

File #: 2025-260

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

Applicant: Island Construction
Management, Inc.

Agent: Don Horton

Type of Application: Right of Way Abandonment

Key: Key Largo

RE #: 00554420-000000
(Second Street)

Additional Information added to File 2025-260

End of Additional File 2025-260

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
DEC 31 2025
2025-260
MONROE CO. PLANNING DEPT.

Right-of-Way Abandonment Application

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

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

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

Advertising Costs: \$245.00

Date of Application: 12 / 30 / 2025
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 Application

88888 Old Highway, Tavernier, Fl. 33070

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

305-852-9607

305-522-2062

Don@icm.build

Work Phone

Home Phone

Cell Phone

Email Address

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

Key Largo Family Trust, LLC

Sam Stoia

Name of Person, Business or Organization

Contact Name

97601 Overseas Highway, Key Largo, Fl. 33037

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

Work Phone

Home Phone

Cell Phone

Email Address

Description of right-of-way to be abandoned:

That portion of Second Street extending over and across the Southwesterly 20.40 feet of Lot 1, 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

See Sketch and Legal Description Dated 8--14-2024 (attached)

APPLICATION

Applicant seeks the abandonment for the following reasons:

To be able to rebuild a working waterfront restaurant. Keep in mind the area being requested to be abandoned does NOT end in water.

This abandonment will allow the current owner of the adjacent property to rebuild the Mandalay Restaurant in the original location

Please note that Monroe County BOCC had leased this area to the previous owner for parking. When the Building Official issued a demolition order the lease was rescinded. Due to the loss of the ability to use the parking in this area, the building cannot be rebuilt in the original location.

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

See special purpose survey (Attached)

Block	Lot	Subdivision	Key
Real Estate (RE) Number		Alternate Key Number	

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

Total land area of the right-of-way to be abandoned: 3609, according to the survey (attached)

Present use of the right-of-way to be abandoned: seldom used portion of Second Ave.

Proposed use of the right-of-way to be abandoned: Parking and accessory to replacement building

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

- Demonstrate the right-of-way is no longer required for public use and that the abandonment will not adversely affect public safety or have a negative impact on County streets or public or private utility facilities: As previously explained this area is a seldom used portion of Second Ave. It does not end in water So the existing portion that ends in water will not be affected by this abandonment. Also as previously stated, This entire area was leased for parking. The area immediately on the ocean side of the end of this road is not safely accessible to the public.

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

APPLICATION

14. An end of a road right-of-way abandonment requires adequate turning radius for public safety vehicles.
Please refer to the Proof of Coordination (page 8)

- | | | |
|--|---|--|
| a. Have you coordinated with Monroe County Engineering Services? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| b. Have you coordinated with the Monroe County Fire Marshal? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. Have you coordinated with the Monroe County Sheriff's Office? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
- If a turnaround is required, a Turnaround Agreement will be required*

15. Abandonment applications must include written statements (dated within 90 days prior to the application submission date) from all public and private utilities servicing the property (including cable, electric, sewer, telephone, and water) stating any objections or required conditions to the proposed abandonment.

- | | | |
|--|---|-----------------------------|
| a. Do you have comment letter from Keys Energy or Electric Co Op? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. Do you have comment letter from Florida Keys Aqueduct Authority? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. Do you have comment letter from Comcast? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| d. Do you have comment letter from AT&T? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| e. Do you have comment letters from any other utilities? (i.e., KW Resort Utility) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| f. Are easements or utility relocations required by any of the utilities? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- If utilities are relocated, a Utility Agreement will be required.*

All of the following items must be included in order to have a complete application submission:
 (Please check the box as each required item is attached to the application.)

