

File #: 2026-001

Owner's Name: Roeblings LLC & Mary J
Roebling Rev Trust

Applicant/Contact: Divers Cove, LLC (Tret
Claybaugh)

Type of Application: Live Local Act

Key: Key Largo

RE #: 00483360-000000
00483350-000000

Additional Information added to File 2026-001

End of Additional File 2026-001

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2024-001
DEC 31 2025
MONROE COUNTY
PLANNING DEPT.

Live Local Act Authorization Application Form
Application Fee: \$50/hr.¹(If Applicable)

This form is to be submitted when requesting authorization of development in accordance with F.S. 125.01055(7) (“Live Local Act”).

Date of Application: 12 / 16 / 2025
Month Day Year

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

Divers Cove, LLC

Trent Claybaugh

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

200 N Main Street, Oregon, WI 53575

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

N/A

N/A

952-456-1906

tclaybaugh@gormanusa.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Roebblings LLC (95325) + Mary J Roebbling Revocable Trust (95351)

(Name/Entity)

Suzy Roebbling Wiseman

Contact Person

PO Box 538, Tavernier, FL 33070

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

N/A

N/A

305-393-2136

mullet_mansion@yahoo.com

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property Proposing Authorization through Live Local Act:

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

[see attached]

[see attached]

Southcliff Estates

Largo

Block

Lot

Subdivision

Key

00483360-000000 (95325) + 00483350-000000 (95351)

1592986 (95325) + 1592978 (95351)

Parcel Identification Number

Alternate Key Number

95325 + 95351 Overseas Hwy, Key Largo, FL 33037

MM95

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

Approximate Mile Marker

¹ Planning Fee (Miscellaneous-per hour) pursuant to BOCC Resolution 148-2025, as may be amended/updated from time to time.

Building Permit Application Number(s) (if already submitted): N/A

Brief Description of Development Proposal (include all proposed uses): Divers Cove is a proposed 81-unit townhome community will serve individuals and families earning up to 120% of the area median income. Residents will demonstrate that they derive at least 70% of their income as part of the Monroe County workforce.

Land Use District (select Zoning District):

- Commercial 1 (C1)
- Commercial 2 (C2)
- Commercial Fishing Area (CFA)
- Commercial Fishing Special Districts 1-12 (CFSD)
- Commercial Fishing Village (CFV)
- Industrial (I)
- Military Facilities (MF)
- Maritime Industries (MI)
- Mixed Use (MU)
- Suburban Commercial (SC)
- Recreational Vehicle (RV)
- Urban Commercial (UC)
- Other _____

Total Upland Area of Site: 8.88

Total Buildable Acres of Site: 8.88

Type of Development Requesting Authorization Through Live Local Act:

Multifamily Residential Development:

Proposed Use	Units (#)	Floor Area (SF)	% of Total Units	% of Total Floor Area
Affordable	79	129,086	97.5%	97.5%
Market Rate	2	3,268	2.5%	2.5%
Total	81	132,354	100%	100%

Mixed Use Multifamily Development:

Proposed Use	Units (#)	Floor Area (SF)	% of Total Units	% of Total Floor Area
Affordable				
Market Rate				
Transient Units				
Nonresidential Use				
Total				

Proposed Term of Affordable Housing Deed Restriction²: 99 years

Maximum Height Proposed: 35 ft.; 2 (habitable) stories

Are you requesting a reduction in off-street parking requirements as required in LDC Section 114-67? If yes, please attach a narrative describing the number of parking spaces required, the number of parking spaces proposed, and the justification for the proposed reduction in accordance with the Live Local Act.

