07436	
00090962-000300	BROCK LISA M	14606 Jockeys Ridge Dr			Charlotte, NC 28277	
00554140-000000	97610 OVERSEAS HIGHWAY LLC	193 Atlantic Blvd			Key Largo, FL 33037	
00090961-001000	ROCK HARBOR P-10 LLC	10991 SW 42nd Pl			Davie, FL 33328	
00090961-000700	BURGESS ANGELA DELORES LIVING TRUST 09/16/2021	C/O ANGELA BURGESS CO TRUSTEE	15440 SW 148 PLACE		Miami, FL 33187	
00090961-000900	P9 ROCK HARBOR PROPERTY LLC	7485 Cady Rd			North Royalton, OH 44133	
00090961-000800	LOCKWOOD JOAN	336 N Woodlawn Ave			Saint Louis, MO 63122	
00091160-000000	KEYS DISEASE HOLDINGS LLC	393 Pompano Dr			Key Largo, FL 33037	
00554940-000100	97600 OVERSEAS HIGHWAY LLC	193 Atlantic Blvd			Key Largo, FL 33037	
00090961-000600	DILLON WILLIAM	30800 S Wixom Rd			Wixom, MI 48393	
00090961-000200	FREELS NICOLE G	2281 Sunningdale Dr			Lexington, KY 40509	
00090870-000000	CARLTON CLAY M	103 1st Ave			Key Largo, FL 33037	
00091180-000000	BELL LLOYD F JR REVOCABLE TRUST OF 2011	1008 Highway 98 E			Destin, FL 32541	
00554720-001050	MEYERS PATRICK JEFFREY	116 First Ave			Key Largo, FL 33037	
00554720-001010	DELGADO CYNTHIA	23 E First St			Key Largo, FL 33037	
00554710-000000	MY FAMILY TRUST 12/4/2012	C/O STOIA SAMUEL C TRUSTEE	PO BOX 370888		Key Largo, FL 33037	
00554190-000000	VICKY BAKERY XX INC	7230 NW 77th St			Medley, FL 33166	
00090961-000400	BODKER TERRI L	97652 Overseas Hwy	Apt P4		Key Largo, FL 33037	
00090961-001100	BANDA CRYSTAL	129 N 760 E			Hyde Park, UT 84318	
00090962-000900	ORIA JUAN CARLOS REVOCABLE TRUST 06/17/2022	C/O JUAN CARLOS ORIA TRUSTEE	1530 N 69th Way		Hollywood, FL 33024	
00090964-001000	SMILEY DORIS L	13525 SW 98th Ct			Miami, FL 33176	
00090965-000700	GARIS MICHELLE D	1210 Acappella Ln			Apollo Beach, FL 33572	
00090966-002000	HAYNIE J NEIL	800 Cypress Way			Boca Raton, FL 33486	
00090966-002500	KROHN JR JOHN RAMON	97652 Overseas Hwy	# PH-1		Key Largo, FL 33037	
00090966-002900	WEPPNER MICHAEL R AND KERRY D REVOCABLE TRUST 11/27/20	1950 SW 7th Ct			Boca Raton, FL 33486	
00090963-000700	SOMOGYI MARILYN B	42 W College Ave	Apt 314S		Yardley, PA 19067	
00090964-001200	KLASFELD ILENE	1908 NW 4th Ave	Apt 112		Boca Raton, FL 33432	
00090965-000100	VAZQUEZ BEATRIZ	15862 SW 44th St			Miami, FL 33185	
00090966-000600	GOLDBERG HOWARD	1960 Ocean Mist Dr			Pompano Beach, FL 33062	
00090963-000300	LISOR CLEM F	1059 Edgewater Dr	# A-4		Orlando, FL 32804	
00090964-000900	BATULE RAFAEL	10930 SW 26th St			Miami, FL 33165	
00090965-000400	LDS ROCK HARBOR FL LLC	97652 Overseas Hwy	Apt M4		Key Largo, FL 33037	
00090966-001000	CHESNES JR GERARD	97652 Overseas Hwy	Apt HH25		Key Largo, FL 33037	
00555010-000000	KEY LARGO HOSPITALITY LAND TRUST	4651 Sheridan St	480		Hollywood, FL 33021	
00554891-003400	ARANEGUI SANTIAGO A	6431 Marlin Dr			Coral Gables, FL 33158	

00554891-001000	JM 202 MARINERS LLC	14281 SW 38th St		Miami, FL 33175
00090963-000100	DELOACH DONNA	129 Mirehouse Run		Asheville, NC 28803
00090964-000600	HELSEL JOAN M	2144 Pennington Rd		Ewing, NJ 08638
00090965-001100	HARSTAD-AUSTIN JEANNE E REVOCABLE TRUST 06/04/2021	7088 Mayfield Ter		Englewood, FL 34224
00090966-001600	VEIL MARK	107 Woodsmuir Ct		Palm Beach Gardens, FL 33418
00554891-001500	DIPALMA GERALDINE I	500 E Las Olas Blvd	Apt 2403	Fort Lauderdale, FL 33301
00090965-000200	ADAM RYAN A REV TR 05/13/05	986 John Anderson Dr		Ormond Beach, FL 32176
00090965-000300	MATUSESKI CAROL S	97652 Overseas Hwy	Apt M3	Key Largo, FL 33037
00090966-000400	SPRINKLE JR GEORGE C	14660 SW 75th Ave		Palmetto Bay, FL 33158
00090966-000500	SHUGG ELIZABETH A	97652 Overseas Hwy	Apt HH6	Key Largo, FL 33037
00090965-001200	TILTON JACQUELYN C	97652 Overseas Hwy	Apt M12	Key Largo, FL 33037
00090966-000200	3ADNIL LLC	15 Castle Dr		Woodbury, NY 11797
00090966-000900	BLITHE JOYCE A	40 Cameron Ln		North East, MD 21901
00090962-001100	JDCR LLC	5840 SW 44th Ter		Miami, FL 33155
00090964-000400	MILLER HOLLY C	12700 SW 70th Ave		Pinecrest, FL 33156
00090965-000900	LOPEZ-RUIZ REBECCA	97652 Overseas Hwy	Apt M9	Key Largo, FL 33037
00090966-001400	WALSH FRANK B JR REVOCABLE TRUST 11/30/1996	97652 Overseas Hwy	Apt HH33	Key Largo, FL 33037
00090966-003100	OKUN MAYA	97652 Overseas Hwy	Ph 7	Key Largo, FL 33037
00554891-001700	GROGAN PATRICK	420 W Royal Palm Rd		Boca Raton, FL 33432
00554891-001100	203 MARINERS LLC	PO Box 275		Oreland, PA 19075
00554891-001200	ALEM MARIO A AND BARDISA TERESITA JOINT REVOCABLE LIVING TRUST	C/O MARIO A ALEM CO TRUSTEE	2100 SW 125 COURT	Miami, FL 33175
00090964-000700	TUCKER CHARLENE A	544 Foxwood Ln		Paoli, PA 19301
00090965-000800	RAHAIM ANDREW D	97652 Overseas Hwy	Apt M8	Key Largo, FL 33037
00090965-001000	MATUSESKI CAROL STOLL	97652 Overseas Hwy	# M3	Key Largo, FL 33037
00090966-001300	STRUCKHOFF LIVING TRUST	25550 Carancho Rd		Temecula, CA 92590
00090963-000400	FAGGIONI CAROLYN I	2073 Hendricks Ave		Bellmore, NY 11710
00090963-000600	GAC MARIA U	573 Sheridan Rd		Glencoe, IL 60022
00090963-001100	HEELY CATHERINE G ESTATE	C/O CHRISTOPHER REILLY P/R	9 Nocturne Rd	Monroe Township, NJ 08831
00090964-000100	BESADA HUMBERTO AND MARIA JOINT REVOCABLE TRUST 03/05/2010	C/O HUMBERTO & MARIA BESADA TRUSTEES	2205 SW 143 CT	Miami, FL 33175
00090966-001100	LEVY BARUCH	2708 Oakmont Ct		Weston, FL 33332
00090962-001000	WESTER DAVID A	4244 Chase Ave		Miami Beach, FL 33140
00090963-000500	ODURNIN PATRICIA B REVOCABLE LIVING TRUST 07/25/2025	161 NW 131st Ave		Plantation, FL 33325
00554840-000000	KUNKEL JR ROBERT	60 Sunset Dr		Niagara Falls, NY 14304
00554820-000000	LAMB FAMILY TRUST 05/02/2024	34 E 2nd St		Key Largo, FL 33037
00091000-000000	COCONUT BAY OF KEY LARGO INC	PO Box 372098		Key Largo, FL 33037
00554480-000000	VALDES CARLOS	97675 Overseas Hwy		Key Largo, FL 33037
00091010-000000	SEAFARER RESORT AND BEACH LLC	97684 Overseas Hwy		Key Largo, FL 33037
00091020-000000	SEE THE SEA OF KEY LARGO INC	PO Box 372098		Key Largo, FL 33037
00554580-000000	LANDRY BONNIE LAVONNE	24 E First St		Key Largo, FL 33037
00554550-000000	ADAMS JAMES HARVEY	18404 SW 87th Ct		Cutler Bay, FL 33157
00090963-000900	HARRIS DANIELLE	144 Hampton Blvd		Massapequa, NY 11758
00091090-000000	NHC-FL 134 LLC	27777 Franklin Rd	Ste 200	Southfield, MI 48034
00554620-000000	MY FAMILY TRUST	C/O STOIA SAMUEL C	PO Box 370888	Key Largo, FL 33037
00554430-000000	97625 OSHWY LLC	PO Box 370888		Key Largo, FL 33037
00554460-000000	97645 OSHWY LLC	PO Box 370888		Key Largo, FL 33037
00554490-000000	97665 OSHWY LLC	PO Box 370888		Key Largo, FL 33037
00090962-001200	DILLEY DARLENE	139 Ammann Rd		Boerne, TX 78015