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

APPLICATION

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

- Proof of Coordination** from Monroe County Engineering Services, Monroe County Fire Marshal, and Monroe County Sheriff's Office. (Please submit page 8 as Proof of Coordination, a letter is not required for application submittal)
- Letters from all utility companies** (written statement from all public and private utilities servicing the subject property **dated not more than 90 days prior** to the date of submission of the application, including water, sewer, electric, telephone, and cable television which state any objection or required conditions to the proposed abandonment).
- Letters of "No Objection" from all affected property owners** (an affected property owner is one who would have a means of access to his or her property affected as a result of the abandonment **or** one whose property abuts the portion of the roadway to be abandoned); **Please note: If a property is owned jointly, all owners must sign. If the property is part of an estate, proof of authority to sign is required.**
- A UTILITY AGREEMENT IS REQUIRED** when a utility requires relocation of a utility's property. **Please contact the County prior to submitting this application for a copy of the agreement.**
- IF A CUL-DE-SAC OR "T-TYPE" TURNAROUND IS REQUIRED** to be constructed, it will be the responsibility of the Applicant to construct. The application should include the "Turnaround Construction Agreement" to construct either the cul-de-sac or "T-type" turnaround per County Standard Specifications and Details. **Please contact the County prior to submitting this application for a copy of the agreement.**

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

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

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

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

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

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

See Page 5 for Signature and Notary Acknowledgement

APPLICATION

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

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

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

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

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

Signature of Applicant: [Signature] Date: 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, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

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

APPLICATION

PROOF OF COORDINATION

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: The Easterly 1/2 of the last 176.90' of Second Ave. MM 97.6 Ocean side
(Brief description of petition site)

Engineering: Sent To: Janene Sclafani Address/Email: Sclafani-Janene@MonroeCounty-Fl.gov

Fire Marshall: Sent To: FM Craig Marston Address/Email: Marston-Craig@MonroeCounty.gov

Sheriff: Sent To: Capt. Spencer Bryan Address/Email: Sbryan@keysso.net

Pursuant to Monroe County Code 19-1(f) Island Construction Management Inc (name of applicant) is hereby providing you with notice of our intent to submit an application of the proposed abandonment of the above-described Right-of-Way to the Planning and Environmental Resources Department. Enclosed is a copy of the survey and description of the Right-of-Way proposal that is located at the Easterly 1/2 of the last 176.90' of Second Ave, on Key Largo Key, Monroe County, Florida, for your review. We look forward to coordinating with your department on this matter. If you have any questions, or if I may be of further assistance, please contact me at 305-522-2062 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

Donald W Horton

(Applicant or agent)

Encl: Petition/survey

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

[Space Above This Line For Recording Data]

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 2nd 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

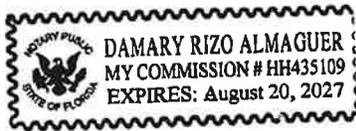
Alana Stoia
ALANA STOIA, Manager

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]



1730
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.

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 BK 2 LTS 1-2-3-4-5-6-7-8-30-31-32-33 AND SWLY 200FT X
 Description 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" 5/5 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

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).

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 12/27/2025, 2:06:43 AM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL



Monroe County, FL



Overview



Legend

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

Parcel ID	00554420-000000	Alternate ID	1679917	Owner Address	KEY LARGO FAMILY TRUST LLC
Sec/Twp/Rng	06/62/39	Class	COMMERCIAL		PO Box 370888
Property Address	97601 OVERSEAS Hwy KEY LARGO				Key Largo, FL 33037
District	500K				
Brief Tax	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				
Description	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)				

Date created: 12/29/2025
 Last Data Uploaded: 12/27/2025 2:06:43 AM

Developed by SCHNEIDER
 GEOSPATIAL

Law Offices of



Ryan C. Bahn

Attorney at Law

100750 Overseas Highway, Key Largo, FL 33037

(305) 451-6200

December 2nd, 2025

Monroe County

RE: Right of Way Abandonment Application
Stoia/My Family trust

To Whom It May Concern:

With the understanding that this Title Certification is furnished to Monroe County, Florida, a Political Subdivision, as inducement for execution of an agreement for acceptance or approval of a Right of Way Abandonment Application or other document, as applicable, it is hereby certified that I have examined the Plat of MANDALAY, as recorded in Plat Book 1, Page 194 of the Public Records of Monroe County, Florida.

Upon review of aforementioned Plat, the specific language from the Plat dedicating the County's interest in the right-of-way is as follows:

"... The Highway, Streets and Avenues as shown on the attached Plat are hereby dedicated to the perpetual use of the Public..."