No Yes

Please Identify the Source of ROGO Allocations/Exemptions

- Applying for New Allocations from Monroe County
- Approved ROGO Reservation in place
- Existing On Site ROGO Exemption(s) 95325-95351 Overseas Hwy, Key Largo, FL 33037 (2 Exemptions)
- Transferring ROGO Exemptions from _____
Address, City, State

If applicable, the following items are required to be submitted with this form in order to obtain authorization of a project's eligibility to obtain administrative approval through the Live Local Act. Please check the box as each required item is attached to this form:

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Signed and sealed boundary survey
- Draft Affordable Housing Deed Restriction
- Parking Reduction Narrative

² Monroe County Affordable ROGO Allocation deed restriction requirements shall also apply.

I, the Applicant, attest and certify that I am familiar with the information contained in this form and that such information is true, complete, and accurate. I, the Applicant, attest and certify that I am aware that authorization through this form does not constitute approval of the proposed development and that a building permit is required in order to obtain site plan and development approval.

Signature of Applicant: [Handwritten Signature] Date: 12/18/25

Printed Name of Applicant: Trent Claybaugh

STATE OF Florida

COUNTY OF Sarasota

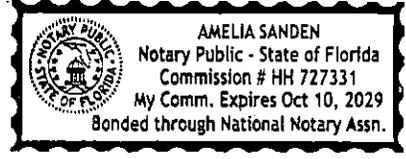
Sworn to and subscribed before me this 18th day of December, 2025, by means of physical presence or online notarization,

by Trent Claybaugh, who is personally known to
(PRINT NAME OF PERSON MAKING STATEMENT)

me OR produced FL DL C238630 894000 as identification.
(TYPE OF ID PRODUCED)

[Handwritten Signature]
Signature of Notary Public

Amelia Sanden
Print, Type or Stamp Commissioned Name of Notary Public



My commission expires: 10/10/2029

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 12 / 2025
Month Day Year

I hereby authorize Trent Claybaugh be listed as authorized agent
(Print Name of Agent)

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

of Variance Application to the Monroe County Planning Commission, Live Local Act Authorization Application Form
(List the Name and Type of applications for the authorization)

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

[see attached] Southcliff Estates Key Largo
Lot Block Subdivision Key (Island)
00483360-000000 1592986
Real Estate (RE) / Parcel ID Number Alternate Key Number
95325 Overseas Hwy, Key Largo, FL 33037 MM95
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

200 N Main St, Oregon, WI 53575
Mailing Address (Street, City, State and Zip Code)

N/A N/A 952-456-1906 tclaybaugh@gormanusa.com
Work Phone Home Phone Cell Phone Email Address

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

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

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

STATE OF FLORIDA COUNTY OF VOLUSIA

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

on 12 day of DECEMBER, 2025 by THOMAS ROEBLING
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



MICHELLE O'LEARY
Commission # HH 379191
Expires April 5, 2027 revised March 2023

MICHELLE O'LEARY
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: APRIL 5, 2027

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 17 / 2025
Month Day Year

I hereby authorize Trent Claybaugh be listed as authorized agent
(Print Name of Agent)

representing Roebing Marilyn J Revocable Trust for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Variance Application to the Monroe County Planning Commission, Live Local Act Authorization Application Form
(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: [see attached], Southcliff Estates, Key Largo, and Key (Island). Rows include Lot/Block/Subdivision, Real Estate (RE) / Parcel ID Number, Street Address (Street, City, State & Zip Code), and Approximate Mile Marker.

Authorized Agent Contact Information:

200 N Main St, Oregon, WI 53575
Mailing Address (Street, City, State and Zip Code)

N/A N/A 952-456-1906 tclaybaugh@gormanusa.com
Work Phone Home Phone Cell Phone Email Address

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

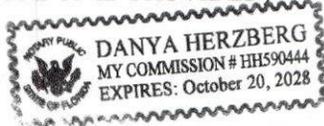
Signature of Property Owner: [Handwritten Signature] Date: 12/17/2025

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization, on 17 day of December, 2025, by Marilyn J Roebing (PRINT NAME OF PERSON MAKING STATEMENT)