00090963-000200	KATZMAN HOWARD E	7255 SW 140th Ter		Palmetto Bay, FL 33158
00090964-000300	CORRADINI CAROL ANN LIV TR 06/06/2006	7744 SW 193rd St		Cutler Bay, FL 33157
00090964-000500	MCCASSEY EVERETT A	6103 Royal Breeze		San Antonio, TX 78239
00090966-001500	DUGGAN NANCY	2304 Dogwood Dr		Erie, CO 80516
00090966-003000	MCGEE LAWRENCE U	5110 Palmerston Ln		Winston Salem, NC 27104
00554891-002000	MARINERS CLUB 212 LLC	1417 Sorolla Ave		Coral Gables, FL 33134
00554891-009800	HIGH FIVE EVANS ESTATE TRUST	28600 Barbara Ln		Grosse Ile, MI 48138
00554891-001300	KNOWLES JAMES J	10180 NW 27th Ter		Doral, FL 33172
00090963-001200	FIRST MIDWEST TRUST COMPANY	C/O Old National Bank -2nd floor-	506 15th St	Moline, IL 61265
00090966-001200	TENNEY MATTHEW	30 Commerce Rd	# 100	Stamford, CT 06902
00090962-000800	FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998	C/O BRUMBAUGH JOHN M TRUSTEE	6479 Sunset Dr	Miami, FL 33143
00090964-000200	BOCA MARINA COURT LLC	5830 NW 96th Dr		Parkland, FL 33076
00090966-000300	TIELEN GISELA B	97652 Overseas Hwy	Apt HH4	Key Largo, FL 33037
00090966-001700	CLARK DIANA	1673 South St		New Haven, VT 05472
00090966-002800	STELRI LLC	C/O LEROY	3532 E Higgins Dr	Mount Pleasant, SC 29466
00090966-000800	CLAVELO ALEJANDRO	8525 SW 58th St		Miami, FL 33143
00090966-002200	FRANZ P AND L FAMILY TR 1/12/1990	C/O FRANZ LANE	97652 Overseas Hwy Apt HH45	Key Largo, FL 33037
00090966-002300	SPAFFORD DAN R	97652 Overseas Hwy	Unit HH46	Key Largo, FL 33037
00090966-001900	HOLTON JENNIFER A	PO Box 3047		Memphis, TN 38173
00090966-002600	CODD-PEREZ MARIA	6 Seward Dr		Warwick, NY 10990
00554891-000900	PEREZ ILEANA	851 Hunting Lodge Dr		Miami Springs, FL 33166
00554891-001400	DE VERA ARTURO	97501 Overseas Hwy	Unit 206	Key Largo, FL 33037
00554895-000331	CHUNDURU MADHAVI	PO Box 9507		Tavernier, FL 33070
00554895-000315	SOUTHFORK US INVEST GMBH	Brahmasallee 70		Hamburg, HH 20144 Germany
00554895-000332	GUISASOLA CHARLENE	13735 SW 83rd Ct		Palmetto Bay, FL 33158
00554895-000326	ROSE ERIC CELLU	101425 Overseas Hwy	Unit 366	Key Largo, FL 33037
00554895-000323	STANNARD PENNY L REV TRUST 7/29/2016	97501 Overseas Hwy	323	Key Largo, FL 33037
00554895-000312	HATHORN JR FREDERICK CORBETT	218 Matecumbe Ave		Islamorada, FL 33036
00554895-000314	SANFORD M ANN SANFORD TRUST 5/20/1997	29666 Shelbourne Rd		Perrysburg, OH 43551
00554895-000325	KEYS INVESTMENTS 325 LLC	9825 Marina Blvd	Ste 100	Boca Raton, FL 33428
00554891-003300	HOROWITZ CRAIG	14 SE Marlin Ave		Key Largo, FL 33037
00554891-001800	MARINERS CLUB 210 LLC	6301 SW 85th St		Miami, FL 33143
00090962-000400	KOSHNER ERICK	3101 S Ocean Blvd	Apt 704	Highland Beach, FL 33487
00090962-000500	HUGUELEY KRISTEN F	60 Germaine Pl		Schaumburg, IL 60173
00090963-001000	HARRIS BRIAN P	144 Hampton Blvd		Massapequa, NY 11758
00090962-000700	BORKOWSKI RICHARD V REVOCABLE TRUST 11/10/2021	5 Greenwich Ct		Shoreham, NY 11786
00090964-000800	RUDANOVICH NICHOLAS	7201 NW 115th Way		Parkland, FL 33076
00090965-000500	KERCKAERT MICHAEL	5825 Hempstead Rd		Oxford, MI 48371
00090966-002700	FALLS INVESTMENT TRUST 3/4/2019	C/O GREG TRAVERS	13300 S Cleveland Ave Ste 56	Fort Myers, FL 33907
00090966-000700	URIBASTERRA ANA E	6913 Seagrape Ter		Miami Lakes, FL 33014
00090966-002100	BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013	1009 Azalea Rd		Delray Beach, FL 33483
00090966-002400	MISEMER TODD	97652 Overseas Hwy	Apt HH47	Key Largo, FL 33037
00554891-003500	MARINCIC XIMENA	455 NE 91st St		Miami Shores, FL 33138
00554895-000316	HATHORN FAMILY REVOCABLE LIVING TRUST 05/09/2024	C/O ELIZABETH HATHORN TRUSTEE	174 Atlantic Circle Dr	Tavernier, FL 33070
00554895-000321	FLINT AARON JOSEPH	97501 Overseas Hwy	Unit 321	Key Largo, FL 33037
00554895-000322	SMITH BRUCE W & VICKY S FAMILY TRUST 10/09/2018	PO Box 35		Okoboji, IA 51355
00554895-000335	3500 MILAM DAIRY ROAD LLC	2001 NW 139th Ter		Pembroke Pines, FL 33028

00554895-000333	DACOSTA GINA	304 E Shore Dr		Massapequa, NY 11758
00554895-000311	LOWMAN JR WILLIAM R	420 Hillcrest Dr		Oviedo, FL 32765
00554895-000336	LECOMTE ELIZABETH	111 Church Pond Dr		Tiverton, RI 02878
00554895-000334	HEALEY DEBRA L	6 Pleasant Ridge Run Rd		Goshen, NY 10924
00554890-000000	DOT/ST.OF FL	FDOT		TALLAHASSEE, FL 32399
00554510-000000	NATIONWIDE 97671 LLC	97671 Overseas Hwy		Key Largo, FL 33037
00090820-000000	PL OCEAN RESIDENCE HOLDINGS LLC	4651 Sheridan St	Ste 480	Hollywood, FL 33021
00090962-000600	HAAS DENNIS	97652 Overseas Hwy	Apt T6	Key Largo, FL 33037
00090964-001100	COCOPLUM 11 LLC	12700 SW 70th Ave		Pinecrest, FL 33156
00090965-000600	GTM REVOCABLE TRUST 03/14/2023	C/O GREGORY MARTINI TRUSTEE	97652 Overseas Hwy Apt M6	Key Largo, FL 33037
00090966-000100	OCHBERG LYNN	97652 Overseas Hwy	Apt HH1	Key Largo, FL 33037
00554830-000000	HART LAUREN	2811 Kirk St		Miami, FL 33133
00554893-000113	REED ERIN	660 Northcliffe Dr		Belton, TX 76513
00554893-000124	AORTELA LLLP	17792 Fieldbrook Cir W		Boca Raton, FL 33496
00554893-000135	CHUNDURU MADHAVI G	PO Box 9507	Unit 135	Tavernier, FL 33070
00554893-000116	MARINERS CLUB 116 LLC	1305 City View		Oviedo, FL 32765
00554893-000115	MARINA VIEW VILLA INC	46 HOBIN ST		STITTSVILLE, ON K2S 1G8 CA
00554893-000121	WEPPLER CHARLES H	3-396 ASSINIBOINE AVE		WINNIPEG, MB R3C 0Y1 CA
00090910-000000	KEYS 90 LLC	2420 Brickell Ave	Apt 103B	Miami, FL 33129
00554893-000131	MARINERS PARADISE RESORT INC	PO Box 370767		Key Largo, FL 33037
00554893-000132	LIVING THE KEYS LIFE LLC	272 Payne Dr		Miami Springs, FL 33166
00554893-000123	PLEASANT KIMBERLY E	41 Fort Royal		Fort Lauderdale, FL 33308
00554893-000125	GONZALEZ LEANDRO JAVIER	6480 SW 84th St		Miami, FL 33143
00554893-000136	NESS DONALD	97501 Overseas Hwy	Unit 136	Key Largo, FL 33037
00090880-000000	PDI DEVELOPMENTS LLC	PO Box 372492		Key Largo, FL 33037
00554893-000134	GSPARK LLC	6205 Blue Lagoon Dr	Ste 300	Miami, FL 33126
00090930-000000	HARMONY HEALING CENTERINC	97840 Overseas Hwy		Key Largo, FL 33037
00554891-001600	DLH REALTY LLC	PO Box 859		Goshen, NY 10924
00554893-000133	LITTLEJOHN ROBERT FRANCIS	60 Derrick Von Brummel Cir		Athens, NY 12015
00554893-000112	BONNER GUNDIE E	6304 Saratoga Cir		Davie, FL 33331
00090940-000100	STOKY & STOKY LLC	14 Rainbow Dr		Key Largo, FL 33037
00091170-000000	ALBURY-JOHNSON CAROL M	105 First Ave		Key Largo, FL 33037
00554891-001900	DANGOND ALVARO JOSE	8901 SW 110th St		Miami, FL 33176
00554893-000126	FREDRICKANN LLC	4698 NW 26th Way		Boca Raton, FL 33434
00554893-000111	111 OCEANVIEW LLC	1474 A W 84th St		Hialeah, FL 33014
00554893-000114	MCPHERSON ERIC LIVING TRUST 11/27/2007	97501 Overseas Hwy		Key Largo, FL 33037
00554893-000122	MARINERS RLJ LLC	97501 Overseas Hwy	Unit 133	Key Largo, FL 33037
00554895-000313	FEW DARCI E	6403 Buell Dr		Lockport, NY 14094
00554895-000324	LARSEN JEFFREY R REVOCABLE TRUST 09/20/2017	315 Lake Eden Way		Delray Beach, FL 33444
00090860-000000	PLOR MF HOLDING LLC	4651 Sheridan St	Ste 480	Hollywood, FL 33021
00554720-001070	HERNANDEZ MAYKE	31 E 2nd St		Key Largo, FL 33037
00554720-001020	CASTRO DOLLY	110 First Ave		Key Largo, FL 33037
00554720-001030	VASQUEZ KARLA	112 First Ave		Key Largo, FL 33037
00554720-001040	HERNANDEZ-CASTRO NOYDE	114 First Ave		Key Largo, FL 33037
00554720-001060	STUBBLEFIELD JOSEPH	118 First Ave		Key Largo, FL 33037