Under the aforementioned language the County has the relevant interest in the Right of Way to vacate, abandon, discontinue and close any existing public or private street, alleyway, road, highway, or any portion thereof, and to renounce and disclaim any right of the county and the public in and to any land in connection therewith, as applicable. The reversionary interest as mentioned in the plat is barred under Florida Statutes 177.085.

Sincerely,

A handwritten signature in blue ink that reads "Ryan C. Bahn".

Ryan C. Bahn, Esq.



Ricky Costa
Area Manager
Engineering and Construction
AT&T
600 NW 79th Av 3C-094
Miami, FL
33126

T: 786.929.2412
Rc4820@us.att.com

February 20, 2025

Don Horton
88888 Overseas Hwy, #9
Tavernier, FL 33070

Re: Partial right of way Abandonment for the NE ½ of the last 176.9' of Second Ave, Key Largo, FL

Dear Mr. Horton,
AT&T has no objection to the partial release of right of way referenced above and as stated in your letter dated 2/5/25 and shown on the AFA & Company sketch.

Please contact Jim Yeager at 305-453-9864 for any further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Ricky Costa".

Ricky Costa, Area Mgr
Engineering
SE Network Operations
South Florida District



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. - FKEC

91630 Overseas Highway, P.O. Box 377, Tavernier, Florida 33070-0377 P (305) 852-2431 F (305) 852-4794

February 21, 2025

Amie Owens
Island Construction Management, Inc.
88888 Overseas Highway
Tavernier, FL 33070

Via email: amie@icm.build

**Re: Letter of Coordination – 2nd Avenue, Key Largo, FL
See attached "Sketch & Legal Description"**

Dear Amie,

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the property referenced above.

Easements may be required.

This Letter of Coordination does not serve as an FKEC electrical plan review, approval for permitting or permission to begin construction. FKEC must review and approve plans for any construction project that involves electricity before the appropriate city or county building department will accept the plans for permitting. When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Juan Moreno".

Juan Moreno
Staking Technician

JM/mfb



Ricky Costa
Area Manager
Engineering and Construction

AT&T
600 NW 79th Av 3C-094
Miami, FL
33126

T: 786.929.2412
Rc4820@us.att.com

February 20, 2025

Don Horton
88888 Overseas Hwy, #9
Tavernier, FL 33070

Re: Partial right of way Abandonment for the NE ½ of the last 176.9' of Second Ave, Key Largo, FL

Dear Mr. Horton,
AT&T has no objection to the partial release of right of way referenced above and as stated in your letter dated 2/5/25 and shown on the AFA & Company sketch.

Please contact Jim Yeager at 305-453-9864 for any further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Ricky Costa".

Ricky Costa, Area Mgr
Engineering
SE Network Operations
South Florida District

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 29 / 2025
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 Right of Way Abandonment Application
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key Largo. Row 1: 00554420-000000, Real Estate (RE) / Parcel ID Number, 97601 OVERSEAS Hwy, KEY LARGO, Street Address (Street, City, State & Zip Code), Key Largo, Key (Island), 1679917, Alternate Key Number, 97, 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

Work Phone

Home Phone

305.522.2062

Cell Phone

don@icm.build amie@icm.build

Email Address

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

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

Signature of Property Owner: [Handwritten Signature]

Date: 12-29-2025

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 Stein (PRINT NAME OF PERSON MAKING STATEMENT)

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

[Handwritten Signature] SIGNATURE OF NOTARY PUBLIC



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



Boundary Survey

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 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 Southwesterly and parallel to the northeast boundary line 1,000 feet, more or less, to the waters of the Atlantic Ocean Thence northwesterly 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 NW 1/4 of Section 5 Lots land 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° 20' 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 Northwesterly 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 5, 6, 7 and 8 in Block 4, and Lot 28 in Block 2, and the Southwesterly 200.0 ft of the Northeastly 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 on Block 3 being 250.0 ft. in depth and 200 ft. in width and lying between East First Street and East Second Street, according to the Plat of MANDALAY