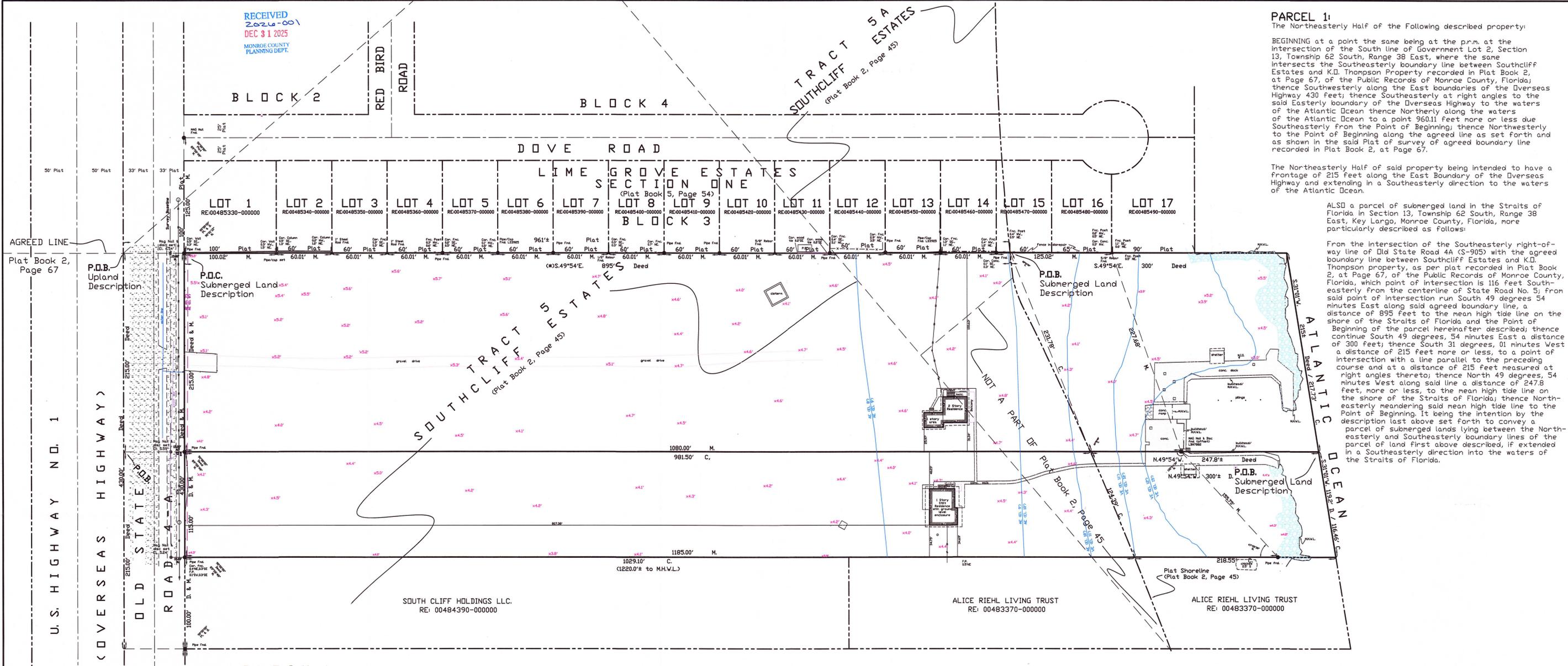
Who is [X] personally known to me OR [] produced as identification. (TYPE OF ID PROVIDED)

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC



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

RECEIVED
2026-001
DEC 31 2025
MONROE COUNTY
PLANNING DEPT.