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 29 / 25
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing KEY LARGO FAMILY TRUST LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map (FLUM) 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)

1-8, 30-33 MANDALAY Key Largo
Lot Block Subdivision Key (Island)

00554420-000000 1679917
Real Estate (RE) / Parcel ID Number Alternate Key Number

97601 OVERSEAS Hwy, KEY LARGO
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607 305.522.2062 don@icm.build amie@icm.build
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.

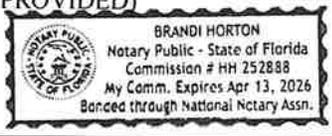
Signature of Property Owner: [Signature] Date: 12.29.25

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization, on 29 day of December, 2025, by Sam Stoic
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



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

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 29 / 25
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing 97625 OSHWY LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map (FLUM) 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)

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Rows include: 9-10, 2, MANDALAY, Key Largo; 00554430-000000, 1679925; Real Estate (RE) / Parcel ID Number, Alternate Key Number; 97625 OVERSEAS Hwy, KEY LARGO, 97; Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607 305.522.2062 don@icm.build amie@icm.build
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: Alana Stora Date: 12.29.25

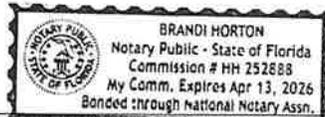
STATE OF Florida COUNTY OF Monroe

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

on 29 day of December, 2025, by Alana Stora
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Signature of Notary Public



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

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 29 / 25
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing 97645 OSHWY LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map (FLUM) 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)

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Rows include: 11-12, 2, MANDALAY, Key Largo; 00554460-000000, 1679950; 97645 OVERSEAS Hwy, KEY LARGO, 97.

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607 305.522.2062 don@icm.build amie@icm.build
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: Alana Stora Date: 12.29.25

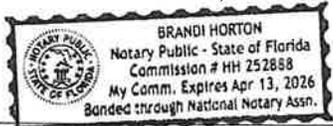
STATE OF Florida COUNTY OF Monroe

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

on 29 day of December, 2025, by Alana Stora
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Signature of Notary Public



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

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 29 / 25
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing 97665 OSHWY LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map (FLUM) 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)

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Rows include: 15-16, 2, MANDALAY, Key Largo; 00554490-000000, 1679984; 97665 OVERSEAS Hwy, KEY LARGO, 97.

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607 305.522.2062 don@icm.build amie@icm.build
Work Phone Home Phone Cell Phone Email Address

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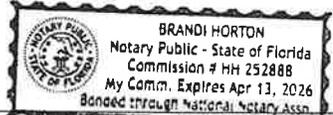
Signature of Property Owner: Alana Stojic Date: 12.29.25

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization, on 29 day of December, 2025, by Alana Stojic (PRINT NAME OF PERSON MAKING STATEMENT)

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

Signature of Notary Public



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

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 29 / 25
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing MY FAMILY TRUST 12/4/2012 C/O STOIA SAMUEL C TRUSTEE for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map (FLUM) 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)

28 2 MANDALAY Key Largo
Lot Block Subdivision Key (Island)
00554610-000000 1680109
Real Estate (RE) / Parcel ID Number Alternate Key Number
32 E FIRST St, KEY LARGO 97
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607 305.522.2062 don@icm.build amie@icm.build
Work Phone Home Phone Cell Phone Email Address

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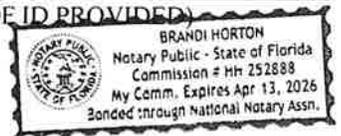
Signature of Property Owner: [Signature] Date: 12/29/25

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization,
on 29 day of December, 2025 by Sam Stoia
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



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

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 29 / 25
Month Day Year

I hereby authorize Don Horton and/or Amie Owens be listed as authorized agent
(Print Name of Agent)

representing MY FAMILY TRUST for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Future Land Use Map (FLUM) 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)

29 2 MANDALAY Key Largo
Lot Block Subdivision Key (Island)
00554620-000000 1680117
Real Estate (RE) / Parcel ID Number Alternate Key Number
34 E FIRST St, KEY LARGO 97
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

88888 Old Highway #9 Tavernier, Florida 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607 305.522.2062 don@icm.build amie@icm.build
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: [Signature] Date: 12/29/25

STATE OF Florida COUNTY OF Monroe

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

on 29 day of December, 2025, by Sam Stora
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



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



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## Detail by Entity Name

Florida Limited Liability Company  
KEY LARGO FAMILY TRUST LLC

### Filing Information

<b>Document Number</b>	L23000443532
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	09/25/2023
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

97601 OVERSEAS HWY  
KEY LARGO, FL 33037

### Mailing Address

PO BOX 370888  
KEY LARGO, FL 33037

### Registered Agent Name & Address

STOIA, SAMUEL  
97601 OVERSEAS HWY  
KEY LARGO, FL 33037

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

STOIA, SAMUEL  
97601 OVERSEAS HWY  
KEY LARGO, FL 33037

Title MGR

STOIA, ALANA  
97601 OVERSEAS HWY  
KEY LARGO, FL 33037

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	04/05/2024
2025	04/06/2025

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<a href="#">09/25/2023 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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## Detail by Entity Name

Florida Limited Liability Company

97625 OSHWY LLC

### Filing Information

**Document Number** L23000143594

**FEI/EIN Number** N/A

**Date Filed** 03/21/2023

**State** FL

**Status** ACTIVE

### Principal Address

97625 OVERSEAS HWY

KEY LARGO, FL 33037

### Mailing Address

P.O. BOX 370888

KEY LARGO, FL 33037

### Registered Agent Name & Address

STOIA, ALANA

97625 OVERSEAS HWY

KEY LARGO, FL 33037

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MY FAMILY TRUST  
81 EAST SECOND STREET  
KEY LARGO, FL 33037

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	04/10/2024
2025	04/06/2025

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## Detail by Entity Name

Florida Limited Liability Company

97645 OSHWY, LLC

### Filing Information

**Document Number** L18000238368

**FEI/EIN Number** 47-1643491

**Date Filed** 10/08/2018

**Effective Date** 10/15/2018

**State** FL

**Status** ACTIVE

### Principal Address

97645 OVERSEAS HWY

KEY LARGO, FL 33037 UN

### Mailing Address

P.O. BOX 370888

KEY LARGO, FL 33037 UN

### Registered Agent Name & Address

STOIA, ALANA

97645 OVERSEAS HWY

KEY LARGO, FL 33037

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

STOIA, ALANA  
97645 OVERSEAS HWY  
KEY LARGO, FL 33037 UN

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	03/22/2023
2024	04/07/2024
2025	04/09/2025

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<a href="#">04/07/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">10/08/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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## Detail by Entity Name

Florida Limited Liability Company

97665 OSHWY LLC

### Filing Information

<b>Document Number</b>	L17000124889
<b>FEI/EIN Number</b>	82-2276330
<b>Date Filed</b>	06/07/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

97665 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037

### Mailing Address

PO BOX 370888  
KEY LARGO, FL 33037

### Registered Agent Name & Address

STOIA, ALANA  
36 East Second Street  
KEY LARGO, FL 33037

Address Changed: 03/22/2023

### Authorized Person(s) Detail

### Name & Address

Title MGR

STOIA, ALANA  
PO BOX 370888  
KEY LARGO, FL 33037

### Annual Reports

Report Year	Filed Date
2023	03/22/2023
2024	04/07/2024
2025	04/09/2025

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MY FAMILY TRUST

**THIS TRUST AGREEMENT** made this 4<sup>th</sup> day of DECEMBER, 2012 by and between SAMUEL C. STOIA, whose Social Security Number or Federal Identification Number is \_\_\_\_\_, hereinafter called the Grantor, and SAMUEL C. STOIA, Trustee. The general purpose of this Trust is to conserve and more efficiently control and manage the assets of the Trust for the exclusive benefit, health, maintenance and welfare of the Grantor and his beneficiaries.

The word TRUSTEE shall mean Trustee, Co-Trustee, Successor Trustee, Successor Co-Trustee and Successor Corporate Trustee as required by the terms of this instrument and as defined by Florida law.

WHEREAS, the Grantor desires to create a revocable trust of the property described in Exhibit "A" hereto, together with such monies, securities and other assets as the Trustees hereafter may hold or acquire hereunder (said property, monies, securities, and other assets, together with any additions thereto received pursuant to the respective Grantor's last will and testament, marital settlement agreement, or as the proceeds of insurance on the respective Grantor's life, other pertinent documents, or otherwise, being hereinafter referred to as the "Trust Estate"), for the purposes and upon the terms and conditions hereinafter set



forth.