"Full Spn" Commence at the most Northern 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 Northeastly 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 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 38'29" East for 26.32 feet, thence South 29 degrees 59'55" degrees East for 25.67 feet, thence South 39 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 34.85 feet, thence south 18 degrees 17'31" 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 16'03" East 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, South 40 degrees 02'22" East for 35.57 feet, thence South 32 degrees 07'06" West for 23.07 feet, thence South 6 degrees 56'01" West for 14.69 feet, thence North 82 degrees 16'07" West for 14.77 feet, thence North 44 degrees 25'35" West for 19.22 feet, thence North 43 degrees 26'05" West 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 07'06" West for 18.47 feet to a point on a seawall, the preceding 25 courses are along the mean high water line (elevation = 1.55 n g s 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" 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 39'57" East along the historic shoreline for 81.39 feet to the point of beginning

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

Part I 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 Southeastly 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 hereinafter conveyed to A F. Nearly by Trustees I.F. Deed No.22153 and the Point of Beginning of the Parcel herein after described, thence continue Southwesterly along last described course and along the Southeasterly side of the Meade parcel, a distance of 230 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 Northwesterly along the Southeasterly side of Lots 1 and 2, a distance of 125.8 feet to the Point of Beginning

Parcel 2

Leasehold 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 Easterly 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 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 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 154 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 Northeastly 100 feet of the Southwesterly 225 feet of said Block 3 AND The Northeastly 50 feet of the Southwesterly 175 feet, and the Northeastly 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 Northeastly 95 feet of the Northeastly 100 feet of the Southwesterly 225 feet thereof of said Block 3

Part III-Blockst Parcel

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 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 3 & 4 in 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.

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 Southeastly along 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 Southeastly along last described course a distance of 250 feet, thence Northeastly and parallel to the said Southeasterly side of East Second Street a distance of 100 feet to the Southeastly 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, of the Public Records of Monroe County, Florida, run Southeastly 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 Southeastly along the last described course a distance of 100 feet to the Southeastly 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.

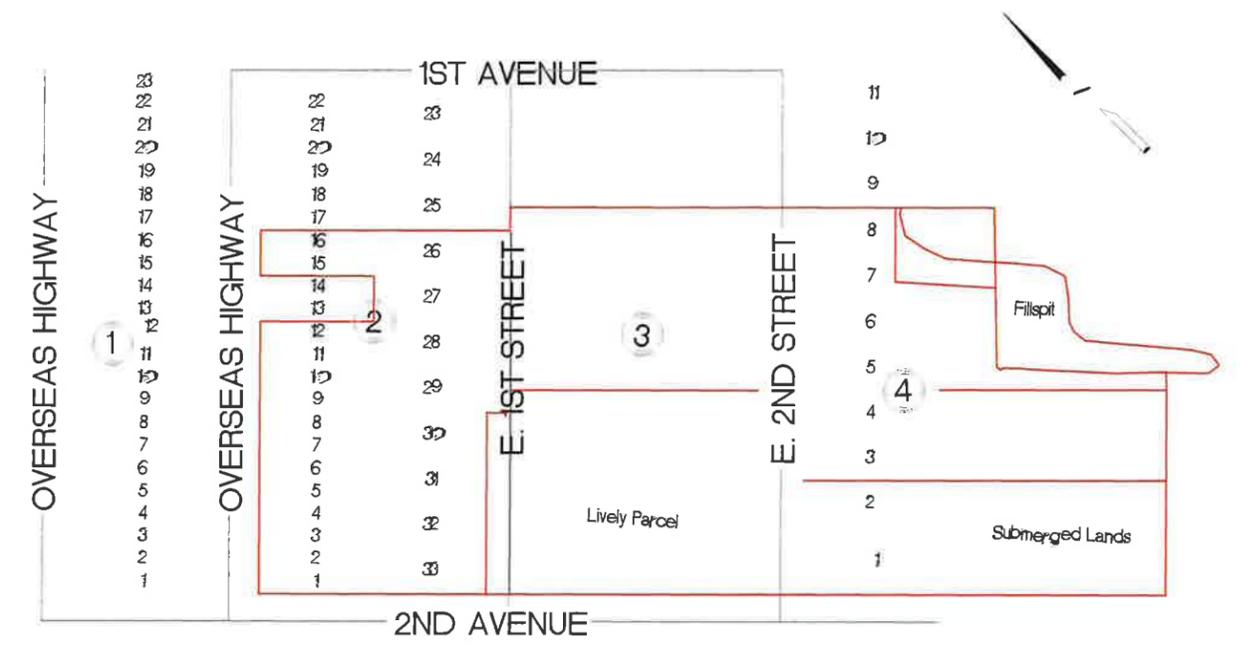
MONROE COUNTY O.R.B 2802, PG. 1877:

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. 2005:

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

Location Sketch N.T.S.



RECEIVED
DEC 31 2025
2025-260
MONROE CO. PLANNING DEPT.

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 Southerlyesterly 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 Southeasterly 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°44'39"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 23.99; 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 N60°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 S87°51'27"W a distance of 10.62; thence continue N63°18'29"W a distance of 12.82; thence continue N43°55'57"W a distance of 10.23; 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.

Full Parcel:

A parcel of land Situated in Monroe County, Florida, said parcel being a portion of Mandalay, Plat Book 1, at Page 194 as per Official Records of Monroe County, Florida, said parcel being more particularly described as follows:

Commencing at the intersection of the centerline of S.R. 5 U.S. 1/ Overseas Highway as per Mandalay, Plat Book 1, at Page 194 as per Official Records of Monroe County, Florida and the centerline of Second Street as per Mandalay, Plat Book 1, at Page 194 as per Official Records of Monroe County, Florida, thence S 44°49'52" E along the Centerline of Second Street for a distance of 83.15' to a point, thence N 45°10'08" E for 29.96', said line being perpendicular to said centerline of Second Street to a point on the Northeastly right of way line for Second street, said point also located on a curve, said point also being the Point of Beginning for herein after described parcel; thence from said point continue along the arc of a tangent curve to the right having for its elements a radius of 25.00 feet a central angle of 90°00'00" for a distance of 39.27' to a point of tangency, said point also being located on the existing Right of way line of S.R. 5/US1 as per FDOT Maintenance Map Section 90060 Official Records Book 3084, Page 380; thence continue along said right of way line for the next 5 courses, N 45°10'08" E for 125.00', thence N 44°49'52" W for 12.00', thence N 45°10'08" E for 50.00', thence S 44°49'52" E for 2.00', thence N 45°10'08" E for 50.00' to a point, said point being the Northwesterly Corner of Lot 12, Block 2 of Mandalay, Plat Book 1, at Page 194 as per Official Records of Monroe County, Florida, thence S 45°49'52" E for 112.00' feet along the Northly Boundary line of said lot 12 to a the Northwesterly corner of Lot 12, Block 2; thence continue N 45°10'08" E for 50.00' along the Northeastly lot lines of Lots 13 and 14, Block 2 to the Southeasterly corner of Lot 15, Block 2 of said Mandalay; thence continue N 45°49'52" E for a distance of 112.00' to the Northwesterly corner of Lot 15, Block 2, said point also being on the existing Right of way line of S.R. 5/US1 as per FDOT Maintenance Map Section 90060 Official Records Book 3084, Page 380; thence continue along said right of way line for N 45°10'08" E for 30.00' to the most Northwesterly corner of Lot 16, Block 2 of said plat of Mandalay, said point also being the most Northwesterly corner of this Parcel, thence S 44°49'52" E along the Northwesterly line of Lots 16 and 26, Block 2 of said plat of Mandalay, for a distance of 262.00' feet to a point on the Centerline of East First Avenue, said centerline having in this parcel as per Resolution Number 603-2006 as per Official Records Book 2925, Page 2456, thence continue N 44°10'08" E for 25.51' feet to a point on said centerline, thence continue S 44°53'07" E for 427.38' to a point on the Northly lot line of Lot 8, Block 4, the following courses are along the mean high water line observed and also along the face of a concrete seawall, thence continue S 49°20'54" W for 26.40 feet, thence continue S 11°12'53" W for 23.01' feet to a point on the corner of said concrete seawall, thence observed and also along the mean high water line; thence continue S 31°15'25" E for 45.91'; thence continue S 40°54'128" E for 110.15', thence continue S 18°07'40" E for 24.47'; thence S 29°33'51" W for 12.20'; thence S 45°12'39" W for 39.12'; thence S 47°02'01" W for 10.29'; thence S 01°45'00" W for 18.11' to a point on the existing concrete seawall, the following courses are along the existing concrete seawall, thence S 40°42'14" E for 117.68'; thence S 31°54'09" E for 15.96'; thence S 13°52'33" E for 11.40'; thence S 21°03'35" W for 2.56'; thence S 53°32'12" for 2.00'; thence N 89°50'01" W for 3.57'; thence N 65°47'39" W for 4.66'; thence N 45°31'20" W for 106.59'; thence N 51°17'54" E for 1.87'; thence N 43°07'46" W for 49.11'; thence S 81°22'08" W for 6.39'; thence N 11°49'54" W for 6.39'; thence N 43°34'14" E for 85.25'; thence N 41°47'55" W for 58.53'; thence S 45°10'08" W for 115.22' to a point, said point being the Northeastly Corner of Lot 4, Block 4 as per Mandalay, Plat Book 1, at Page 194 as per Official Records of Monroe County, Florida, thence S 44°53'07" E for 250.00' to a point in the Atlantic Ocean; thence S 44°18'28" W for 226.17' to a point in the Atlantic Ocean, thence S 44°49'52" W for a distance of 950.00' to said Point of Beginning, said parcel containing 7.39 acres more or less