PARCEL 1:
The Northeastly Half of the Following described property:
BEGINNING at a point the same being at the p.m. at the intersection of the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East, where the same intersects the Southeastly boundary line between Southcliff Estates and K.D. Thompson Property recorded in Plat Book 2, at Page 67, of the Public Records of Monroe County, Florida; thence Southwestly along the East boundaries of the Overseas Highway 430 feet; thence Southeastly at right angles to the said Easterly boundary of the Overseas Highway to the waters of the Atlantic Ocean thence Northwesterly along the waters of the Atlantic Ocean to a point 960.11 feet more or less due Southeastly from the Point of Beginning; thence Northwestly to the Point of Beginning along the agreed line as set forth and as shown in the said Plat of survey of agreed boundary line recorded in Plat Book 2, at Page 67.

The Northeastly Half of said property being intended to have a frontage of 215 feet along the East Boundary of the Overseas Highway and extending in a Southeastly direction to the waters of the Atlantic Ocean.

ALSO a parcel of submerged land in the Straits of Florida in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows:
From the intersection of the Southeastly right-of-way line of Old State Road 4A (S-905) with the agreed boundary line between Southcliff Estates and K.D. Thompson property, as per plat recorded in Plat Book 2, at Page 67, of the Public Records of Monroe County, Florida, which point of intersection is 116 feet Southeastly from the centerline of State Road No. 5) from said point of intersection run South 49 degrees 54 minutes East along said agreed boundary line, a distance of 895 feet to the mean high tide line on the shore of the Straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 49 degrees, 54 minutes East a distance of 300 feet; thence South 31 degrees, 01 minutes West a distance of 215 feet more or less, to a point of intersection with a line parallel to the preceding course and at a distance of 215 feet measured at right angles thereto; thence North 49 degrees, 54 minutes West along said line a distance of 247.8 feet, more or less, to the mean high tide line on the shore of the Straits of Florida; thence North-easterly meandering said mean high tide line to the Point of Beginning; being the intention by the description last above set forth to convey a parcel of submerged lands lying between the North-easterly and Southeastly boundary lines of the parcel of land first above described, if extended in a Southeastly direction into the waters of the Straits of Florida.

BLOCK 1
REVISED PLAT OF
SUNRISE POINT
(Plat Book 3, Page 11)

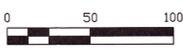
**SNAPPER
LANE**

SURVEY NOTES:

- The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
- Elevations are shown thus: X 4.5' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of B276, El. 4.347'
- No underground utilities or structures were located by this survey.
- No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
- The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
- This parcel crosses more than one N.F.I.P. Flood Zone. These zones are shown in their approximate location hereon, as scaled from F.E.M.A. map panel #12087C1011, revised 2/18/05.
- The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
- Additions or deletions to survey maps or reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.
- This parcel has a physical address of: 95351 & 95325 Overseas Hwy., Key Largo, Fl. 33037. Total deed area = 403,036.2± sq. ft. 9.25 acres.
- Total upland area = 388,923.1± sq. ft. 8.88 acres.
- By his signature and embossed seal, the Florida P.S.M. or P.L.S. signing this survey hereby certifies to the following named parties that this survey was performed under his direct supervision and that it is true and correct to the best of his knowledge and belief:
GORMAN & COMPANY, LLC, A Wisconsin Limited Liability Company
STEARNS WEAVER MILLER WEISLER ALHADEFF & SITTERSON, P.A. FIDELITY NATIONAL TITLE INSURANCE COMPANY