WHEREAS the Trustee is willing to hold, administer and distribute said property (together with the proceeds and all additions thereto of whatsoever kind and from whomsoever received, and all re-investments thereto) as the corpus of the trust estate, for the sole benefit of the grantor and beneficiaries in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the covenants herein contained and other valuable consideration, the receipt and sufficiency of which hereby is acknowledged, the Grantor hereby transfers, conveys, assigns and delivers to the Trustee as and for the trust estate the property more particularly described in Exhibit "A", et seq. hereto, to hold the same, and any other property which the Trustees hereafter may acquire, in trust, for the purposes and upon the terms and conditions hereinafter set forth:

FIRST: The Trustees shall hold, manage, invest and reinvest the trust estate, shall collect the income therefrom, and shall pay a portion of the net income and any part of the principal thereof in equal proportions to the Grantor for his health, maintenance, and welfare, from time to time as her needs and interests might reasonably require, but at least once per year, at the sole discretion of the Trustee. Any income not so paid or applied shall be accumulated and added to the principal of this trust at least quarter-annually. The corpus of this Trust shall

pass to the beneficiaries upon the death of the Grantor and the Trust terminated thereby, unless reasonable circumstances require otherwise as determined by the trustee in the trustee's sole discretion.

SECOND: If at any time any beneficiary, in the judgment of the Trustee, shall be under any legal or mental disability or shall be unable to manage properly their affairs by reason of illness or mental or physical disability (whether or not a court of competent jurisdiction has declared the beneficiary incompetent or mentally ill or has appointed a legal representative for the Grantor), the Trustee may pay or apply so much or all of the net income and the principal of the trust estate as the Trustee deems necessary or advisable for the health, education, maintenance or support of the beneficiary, or for the payment of insurance premiums on the health or life of the beneficiary. Any income not so paid or applied shall be accumulated and added to the principal of this trust at least once annually.

In making any payment hereunder, the Trustee may consider, but shall not be required to consider, the income and other resources of the beneficiary. Any such payment may be charged upon a subsequent division of the trust estate against the principal of any share which may be set apart for any beneficiary hereunder.

THIRD: It is the intention of this Trust to direct the Trustee to maximize the largest amount, if any, that can pass free



of federal and state estate tax regulations by use of the unified credit, state death tax credits, and/or any other allowances available to the estate to benefit the Trust corpus and the beneficiaries under tax codes of the State of Florida or the U.S. Internal Revenue Service.

FOURTH: BENEFICIARIES: The beneficiaries of this Trust and their respective shares are:

1. ALANA N. STOIA (Wife): 33-1/3 Percent
2. SAMUEL L. STOIA (Son): 33-1/3 Percent
3. MATTHEW L. STOIA (Son): 33-1/3 Percent

of the net trust estate after the following special bequests and devises are distributed, and subject to the following conditions.

SPECIAL BEQUESTS AND DEVICES SEPARATE FROM BENEFICIARY SHARES:

A. MONETARY BEQUESTS: \_\_\_\_\_  
\_\_\_\_\_

B. PERSONAL PROPERTY BEQUESTS: See attached Separate Writing.

C. REAL ESTATE DEVICES:

1. Upon the death of Samuel C. Stoia, the following real property in Key Largo, FL (South Side of Boatyard) shall be immediately transferred from Trustee to SAMUEL L. STOIA and MATTHEW L. STOIA (Sons), as Joint Tenants with Right of Survivorship:

A.K. #1103870, R.E.ID #00090940000000066239

4-A: SPECIAL CONDITIONS FOR DISTRIBUTIONSS:

A. Upon the death of SAMUEL C. STOIA:

1. Parcel #1103870 South of Boatyard shall be immediately transferred to sons, SAMUEL L. STOIA and MATTHEW L. STOIA, as Joint Tenants with Right of Survivorship (JTROS). Mortgage(s), if any, on this parcel shall continue to be paid by My Family Trust/Rock Harbor Marina Rentals, Inc. as a continuing gift until mortgage is paid in full.

2. The operation of Rock Harbor Marina, Inc. and M.M. 97.5 Key Largo Marina Oceanside, Inc. shall be jointly operated by ALANA STOIA, SAMUEL L. STOIA and MATTHEW L. STOIA.

For five years after the death of Samuel C. Stoia, net income after normal expenses shall be distributed as follows: 75% to Alana Stoia, 25% to be equally distributed to Samuel L. Stoia and Matthew L. Stoia.

3. Day to day operations of the aforementioned shall be managed by Alana Stoia, or alternatively, by assigns if unanimously agreed to by all trust beneficiaries.

4. Alana Stoia may unilaterally authorize purchases or expenditures up to \$5,000 per year for property repair and maintenance, with a total amount not to exceed \$10,000 in any 36-month calendar period. Receipts shall be provided to the trust accountant for said expenditures. If no receipts

are provided, said expenditures shall be considered an advance upon income in the next calendar year or repaid to trust beneficiaries.

5. No corporate salaries shall be paid to shareholders; instead, quarterly payments of net income shall be equally distributed to shareholders.
6. Any individual beneficiary may demand in writing to the Trustee an audit of trust assets, and said audit shall be conducted promptly by Keys Accounting, Inc., or by any other professional accounting office upon unanimous vote by the beneficiaries. In the event Keys Accounting, Inc. is unable to perform the audit, or if an agreement as to which accounting firm to be used cannot be reached, the Law Firm of Fowler White shall be retained to perform the audit. Should Fowler White be unable to perform, a directory raffle of 100 Monroe, Miami-Dade, and Broward County CPA accounting firms shall be conducted by placing 100 named cards of said CPA firms with contact information into a basket, and the CPA firm shall be selected by a random drawing by an independent third party. The requesting beneficiary shall bear the cost of the audit.
7. Upon the 70<sup>th</sup> birthday of Alana Stoia, the net profits of the Trust assets shall be distributed thusly: 60% to Alana Stoia, 20% to Samuel L. Stoia, and 20% to Matthew L. Stoia.
8. Upon the 75<sup>th</sup> birthday of Alana Stoia, the net profits of



- the Trust assets shall be distributed thusly: 50% to Alana Stoia, 25% to Samuel L. Stoia, and 25% to Matthew L. Stoia.
9. Upon Alana Stoia's 80<sup>th</sup> birthday, the net profits of the Trust assets shall be distributed thusly: 33-1/3% to Alana Stoia, 33-1/3% to Samuel L. Stoia, and 33-1/3% to Matthew L. Stoia, and from thence forward until the Trust is terminated and final distributions made on the following date: Date of Death of Alana Stoia, 20\_\_.
10. Note: Notwithstanding items #7-9 above, Alana Stoia at all times shall receive the greater of \$75,000 per year or the percentages previously stated.
11. As a condition for any beneficiary to receive the aforementioned income: Should any Trust beneficiary be convicted of a DUI offense, or an offense of similar nature as determined by the Trustee, the Trust income for that calendar year for that beneficiary shall be withheld and placed into escrow by the Trustee, and shall be subsequently distributed to said beneficiary at a future date at the discretion of the Trustee. SHOULD A SECOND CONVICTION OF THE TYPE MENTIONED AFORESAID OCCUR BY THE BENEFICIARY WITHIN A FIVE-YEAR PERIOD, SAID BENEFICIARY SHALL FORFEIT ALL TRUST INCOME FOR FOUR YEARS FROM DATE OF CONVICTION, WHICH SHALL BE RE-DISTRIBUTED EQUALLY TO THE REMEINING TRUST BENEFICIARIES. A THIRD SIMILAR CONVICTION BY THE BENEFICIARY SHALL RESULT IN PERMANENT LOSS OF ALL

TRUST INCOME AND BENEFITS.

12. Upon the death of Alana Stoia, Trust net income shall be distributed equally to Samuel L. Stoia and Matthew L. Stoia until termination of the Trust.

If any beneficiary dies before scheduled distribution of the trust corpus but leaves issue, such issue shall take such share per stirpes; if any beneficiary dies before distribution of the trust corpus on said date and leaves no issue, the share of such deceased beneficiary shall be distributed to the surviving beneficiary. If both beneficiaries should die before distribution of the Trust corpus on January 1, 2024, said trust corpus shall be passed to any named contingent beneficiaries; if no contingent beneficiaries are so named, the trust assets shall go into the residuary estate of the Grantor for distribution per Florida law.

FIFTH: The Trustee is authorized, at any time and from time to time, to pay to, or apply to the use of, the Grantor's or any beneficiary's health, education, maintenance or support, any reasonable part or portion of principal of the Trust as the Trustee may determine in their absolute discretion, without taking into account other resources available to such beneficiary. Any such payment shall be charged upon a subsequent division of the trust estate against the principal of any share which may be set

apart for said beneficiary.

SIXTH: In any case in which the Trustees are authorized or directed by any provision of this Agreement to pay or distribute income or principal to any person who shall be a minor or incompetent, the Trustee shall pay or distribute the whole or any part of such income or principal to such minor or incompetent's parent or legal guardian, or may pay or distribute the whole or any part thereof to the guardian, committee, conservator or other legal representative, wherever appointed, of such minor or incompetent or to the person with whom such minor or incompetent may from time to time reside, or in the case of a minor, may pay or distribute the whole or any part thereof to a custodian for such minor under any gifts to minors or transfers to minors Act. The receipt of the persons to whom any such payment or distribution so made shall be a sufficient discharge therefor, even though the Trustees may be such person.