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
- 28 East First Street, Key Largo, Florida
- 31 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
Gange Elev.	N/A
Suffix	"K"

Elev. Reference to NGVD 1929

JOB

24-880
DATE 10-09-2024
PB 1-194 Mon

Surveyors Note:

- 1. All measurements were taken with a total station.
- 2. All measurements were taken with a total station.
- 3. All measurements were taken with a total station.
- 4. All measurements were taken with a total station.
- 5. All measurements were taken with a total station.
- 6. All measurements were taken with a total station.
- 7. All measurements were taken with a total station.
- 8. All measurements were taken with a total station.
- 9. All measurements were taken with a total station.
- 10. All measurements were taken with a total station.

CERTIFIED ONLY TO:

My Family Trust

Surveyor's Note:

- 1. The herein proposed plat was surveyed and described based on the legal description provided by client.
- 2. This plat is based on the legal description provided by client.
- 3. The boundaries shown on this plat are based on the legal description provided by client.
- 4. The boundaries shown on this plat are based on the legal description provided by client.
- 5. The boundaries shown on this plat are based on the legal description provided by client.
- 6. The boundaries shown on this plat are based on the legal description provided by client.
- 7. The boundaries shown on this plat are based on the legal description provided by client.
- 8. The boundaries shown on this plat are based on the legal description provided by client.
- 9. The boundaries shown on this plat are based on the legal description provided by client.
- 10. The boundaries shown on this plat are based on the legal description provided by client.