ABBREVIATIONS/LEGEND

Fl. - Found	L.S. - Land Surveyor	○ - Nail / PK Nail Found
R. - Record	L.B. - Licensed Business	○ - Nail/PK Nail LB #7882 set
FR. - Finished floor	D. - Dead	○ - Pipe Found
EL. - Elevation	M. - Measured	○ - Pipe/Gap LB #7882 set
Blo. - Balcony	C. - Calculated	○ - Rubber Found
Res. - residence	con. - Concrete	○ - Wood Utility Pole
PK. - PARKER WALTON FASTENER	cor. - corner	○ - Overhead Utility
MAG. - Magnetics Nail	FP - fence post	○ - Chainlink fence
N.L.S. - not to scale	A/C - air conditioner	○ - Wood/plastic fence
LPOT - liquid petroleum gas tank	Blg. - building	○ - Water Meter/tee valve
N.L.S. - North, South, East, West	Con. - Conduit	○ - Meter valve
P.O.C. - Point of Commencement	F.S. - frame shed	○ - Metal shed
P.B. - Point of Beginning	P.S. - plastic shed	○ - Metal shed
P.C. - Permanent Control Point	PE. - addition	○ - Addition
P.C.T. - Point of Compound Curve	R.O.W. - right of way	○ - Right of way
P.C.P. - Point of Curvature/Tangency	T.I. - rain table	○ - Telephone riser
P.S.M. - Permanent Reference Monument	T.R. - right/range pole	○ - Right/range pole
NVD - National Geodetic Vertical Datum	G.A. - guy anchor	○ - Guy anchor
N.A.S.D. - North American Vertical Datum	M.H.W. - mean high	○ - Mean high
F.D.O.T. - Florida Department of Transportation	S.U.L. - sea upland line	○ - Sea upland line
	M.L.W. - mean low water	○ - Mean low water



PARCEL 2:

Beginning at a point the same being the P.R.M. at the intersection of the South line of government Lot 2, Section 13, Township 62 South, Range 38 East, where the same intersects the Southeastly boundary of the Overseas Highway as is shown on the Plat of survey of the agreed boundary line between Southcliff Estates and K.D. Thompson property recorded in Plat Book 2 at Page 67 of the Public Records of Monroe County, Florida; thence Southwestly along the East boundary line of the Overseas Highway, 215 feet to the Point of Beginning; thence Southwestly along said Highway, 115 feet to a point; thence Southeastly at right angles to said Highway to the waters of the Atlantic Ocean; thence Northwesterly along said waters of the Atlantic Ocean to the Southwestly boundary line of the Mary R. Creekmore property as described in that certain deed recorded in Official Records Book 211 at Pages 35-36; thence Northwesterly to the Point of Beginning.

AND ALSO:
A parcel of submerged land in the Straits of Florida in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the South-easterly right of way line of Old State Road 4A (S-905), with the agreed boundary line between Southcliff Estates and K.D. Thompson property as per Plat recorded in Plat Book 2 at Page 67 of the Public Records of Monroe County, Florida, which point of intersection is 116 feet Southeastly from the centerline of State Road No. 5) from said point of intersection run S.49°54'E. along the agreed boundary line, a distance of 895 feet to the Mean High Tide line of the Straits of Florida; thence continue S.49°54'E. a distance of 300 feet; thence S.31°01'W. a distance of 215 feet, more or less to a point of intersection with a line parallel to the preceding course and at a distance of 215 feet measured at right angles thereto; which point is the Point of Beginning of the parcel hereinafter described; thence continue S.31°01'W. a distance of 119.2 feet; thence N.49°54'W. a distance of 247.8 feet to the Mean High tide line on the shore of the Straits of Florida; thence along Mean High Tide line of the Straits of Florida in a Northwesterly direction to a point where the shoreline is intersected by the Southwestly boundary line of a parcel of submerged lands conveyed by Mary R. Creekmore to Thomas Roebing and Marilyn Roebing, his wife, by deed dated June 17, 1968; thence in a Southeastly direction and along said Southwestly boundary line a distance of 300 feet, more or less to the Point of Beginning.



MASSEY-RICHARDS SURVEYING & MAPPING, LLC # 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070
PHONE (305) 853-0066 FAX (305) 853-0233
Prepared for: Gorman & Company LLC
Section 13, Township 62 South, Range 38 East, Drawn By: AMR Scale: 1" = 50'
Key Largo, Monroe County, Florida
Drawing No.: 21075 Surveyed: 7/16/25 Fieldbook: 304

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
Cody A. Richards
Date: 2025.07.21 10:38:18
Cody A. Richards, P.S.M. #7519