The Trustees, in their absolute discretion, may defer payment or distribution of any or all income or principal to which a minor may be entitled, or to make such payment or distribution at any time and from time to time, during the minority of such minor, holding the whole or the undistributed portion thereof as a separate fund vested in such minor but subject to the power in trust hereby given to the Trustee to administer and invest such fund and to use the income or principal thereof for the benefit of such minor as if such fund were held in trust hereunder.



SEVENTH: Upon the death of the Grantor or either or both of the beneficiaries, the Trustee may pay from the principal of the trust estate the amount of any estate or death taxes, by whatever name called, imposed under the laws of any jurisdiction by reason of the beneficiary's death, whether in respect of property passing under this Agreement or the beneficiary's last will and testament or otherwise, and the amount of all the debts which the beneficiary's estate must pay, the expenses of his/her last illness and funeral, and the expenses of administering the estate.

The Trustee may rely upon the written certification of the personal representatives, executors or administrators of the beneficiary's estate as to the amount of any such tax, debt or expense, without any duty to inquire as to the correctness thereof, and, in their discretion, may make payment thereof either to said personal representatives, executors or administrators or to the taxing authority or person to whom such amount is owed.

EIGHTH: With respect to any insurance policies payable to the beneficiaries, the Trustee, upon being advised that any sum is so payable by reason of the death of any beneficiary or third party, shall endeavor to collect the same, and may bring a suit or action therefor. The Trustee shall be entitled to reimbursement from the trust estate for expenses incurred by the Trustee in reasonably collecting or attempting to collect any such sum by suit, action or otherwise. The Trustee, however, shall be under no duty to bring a suit or action unless the expenses of the

Trustee, including attorneys' fees, shall have been advanced or guaranteed to the satisfaction of the Trustee. The Trustee may repay, out of the trust estate, any advances made by the Trustee or reimburse the Trustee for expenses incurred in collecting or attempting to collect any sum as aforesaid.

NINTH: The Grantor hereby states that there is full right in law and equity to amend or revoke in whole or in part this Trust Agreement or any Trust created hereunder, including the right to change the terms or beneficiaries thereof.

TENTH: In the administration of any property, real or personal, at any time forming a part of the trust estate, including accumulated income, and in the administration of any trust created hereunder, the Trustee, in addition to and without limitation of the powers provided by law, shall have the following powers to be exercised in the absolute discretion of the Trustees, except as otherwise expressly provided in this Agreement:

(a) To retain such property for any period, whether or not the same is of the character permissible for investments by fiduciaries under any applicable law, and without regard to the effect any such retention may have upon the diversity of investments.

(b) To sell, transfer, exchange, convert or otherwise dispose of, or buy/sell/grant options with respect to, such property, at public or private sale, with or without security, in such manner, at such times, for such prices, and upon such terms and conditions

as the Trustees may deem advisable.

(c) To invest and reinvest in common or preferred stocks, securities, investment trusts, bonds, options, futures and other property, real or personal, foreign or domestic, including any undivided interest in any one or more common trust funds, whether or not such investments be of the character permissible for investments by fiduciaries under any applicable law, and without regard to the effect any such investment may have upon the diversity of investments.

(d) To render liquid the trust estate or any trust created hereunder in whole or in part, at any time and from time to time, and to hold unproductive property, cash or readily marketable securities of little or no yield for such period as the Trustee may deem advisable.

(e) To lease any such property beyond the period fixed by statute for leases made by fiduciaries and beyond the duration of any trust created hereunder.

(f) To join or become a party to, or to oppose, any reorganization, readjustment, recapitalization, foreclosure, merger, voting trust, dissolution, consolidation or exchange, and to deposit any securities with any committee, depository or trustee, and to pay any fees, expenses and assessments incurred in connection therewith, and to charge the same to principal, and to exercise conversion, subscription or other rights, and to make any necessary payments in connection therewith, or to sell any such

privileges.

(g) To vote in person at meetings of stock or security holders and adjournments thereof, and to vote by general or limited proxy with respect to any stock or securities.

(h) To hold stock and securities in the name of a nominee without indicating the trust character of such holding, or unregistered or in such form as will pass by delivery, or to use a central depository and to permit registration as needed.

(i) To initiate or defend, at the expense of the trust estate, any litigation relating to this Agreement or any property of the trust estate which the Trustees consider advisable, and to pay, compromise, compound, adjust, submit to arbitration, sell or release any claims or demands of the trust estate or any trust created hereunder against others or of others against the same as the Trustees may deem advisable, including the acceptance of deeds of real property in satisfaction of notes, bonds and mortgages, and to make any payments in connection therewith which the Trustees may deem advisable.

(j) To reasonably borrow money for any purpose from any source, including any trustee at any time acting hereunder, and to secure the repayment of any and all amounts so borrowed by mortgage or pledge of any trust property.

(k) To possess, manage, develop, subdivide, control, partition, mortgage, lease or otherwise deal with any and all real property;

to satisfy and discharge or extend the term of any mortgage thereof; to execute the necessary instruments and covenants to effectuate the foregoing powers, including the giving or granting of options in connection therewith; to make repairs, replacements and improvements, structural or otherwise, or abandon the same if deemed to be worthless or not of sufficient value to warrant keeping or protecting; to abstain from the payment of real estate taxes, assessments, water charges and sewer rents, repairs, maintenance and upkeep of the same; to permit to be lost by tax sale or other proceeding or to convey the same for a nominal consideration or without consideration; to set up appropriate reserves out of income for repairs, modernization and upkeep of buildings, including reserves for depreciation and obsolescence, and to add such reserves to principal and, if the income from the property itself should not suffice for such purposes, to advance out of other income any sums needed therefor, and advance any income of the trust for the amortization of any mortgage on property held in the trust.

(l) To lend money to the estate of the Grantor or to the trustee of any trust established by the Grantor and to purchase property from such estate or trustee, at such prices, and upon such terms and conditions, as the Trustees may deem to be fair and reasonable.

(m) To carry insurance of the kinds and in the amounts which the Trustees consider advisable, at the expense of

the trust estate, to protect the trust estate and the Trustees personally against any hazard.

(n) To make distribution of the trust estate or of the principal of any trust created hereunder in kind, and to cause any distribution to be composed of cash, property or undivided fractional shares in property different in kind from any other distribution, without regard to the income tax basis of the property distributed to any beneficiary of any trust.

(o) To allocate receipts and disbursements of the trust estate between income and principal as the Trustees in their discretion may determine.

(p) To execute and deliver any and all instruments or writings which it may deem advisable to carry out any of the foregoing powers. No party to any such instruments or writings shall be obligated to inquire into its validity.

(q) To exercise all such rights and powers and to do all such acts and enter into all such agreements as persons owning similar property in their own right might lawfully exercise, do or enter into.

(r) To prudently disburse trust assets of principal and interest, with ultimate regard for conserving principal of the Trust assets, in all manner reasonably necessary to provide for and protect the trust beneficiaries.

(s) To perform any other act prudently necessary to protect and preserve the assets of the Trust, and any acts prudently necessary

to protect benefits to the beneficiaries.

No person who deals with any Trustee hereunder shall be bound to see to the application of any asset delivered to such Trustee or to inquire into the authority for, or propriety of, any action taken or not taken by such Trustee.

Notwithstanding anything to the contrary contained herein, during such time as any beneficiary of any trust created hereunder (other than the Grantor) may be acting as a Trustee hereunder, such person shall not be disqualified from exercising any power to make any discretionary distributions of income or principal to himself, or to satisfy any of his legal obligations, or to make discretionary allocations in his own favor of receipts or disbursements as between income and principal. A full accounting shall be made to the beneficiaries or their agents at regular intervals, but not less than once annually until termination of the Trust.

No Trustee shall be liable for acts or omissions in administering the Trust Estate or any trust created by this Agreement, except for that Trustee's own actual fraud, gross negligence or willful misconduct. If any Trustee becomes liable as Trustee to any other person who is not a beneficiary in connection with any matter not within the Trustee's control and not due to the Trustee's actual fraud, gross negligence or willful misconduct, such Trustee shall be fully indemnified and held harmless by the trust estate and any trust created hereunder

giving rise to such liability, as the case may be, against and in respect of any damages that such Trustee may sustain, including without limitation attorneys' fees.

The Trustees are authorized, but not required, to accept any property transferred to the Trustees by any person during such person's lifetime or by such person's last will and testament. Any property so transferred to, and accepted by, the Trustees shall become a part of such trust or trusts created by this Agreement as such person shall direct and may be reasonably commingled with the other property in the trust or trusts to which such property has been added and shall be held, administered and disposed of as a part of such trust or trusts.

ELEVENTH: This trust is created with the express understanding that each bank at which an account is maintained shall have no responsibility as a depository of funds to see to the property administration of this trust. Upon the transfer of the right, title and interest in and to any account by any Trustee hereunder, the bank shall conclusively treat the transferee as the sole owner of such right, title and interest. Until the bank shall receive from some person interested in this trust written notice of any death or other event upon which a right to receive income or principal may depend, the bank shall incur no liability for payment made in good faith to persons whose interests shall have been affected by such event. The bank shall be protected in acting upon any notice or other instrument or document believed by

it to be genuine and to have been signed or presented by the proper party or parties.

This trust is created with the express understanding that each issuer, transfer agent or custodian of any securities held hereunder shall have no responsibility or liability to see to the proper administration of this trust. Upon the transfer of the right, title and interest in and to such account by any trustee hereunder, said issuer, transfer agent or custodian shall conclusively treat the transferee as the sole owner of such securities. Until written notice of any death or other event upon which a right to receive income or payment made in good faith to persons whose interests shall have been affected by such event, the issuer, transfer agent or custodian shall be protected in acting upon any notice or other instrument or document believed by it to be genuine and to have been signed by the proper party or parties.