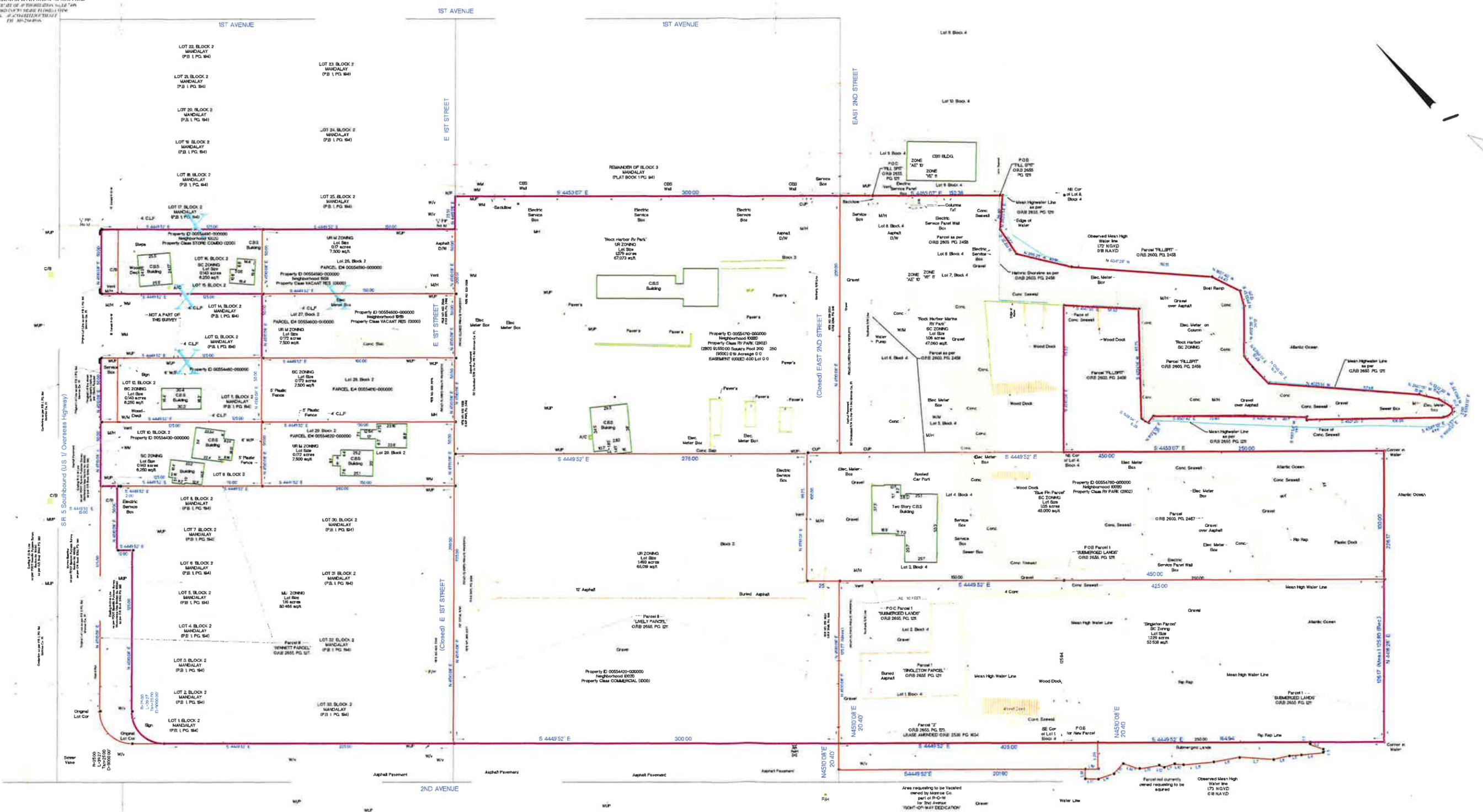
This certifies that the survey of the property...

This certifies that the survey of the property...
Professional Surveyors & Mappers, L.L.C.
13050 S.W. 133rd Court
Miami Florida 33186
1-800-456-4566 or 305-254-0888
Fax: (305) 234-0888

Boundary Survey

Graphic Scale 1" = 30'

AFA & C
Company, Inc.
 Land Surveyors
 Prepared by
AFA & COMPANY, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 REGISTERED STATE OF MISSISSIPPI
 LICENSE NO. 12580 (R-2)
 EXPIRES 12/31/2025
 1000 N. GULF BLVD., SUITE 100
 MEMPHIS, TN 38103
 (901) 521-1100