TWELFTH: The Grantor hereby appoints himself, SAMUEL C. STOIA, as Trustee hereunder. In the event of the death or disability of Samuel C. Stoia, ALANA N. STOIA shall serve as Successor Trustee. A court of competent jurisdiction shall appoint a trustee if no trustee can serve.

The Trustee, at any time and from time to time, by instrument in writing signed and acknowledged, may delegate any or all of the rights, powers, duties, authority and privileges, whether or not discretionary, provided herein, to any other Trustee for such

period or periods of time as may be designated in such written instrument; provided, however, that any such instrument shall be revocable at any time.

The Trustee shall have the right to resign at any time during the life of the beneficiaries by giving written notice to the beneficiaries of this Trust or, if none, to the persons sui juris who would be entitled to a share of the principal of such trust if it were then to terminate. If upon such resignation no Trustee remains in office, such resignation shall not be effective until the Grantor, or if the Grantor is unable to do so, a court of competent jurisdiction, has appointed a Successor Trustee. The expenses of the accounting of a resigning Trustee shall be a proper charge against such trust.

If any Trustee shall resign, the successor Trustee of each trust created hereunder shall be such persons, bank or trust company as shall be designated in a written instrument executed by the Grantor, or, if the Grantor is not then living, by a majority of the then income beneficiaries of such trust, or if none of the beneficiaries are sui juris, by a majority of the persons sui juris who would be entitled to receive the principal of such trust if it were then to terminate. Trustees, however, shall at all times have full discretionary power to determine the age for distribution to all beneficiaries.

The term "Trustees" wherever used herein shall mean the trustee or trustees in office from time to time. Any such trustee

shall have the same rights, powers, duties, authority and privileges, whether or not discretionary, as if originally appointed hereunder.

No bond, surety or other security shall be required of any Trustee acting hereunder for the faithful performance of the duties of Trustee, notwithstanding any law of any State or other jurisdiction to the contrary.

The Trustees shall be entitled to receive reasonable compensation for the services of the Trustees hereunder, under fee structures as set forth by trust companies in the local jurisdiction.

**THIRTEENTH:** The Trustee, at any time and from time to time but at least once annually, may render to the beneficiaries an account of the acts and transactions of the Trustee with respect to the income and principal of any trust created hereunder, from the date of the creation of such trust or from the date of the last previous account of the Trustees After the death of either beneficiary, the Trustee, at any time and from time to time, may render an account to the living persons or persons who are entitled, at the time of such account, to receive all or a portion of the income of the trusts herein created. The approval of any person of full age, or a guardian or parent of a minor or incompetent person, to whom an account is rendered shall, as to all matters stated therein, be final and binding upon him or such minor or incompetent person, as the case may be. A person of full

nh

age, or a guardian or parent of a minor or incompetent person, to whom an account is rendered shall be deemed to have approved the account if he assents to the account in writing or if he does not communicate to the Trustees his written objections to the account within ten days after the receipt of the account.

The Trustee shall have full power and authority on behalf of all persons interested in any trust hereunder, whether such interest relates to income or principal, to settle any account of the Trust. Such settlement shall be final and binding upon all persons so interested in such trust. Upon such settlement, the Trustees shall be fully and completely discharged and released from all further liability with respect to acts and transactions set forth in the account so settled.

The Trustee shall not be required at any time to file any account in any court, nor shall the Trustees be required to have any account judicially settled. Nothing herein, however, shall be construed as limiting the right of the Trustees to seek a judicial settlement of any account. The Trustee shall file a full Trust accounting to the beneficiaries at least once annually.

FOURTEENTH: The determination of the Trustee in respect of the amount of any discretionary payment of income or principal from any trust established hereunder, and of the advisability thereof, shall be final and conclusive on all persons, whether or not then in being, having or claiming any interest in such trust, and upon making any such payment, the Trustees shall be released

fully from all further liability or accountability therefor.

The right of any beneficiary of any payment of income or principal shall in every case be subject to any charge or deduction which the Trustees may make against the same under the authority granted to the Trustees by any law or by this Agreement.

FIFTEENTH: If the beneficiaries under this Agreement shall die simultaneously with another beneficiary or any other person upon whose death such beneficiary shall become entitled to receive either income or principal under this Agreement, or in such circumstances as to render it difficult or impracticable to determine who predeceased the other, then for purposes of this Agreement the provisions of this Agreement shall be construed under the laws of the State of Florida, notwithstanding the provisions of any applicable law establishing a different presumption of order of death or providing for survivorship for a fixed period as a condition of inheritance of property.

SIXTEENTH: No disposition, charge or encumbrance on the income or principal of any trust established hereunder shall be valid or binding upon the Trustees. No beneficiary shall have any right, power or authority to assign, transfer, encumber or otherwise dispose of such income or principal or any part thereof until the same shall be paid to such beneficiary by the Trustees. No income or principal shall be subject in any manner to any claim of any creditor of any beneficiary or liable to attachment, execution or other process of law.

SEVENTEENTH: The validity and construction of this Agreement and the Trusts created hereunder shall be governed by the laws of the State of Florida.

Wherever used in this Agreement and the context so requires, the masculine shall include the feminine and the singular shall include the plural, and vice versa.

EIGHTEENTH: This Agreement as stated and the trusts created hereunder may be referred to, in any other instrument, by the name: "MY FAMILY TRUST, Samuel C. Stoia, Trustee u/t/a Dated *DECEMBER 4<sup>th</sup>*, 2012".

NINETEENTH: This Agreement shall extend to and be binding upon the heirs, personal representatives, executors, administrators, successors and assigns of the undersigned Grantor and upon the Trustees acting hereunder.

IN WITNESS WHEREOF, this Agreement has been duly executed as of the date first above written.

Signed: [Signature]  
SAMUEL C. STOIA, GRANTOR

[Signature]  
SAMUEL C. STOIA, TRUSTEE

1. Witness: [Signature]  
Print: Virginia L. Gargan

2. Witness: [Signature]  
Print: Debra A. Overfield

STATE OF FLORIDA )  
COUNTY OF MONROE )

THE FOREGOING INSTRUMENT was subscribed to and acknowledged before me on this 4<sup>th</sup> day of DECEMBER, 2012, by SAMUEL C. STOIA, Grantor and Trustee, and the Witnesses Virginia L. Gargan and DEBRA A. Overfield who are () personally known to me, or () who have produced \_\_\_\_\_ as identification and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
Notary's Printed Name: R.T. McDaniel Jr.

SEAL:  Roy Thornton McDaniel, Jr.  
COMMISSION # EE 837069  
EXPIRES: SEP. 24, 2016  
WWW.AARONNOTARY.com

EXHIBIT "A"

MY FAMILY TRUST ESTATE PROPERTY

1. Monroe County, FL Real Property, Corporate or Non-Corporate:
  - A. Vacant Land, A.K. #1680109 (RHM)
  - B. Vacant Land, A.K. #1103870 (SS)
  - C. Improved Land, A.K. #1680206 (RHM)
  - D. Improved Land, A.K. #1680257 (MM97.5)
  - E. Vacant Land, A.K. #8527624 (RHM)
  - F. Vacant Land, A.K. #1680087 (SCS)
  
2. Corporate Shares:
  - A. 100% OF ALL OUTSTANDING SHARES OF "ROCK HARBOR MARINA, INC., a Florida corporation."
  - B. 100% OF ALL OUTSTANDING SHARES OF "M.M. 97.5 KEY LARGO OCEANSIDE MARINA, INC., a Florida corporation."
  - C. 100% OF ALL OUTSTANDING SHARES OF "ROCK HARBOR MARINA RENTALS, INC., a Florida corporation."
  - D. 100% OF ALL OUTSTANDING SHARES OF "A BOAT 4 FUN, INC., a Florida corporation."
  - E. 100% OF ALL OUTSTANDING MEMBER SHARES OF "ALL TIRES OF MONROE COUNTY, a Florida LLC."
  - F. 100% OF ALL OUTSTANDING SHARES OF "PILE IT UP, INC., a Florida corporation."
  - G. 100% OF ALL OUTSTANDING MEMBER SHARES OF "SAM, MATTHEW & DAD, a Delaware LLC."
  
13. Personal Property: SEE ATTACHED MEMORANDUM OF TANGIBLE PERSONAL PROPERTY
  
14. Intangible Personal Property (Investments, Accounts, Life Insurance, etc.):
  - A.
  - B.
  - C.

IN WITNESS WHEREOF, this Amendment has been duly executed as of the 3 day of May, 2013.

[Signature]  
SAMUEL C. STOIA, Grantor

In the Presence of Witnesses:

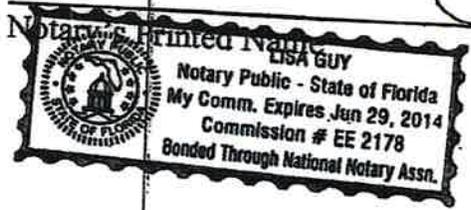
1. [Signature]  
print: Cardice Brown  
residing at: \_\_\_\_\_

2. [Signature]  
print: Lisa Guy  
residing at: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MONROE  
On this date, the 3 day of May, 2013, appeared before me, a Notary Public duly registered in the State of Florida, SAMUEL C. STOIA, Grantor, and the Witnesses Cardice Brown and Lisa Guy (  personally known to me, or ( ) who produced \_\_\_\_\_ as identification, and who subscribed and acknowledged to me that they executed the above instrument in the presence of the Grantors and of each other, and who did not take an oath.