Abbreviations of Legend

1. LOT CORNER	2. CURB	3. DRIVE	4. SIDEWALK	5. DRIVE	6. DRIVE	7. DRIVE	8. DRIVE	9. DRIVE	10. DRIVE	11. DRIVE	12. DRIVE	13. DRIVE	14. DRIVE	15. DRIVE	16. DRIVE	17. DRIVE	18. DRIVE	19. DRIVE	20. DRIVE	21. DRIVE	22. DRIVE	23. DRIVE	24. DRIVE	25. DRIVE	26. DRIVE	27. DRIVE	28. DRIVE	29. DRIVE	30. DRIVE	31. DRIVE	32. DRIVE	33. DRIVE	34. DRIVE	35. DRIVE	36. DRIVE	37. DRIVE	38. DRIVE	39. DRIVE	40. DRIVE	41. DRIVE	42. DRIVE	43. DRIVE	44. DRIVE	45. DRIVE	46. DRIVE	47. DRIVE	48. DRIVE	49. DRIVE	50. DRIVE	51. DRIVE	52. DRIVE	53. DRIVE	54. DRIVE	55. DRIVE	56. DRIVE	57. DRIVE	58. DRIVE	59. DRIVE	60. DRIVE	61. DRIVE	62. DRIVE	63. DRIVE	64. DRIVE	65. DRIVE	66. DRIVE	67. DRIVE	68. DRIVE	69. DRIVE	70. DRIVE	71. DRIVE	72. DRIVE	73. DRIVE	74. DRIVE	75. DRIVE	76. DRIVE	77. DRIVE	78. DRIVE	79. DRIVE	80. DRIVE	81. DRIVE	82. DRIVE	83. DRIVE	84. DRIVE	85. DRIVE	86. DRIVE	87. DRIVE	88. DRIVE	89. DRIVE	90. DRIVE	91. DRIVE	92. DRIVE	93. DRIVE	94. DRIVE	95. DRIVE	96. DRIVE	97. DRIVE	98. DRIVE	99. DRIVE	100. DRIVE
---------------	---------	----------	-------------	----------	----------	----------	----------	----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	------------

RECEIVED
 DEC 31 2025
 2025-260
 MONROE CO. PLANNING DEPT.

LINE	Bearing	Distance
L1	S 44°49'52" E	174.00
L2	S 44°49'52" E	50.00
L3	S 44°49'52" E	50.00
L4	S 44°49'52" E	97.75
L5	S 44°49'52" E	6.25
L6	S 44°49'52" E	6.25
L7	S 44°49'52" E	20.00
L8	S 44°49'52" E	20.00
L9	S 44°49'52" E	20.75
L10	S 44°49'52" E	8.25
L11	S 44°49'52" E	7.50
L12	S 44°49'52" E	4.00
L13	S 44°49'52" E	6.48
L14	S 44°49'52" E	15.00
L15	S 44°49'52" E	20.00
L16	S 44°49'52" E	15.00
L17	S 44°49'52" E	15.00
L18	S 44°49'52" E	15.00
L19	S 44°49'52" E	15.00
L20	S 44°49'52" E	15.00
L21	S 44°49'52" E	15.00
L22	S 44°49'52" E	15.00
L23	S 44°49'52" E	15.00
L24	S 44°49'52" E	15.00
L25	S 44°49'52" E	15.00
L26	S 44°49'52" E	15.00
L27	S 44°49'52" E	15.00
L28	S 44°49'52" E	15.00
L29	S 44°49'52" E	15.00
L30	S 44°49'52" E	15.00
L31	S 44°49'52" E	15.00
L32	S 44°49'52" E	15.00
L33	S 44°49'52" E	15.00
L34	S 44°49'52" E	15.00
L35	S 44°49'52" E	15.00
L36	S 44°49'52" E	15.00
L37	S 44°49'52" E	15.00
L38	S 44°49'52" E	15.00
L39	S 44°49'52" E	15.00
L40	S 44°49'52" E	15.00
L41	S 44°49'52" E	15.00
L42	S 44°49'52" E	15.00
L43	S 44°49'52" E	15.00
L44	S 44°49'52" E	15.00
L45	S 44°49'52" E	15.00
L46	S 44°49'52" E	15.00
L47	S 44°49'52" E	15.00
L48	S 44°49'52" E	15.00
L49	S 44°49'52" E	15.00
L50	S 44°49'52" E	15.00

JOB # 24-890
 DATE 10-22-2024
 PB 1-194 Mon

Armando Alvarez
 State of Florida
 Professional Surveyor & Mapper #12580 (R-2)

Let's build something great together.
 Surveying & Mapping Solutions
 1000 N. GULF BLVD., SUITE 100
 MEMPHIS, TN 38103
 (901) 521-1100