Seal:

[Signature]  
Notary Public Signature





# Boundary Survey

Sheet 1 of 2

## RECORDED LEGAL DESCRIPTION:

MONROE COUNTY O.R.B 2603, PG. 2464:

Lot 26, Block 2, Mandalay, according to the Plat thereof, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida. Part of Lot 8, of Geo. L. McDonald's Plat of Government Lots 5 and 6 and the Northwest Quarter (NW 1/4) of Section 5 and Lots 1 and 2 of Section 6, all in Township 62 South, Range 39 East, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida and MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at a point where the northeast boundary line of Lot 8 intersects the waters of the Atlantic Ocean. Thence northwesterly on said boundary line 1,000 feet, more or less, to the east line of the (old) FEC railroad right-of-way. Thence Southwesterly along said right-of-way line 110 feet. Thence Southeasterly and parallel to the northeast boundary line 1,000 feet, more or less, to the waters of the Atlantic Ocean. Thence northeasterly along the shoreline 110 feet to the point of beginning. BUT SAVE AND EXCEPT that certain 66-foot right-of-way deed to Monroe County for road purposes.

A portion of submerged land in the Straits of Florida in Section 6, Township 62 South, Range 39 East, Key Largo and fronting a Portion of Lot 8, according to MacDonald's plat of Government Lots 5 and 6 and the NW 1/4 of NW 1/4 of Section 5, Lots 1 and 2 of Section 6, Township 62 South, Range 39 East, recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, and more particularly described as follows: From the intersection of the dividing line between Lots 7 and 8 and the Southeasterly right of way line of FEC Railway (now State Road No.5), as shown on said plat, run south 44°22' East, a distance of 200 feet; thence south 46°26' 20" West, a distance of 110.02 feet; thence North 44°22' West, a distance of 215.4 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 112 feet, more or less, to the point of beginning.

MONROE COUNTY O.R.B 2603, PG. 2458:

Lots 7, 8 and 8 in Block 4, and Lot 28 in Block 2, and the Southwesterly 200 ft. of the Northeasterly 325 ft of Block 3, of MANDALAY, according to the plat thereof as recorded in Plat Book 1, at page 194, of the public records of Monroe County, Florida, and the last ten feet of Second Avenue adjacent to Lot 1, Block 4, MANDALAY, according to the Plat of MANDALAY.

Part B Parcel Commence at the most Northerly corner of Lot 8, Block 4 subdivision of Monroe County, Florida, as recorded in Plat Book 1, at page 194 of the public records of Monroe County, Florida, thence South 45 degrees 03'18" East along the Northeasterly lot line of said Lot 8 for 696.65 feet to a point on the historic shoreline, said point being the point of beginning, thence continue South 45 degrees 31'8" East for 6.10 feet to a point on the mean high water line, thence South 57 degrees 30'21" West for 6.88 feet; thence South 31 degrees 7'33" West for 24.82 feet; thence South 11 degrees 38'20" East for 16.32 feet; thence South 20 degrees 59'55" degrees East for 25.67 feet; thence South 40 degrees 46'38" East for 43.65 feet; thence South 41 degrees 59'59" East for 31.66 feet; thence South 39 degrees 5'53" East 34.85 feet; thence South 18 degrees 10'16" East 24.47 feet; thence South 35 degrees 38'36" West for 23.46 feet; South 42 degrees 23'02" West for 27.71 feet; thence South 18 degrees 49'28" West 11.04 feet; thence South 6 degrees 16'05" East 15.85 feet; thence South 39 degrees 48'13" East for 33.63 feet; thence South 40 degrees 19'04" East for 47.77 feet; South 40 degrees 02'22" East for 35.57 feet; thence South 32 degrees 0'06" West for 23.07 feet; thence South 6 degrees 50'07" West for 14.69 feet; thence North 82 degrees 16'07" West for 14.77 feet; thence North 82 degrees 23'35" West for 19.22 feet; thence North 43 degrees 26'05" West for 31.41 feet; thence North 46 degrees 52'09" West for 45.81 feet; thence North 42 degrees 16'40" West for 37.46 feet; thence North 41 degrees 43'24" West for 43.35 feet; thence North 41 degrees 5'59" West 26.27 feet; thence North 44 degrees 0'06" West for 18.47 feet to a point on a seawall, the preceding 22 courses are along the mean high water line (elevation +1.55 m g.a.d.); thence south 81 degrees 14'38" West for 2.95 feet; thence North 6 degrees 53'36" West for 6.06 feet; thence North 43 degrees 55'09" for 86.71 feet; thence North 41 degrees 46'03" West for 111.48 feet to a point on the historic shoreline, the preceding 22 courses are along the seawall; thence North 44 degrees 59'57" East along the historic shoreline for 81.39 feet to the point of beginning.

MONROE COUNTY O.R.B 2603, PG. 2467:

Part C Singleton Parcel

Parcel 1 Lots 1 and 2, Block 4, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, Page 194, among the Public Records of Monroe County, Florida; Together with a parcel of submerged land in Sec. 6, Twp. 62 South, Range 39 East, Key Largo, Florida, Monroe County, Florida, more particularly described as: From the Intersection of the dividing line between Lots 2 and 3, Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of MANDALAY, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida, run Southwesterly along said dividing line, a distance of 150 feet to the most Easterly corner of Lot 2 and the most westerly corner of a parcel heretofore conveyed to A.F. Nearly by Francis H.F. Deed No.22153 and the Point of Beginning of the Parcel herein after described; thence southeasterly along last described course and along the Southwesterly side of the Meade parcel, a distance of 250 feet; thence Southwesterly and parallel to the said Southeasterly side of East Second Street, a distance of 125.8 feet to the prolongation of the dividing line between Lot 1, Block 4, and Second Avenue, according to said Plat Book 1, Page 194; thence Northwesterly along said prolongation a distance of 250 feet to the most Southerly corner of said Lot 1, Block 4; thence Northeasterly along the Southeasterly side of Lots 1 and 2, a distance of 125.8 feet to the Point of Beginning.

Parcel 2

Established estate in favor of Canalls Holding Corp, created in that certain Lease Agreement dated November 12,1997 between Board of County Commissioners Monroe County, Florida, Lessor and Canalls Holding Corp., Lessee demises the following described lands: The last ten feet of Second Avenue adjacent to Lot 1, Block 4, MANDALAY, according to the Plat thereof as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

Part D Family Parcel

Lots 1 and 2, Block 4, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, Page 194, among the Public Records of Monroe County, Florida; A parcel of submerged land in the Straits of Florida in Section 6, Township 62 S, Range 39 E, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the dividing line between Lots 2 and 3, in Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of MANDALAY, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida, run Southeasterly along said dividing line between Lot 2 and 3 a distance of 150 feet to the most Southerly corner of said Lot 3 and the Point of Beginning of the parcel hereinafter described; thence continue Southeasterly along last described course a distance of 250 feet, thence Northeasterly and parallel to the said Southeasterly side of East Second Street a distance of 100 feet to the Southeasterly prolongation of the dividing line between Lots 4 and 5 of said Block 4; thence Northwesterly along said prolongation of the dividing line between Lots 4 and 5 a distance of 250 feet to the most Easterly corner of said Lot 4; thence Southwesterly along the Southeasterly side of said Lots 3 and 4 a distance of 100 feet to the point of beginning.

Lot 4

A parcel of land in Block 3 of MANDALAY, a subdivision of Key Largo, according to the Plat recorded in Plat Book 1, at Page 194 Public Records, of Monroe County, Florida, said tract having a frontage of 100 feet on East First Street, according to the plat of MANDALAY, and a depth of 29.8 feet and further described as the Northwesterly 95 feet of the Northeasterly 100 feet of the Southwesterly 225 feet of said Block 3. AND The Northwesterly 50 feet of the Northwesterly 175 feet, and the Northeasterly 50 feet of the Southwesterly 225 feet, Block 3 MANDALAY, a subdivision of Key Largo, according to the Plat recorded in Plat Book 1, 194 Public Records of Monroe County, Florida, less the Northwesterly 95 feet of the Northeasterly 100 feet of the Southwesterly 225 feet thereof said Block 3.

Part E Hammett Parcel

Lots 1, 2, 4, 5, 6, 7, 8, 30, 31, 32 and 33, Block 2, MANDALAY, according to the Plat thereof, as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

Lots 1, 2, 4, 5, 6, 7, 8, 30, 31, 32 and 33, Block 2, MANDALAY, according to the Plat thereof, as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

A parcel of submerged land in the Straits of Florida in Section 6, Township 62 S, Range 39 E, Key Largo, Monroe County, Florida, more particularly described as follows:

From the intersection of the dividing line between Lots 2 and 3, in Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of MANDALAY, recorded in Plat Book 1, Page 194, Public Records of Monroe County, Florida, run Southeasterly along said dividing line between Lot 2 and 3 a distance of 150 feet to the most Southerly corner of said Lot 3 and the Point of Beginning of the parcel hereinafter described; thence continue Southeasterly along last described course a distance of 250 feet, thence Northeasterly and parallel to the said Southeasterly side of East Second Street a distance of 100 feet to the Southeasterly prolongation of the dividing line between Lots 4 and 5 of said Block 4; thence Northwesterly along said prolongation of the dividing line between Lots 4 and 5 a distance of 250 feet to the most Easterly corner of said Lot 4; thence Southwesterly along the Southeasterly side of said Lots 3 and 4 a distance of 100 feet to the point of beginning.

MONROE COUNTY O.R.B 2603, PG. 2458:

Lots 3 and 4 in Block 4 of Mandalay, according to the Plat thereof as recorded in Plat Book 1, at Page 194 of the Public Records of Monroe County, Florida.

A parcel of submerged land in the Straits of Florida Section 6, Township 62 S, Range 39 E, Key Largo, Monroe County, Florida; more particularly described as follows:

From the intersection of the dividing line between Lots 2 and 3, in Block 4 with the Southeasterly side of East Second Street, all as shown on Plat of Mandalay, recorded in Plat Book 1, at Page 194, Public Records of Monroe County, Florida, run Southeasterly along the said dividing line between Lots 2 and 3 a distance of 150 feet to the most Southerly corner of said Lot 3 and the Point of Beginning of the Parcel hereinafter described; thence continue Southeasterly along the last described course a distance of 250.00 feet; thence Northeasterly and parallel to the said Southeasterly side of East Second street a distance of 100 feet to the Southeasterly prolongation of the dividing line between Lots 4 and 5 of said Block 4; thence Northwesterly along said prolongation of the dividing line between lots 4 and 5 a distance of 250.00 feet to the most Easterly corner of said Lot 4; thence Southwesterly along the Southeasterly side of said Lots 3 and 4 a distance of 100 feet to the Point of Beginning.

MONROE COUNTY O.R.B 2825, PG. 1966:

Lot 29, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 3219, PG. 2278:

Lots 9 and 10 less the Northwesterly 15 feet, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 2935, PG. 0079:

Lots 11 and 12, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 2865, PG. 2167:

Lots 15 and 16, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 2802, PG. 1877:

Lot 27, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

MONROE COUNTY O.R.B 1748, PG. 2003:

Lot 36, Block 2, MANDALAY, according to the Plat thereof, recorded in Plat Book 1, at Page 194, of the Public Records of Monroe County, Florida.

## PROPOSED LEGAL DESCRIPTIONS:

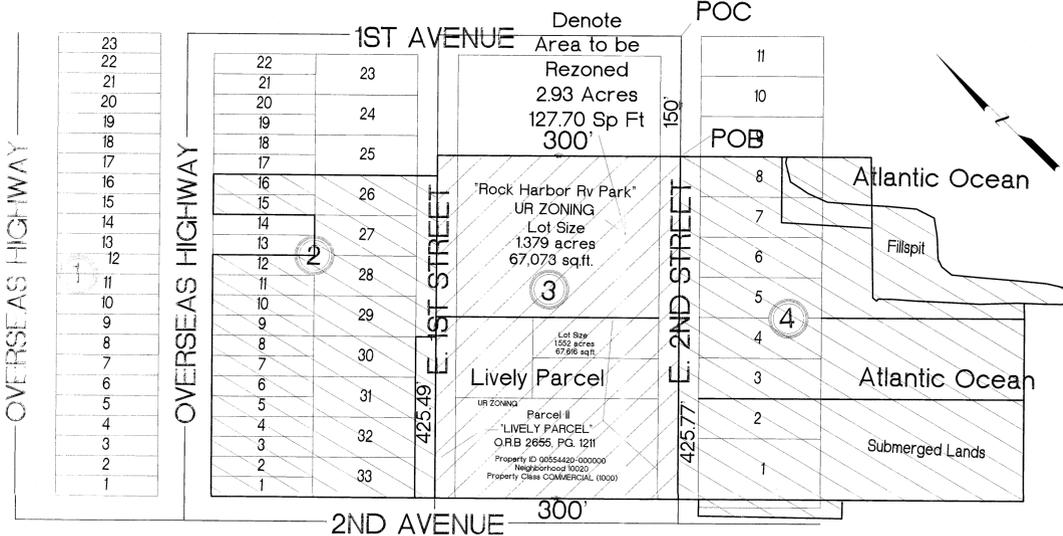
Portion of Second Street: "RIGHT-OF-WAY DEDICATION"

That portion of Second Street extending over and across the Southwesterly 20.40 feet of Lot 1 Block 4, to the centerline of East Second street, of "MANDALAY", according to the plat thereof, as recorded in Plat Book 1, Page 194, of the Public Records of Monroe County, Florida. Said portion of Second Street being bounded on the North by the existing centerline of East Second Street and the Southwesterly Lot line of Block 4, of MANDALAY, according to the plat thereof, as recorded in Plat Book 1, Page 194, of the Public Records of Monroe County, Florida, bounded on the South by a line 20.40 feet Southerly and parallel to the Southwesterly boundary line of said Block 4, bounded on the West by the Centerline of East Second Street, bounded on the East by a line 26.90 feet Easterly and parallel to the Southerly line of said Lot 1. Containing approximately 4,119 sq.ft.

Submerged Lands:

A parcel of Submerged Lands in Sec. 6, Township 62 South, Range 39 East, Key Largo, Florida, Monroe County, Florida more particularly described as follows: Commence at the most Southwesterly corner of Lot 1, Block 4 of Mandalay, Plat Book 1, Page 94 of Monroe County official records, said point also being on the existing Right of way line of Second Street as per Mandalay, Plat Book 1, Page 94 of Monroe County official records, thence Southwesterly along said right of way line for a distance of 150.00 to the most Southwesterly corner of Lot 1, Block 4 of Mandalay, Plat Book 1, Page 94 of Monroe County official records, thence along continue Southwesterly along the prolongation of the last described line for a distance of 26.90 feet to a point, said point also being the Point of Beginning for herein described parcel, the following courses are along the observed mean high water line; thence continue S46°45'15"W a distance of 1.74'; thence continue S25°26'53"E a distance of 10.92'; thence continue S49°44'49"W a distance of 3.05'; thence continue N49°47'46"W a distance of 16.73'; thence continue N49°17'11"W a distance of 9.37'; thence continue N57°16'04"W a distance of 12.61'; thence continue N40°34'36"W a distance of 25.99'; thence continue N55°24'15"W a distance of 20.86'; thence continue N49°59'00"W a distance of 23.72'; thence continue N39°16'44"W a distance of 6.84'; thence continue N80°28'39"W a distance of 7.94'; thence continue N33°08'25"W a distance of 4.86'; thence continue N54°22'05"W a distance of 15.46'; thence continue N26°12'52"W a distance of 13.12'; thence continue N87°51'27"W a distance of 10.62'; thence continue N63°18'29"W a distance of 12.82'; thence continue N43°55'37"W a distance of 10.25'; thence continue N45°10'08"E a distance of 7.20'; thence continue S44°49'52"E a distance of 9.33'; thence continue N45°10'08"E a distance of 20.40' to said point of beginning, said lands lying and being in Monroe County, Florida, containing 0.06 acres more or less.

## Location Sketch N.T.S.



## Legal Description for Area to be rezoned

Commence at the intersection of East 2nd Street and 1st Avenue as per the plat map MANDALAY, as according to the plat thereof as recorded in Plat Book 1, at page 194, of the public records of Monroe County Florida Thence; run S44°22'00"W for a distance of 150', to the POB Thence; continue S44°22'44"W for a distance of 425.77' Thence; run N45°38'00"W for a distance of 300' Thence; run N44°22'00"E for a distance of 425.49' Thence; run S45°41'15"E for a distance of 300' to the Point of Beginning, all lying and be in Monroe County Florida.



## Property Information

PROPERTY ADDRESS: 97601 Overseas Highway, Key Largo, Florida 97625 Overseas Highway, Key Largo, Florida 97645 Overseas Highway, Key Largo, Florida 97665 Overseas Highway, Key Largo, Florida 81 East Second Street, Key Largo, Florida 36 East Second Street, Key Largo, Florida 28 East First Street, Key Largo, Florida 34 East First Street, Key Largo, Florida 32 East First Street, Key Largo, Florida 30 East First Street, Key Largo, Florida ELEVATION INFORMATION National Flood Insurance Program FEMA Elev. Reference to NGVD 1988 Comm Panel 125129 Panel # 0929 Firm Zone: "AE", "VE" Date of Firm: 02-18-2005 Base Flood Elev. 8.00', 9.00', 10.00', 11.00', 14.00' F.Floor Elev. N/A Garage Elev. N/A Suffix: "K" Elev. Reference to NGVD 1929

CERTIFIED ONLY TO: My Family Trust

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described it is not a certification of Title, Existing Easements, or Easements of Easement. ABSTRACT NOT REVIEWED.
#13 There may be additional Easements not shown on this survey that may be found in the Public Records of said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded interests, if any affecting this property.
#14 Accuracy: The expected use of land, as classified in the Standards of Practice (S.P.7) (2024), is considered. The minimum relative distance accuracy for this type of boundary survey is 1:10 feet in 10,000 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and/or footing that may cross beyond the boundary line of the parcel described are not shown.
#16 Located Surveyor and Mapper, addition or deletion to survey maps or reports to reflect such changing party partition.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted herein, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be certified as to any accuracy from utility show sheets.
#19 Ownership subject to Opinion of Title.
#20 The location of said Flood Zone lines shown herein are an approximation, based on the FEMA Flood maps website. Continuation of said Flood Zone lines location must be made with FEMA prior to any design.

JOB # 25-990 DATE 09-12-2025 PB 1-194 Mon.



Professional Surveyors & Mappers LB 7498 13050 S.W. 133rd Court Miami Florida, 33186 E-mail: afaco@bellsouth.net Ph: (305) 234-0588

Surveyors Notes:

- #1 Land Show Sheets were not abstracted for Easement and/or Right of Way Records. The Easement Right of Way Show on Survey are as per plat of record unless otherwise noted.
#2 Benchmark: Monroe County Public Works Dept Name: 1-275; Elev: 8.52 N.A. V.D.88
#3 Bearing or Shows herein are Based upon South Dime Highway, N49°10'08"E
#4 Base for Abstraction:
#5 Drawn by: B. Evans
#6 Date: 09-12-2024 09-12-2025
#7 Completed Survey Field Date: 10-01-2024 09-12-2025
#8 Date No. 2025, Station Surveying Station
#9 See Rev. info.
#10 General Building setback line not determined

This certifies that the survey of the property described herein was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 55-17.002 of Florida Administrative Code, pursuant to Section 475.07, Florida Statutes.
# That the Survey herein is a true and accurate representation started to the best of my knowledge and belief, subject to errors and omissions shown herein.

Professional Surveyors & Mappers LB 7498 13050 S.W. 133rd Court Miami Florida, 33186 E-mail: afaco@bellsouth.net Ph: (305) 234-0588

