

File #: 2026-030

Owner's Name: BOT TIFF C/O Dept Division
of State Lands

Applicant/Contact: Robert Smith

Type of Application: Minor CUP

Key: Key Largo

RE #: 00086970-000000

Additional Information added to File 2026-030

End of Additional File 2026-030

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2026-030
FEB 10 2026

Request for a Minor Conditional Use Permit MONROE COUNTY
PLANNING DEPT.

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.

Minor Conditional Use Permit Application Fee: \$8,480.00

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

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Application: 1 / 16 / 2026
Month Day Year

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

Robert Smith-Sol Investments

Robert Smith

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

31 Ocean Reef Drive c-209 Key Largo, FL 33037

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

305-394-3173

Solinvestmentstam@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

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

BOT TIFF/CO DEP DIVISIN OF STATE LANDS

David Matson

(Name/Entity)

Contact Person

3900 Commonwealth Blvd. Mail Station 108, Tallahassee, FL 32399

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, attach legal description on separate sheet.)

23 61 39 NW 1/4 of NW1/4 Less WLY 50 Ft of Tract 12

Island Of Key Largo Subdv. Key Largo

Block

Lot

Subdivision

Key

00869970-00000

1095575

Real Estate (RE) / ParcelID Number

Alternate Key Number

102601 Overseas Hwy, Key Largo, FL 33037

102.6

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

Approximate Mile Marker

Land Use District Designation of Property: _____
 Present Land Use of Property: State Park-Pennekamp
 Proposed Land Use of Property: State Park-Pennekamp
 Total Area of Property: +/- 67 acres
 Total Upland Area within Property: 2,831,400 sq.ft.

If non-residential or commercial floor area is proposed, please provide:

1 Total number of non-residential buildings
15,303 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

_____ Total number of residential buildings
 _____ Total number of market-rate units
 _____ Total number of affordable units
 _____ Total number of transient units (hotel, recreational vehicle and/or campground)

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

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.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Completed application form
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 3 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 3 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes.
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map

- Setback lines as required by the Land Development Code
- Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- Extent and area of wetlands, open space preservation areas and conservation easements
- Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- Location of fire hydrants or fire wells
- The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 3 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 3 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 3 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 3 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. 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

Radius report from Monroe County Property Appraiser supporting the required labels

Proof of Coordination are required from the following:

- Florida Keys Aqueduct Authority (FKAA)
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- Monroe County Office of the Fire Marshal
- Monroe County Solid Waste Management
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, 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.)

Notarized Agent Authorization

Vegetation Survey or Wetland delineation

Construction Phasing Plan

Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Fish & Wildlife Conservation Commission (FWC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

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.

* * * * *

See Page 5 for Signature and Notary Acknowledgement

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: Robert Smith

Date: 2/9/2026

STATE OF Florida

COUNTY OF Monroe

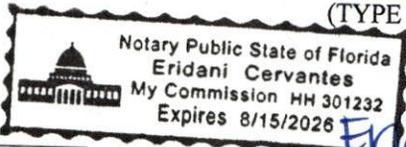
Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 9th day of February, 2026, by Robert Smith
(PRINT NAME OF PERSON MAKING STATEMENT)

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

identification.

Eridani Cervantes



Eridani Cervantes 8/15/2026

SIGNATURE OF NOTARY PUBLIC
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Eridani Cervantes.

PRINT, TYPE OR STAMP COMMISSIONED

Send complete application package to:

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

AGENT AUTHORIZATION FORM

Date of Authorization: October / 29 / 2025 Month Day Year

I hereby authorize Robert Smith SOL INVESTMENTS be listed as authorized agent
(Print Name of Agent)

representing BOT TIFF C/O DEP DIVISION OF STATE LANDS for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of MINOR CONDITIONAL USE - PENNEKAMP STATE PARK
(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)

23 61 39 NW1/4 LESS 50 FT TRACT 12 ISLAND OF KEY LARGO PLAT KEY LARGO

Lot Block Subdivision Key (Island)
0086970-000000 1095575

Real Estate (RE) Number Alternate Key Number
1026001 OVERSEAS HWY # 1, KEY LARGO, FL 33037 102.601

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

Authorized Agent Contact Information:

Robert Smith 31 Ocean Reef Dr c-209 Key Largo, FL 33037

Mailing Address (Street, City, State and Zip Code)
305-394-3173 Solinvestmentstam@gmail.com

Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: David Matson DEP/BDC Bureau Chief

STATE OF Florida COUNTY OF Leon

Sworn to and subscribed before me this 29 day of October, 2025.

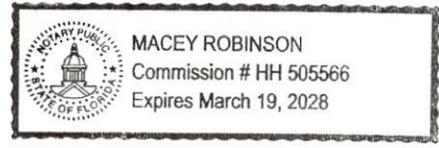
by David Matson, who is personally known to me OR produced
(Print Name of Person Making Statement)

In person as identification.
(Type of ID Produced)

[Handwritten Signature]
Signature of Notary Public

Macey Robinson
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:



ROBERT SMITH

BIOLOGIST ESA # 141627

31 OCEAN REEF DRIVE, SUITE C-209

KEY LARGO, FL 33037

305-394-3173

solinvestmentstam@gmail.com

ROBERT SMITH
BIOLOGIST
E.S.A. # 141627

ALTERNATIVE MITIGATION PROPOSAL

MINOR CONDITIONAL USE -PENNEKAMP PARK

SUMMARY: PENNEKAMP PARK, VIA THE BOT AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF PARKS, IS APPLYING FOR A RENOVATION OF THE PARKS PARKING LOT, ALTERATION AND UPGRADING OF THE CIVIL INFRASTRUCTURE FOUND ON SITE, THE DEMOLISHMENT OF AN EXISTENT BUILDING AND THE CONSTRUCTION OF A NEW BUILDING. THE CONSTRUCTION WILL INCLUDE THE REMOVAL OF VEGETATION FOUND WITHIN THE SITE. THE OWNERS AS WELL DESIRE TO TRANSPLANT MANY OF THE THATCH PALMS AND OTHER SPECIES OF PLANTS THAT ARE RARE AND/OR PROTECTED TO BE INCORPORATED WITHIN THE NEW LNDSCAPE PLAN FOR THE SITE.

THE OWNER DESIRES TO USE TRANSPLANTED TREES AND PALMS TO PARTIALLY OFFSET THE COUNTY REQUIRED MITIGATION. ATTACHED IS AN ECR RELATED TO THE PROJECT. A SEPARATE SUMMATION OF ALTERNATIVE MITIGATION IS ATTACHED WHICH INCLUDES THE MITIGATION TABLE FOR THE PROJECT AND AS WELL A SUMMARY SHEET WHICH INDICATES THE QUANTITIES OF THE EITHER TRANSPLANTED MATERIAL OR THE OVERALL NATIVE TREES, SHRUBS AND PALMS TO BE USED. THE OWNER DESIRES TO HAVE ANY TREES, PALMS OR SHRUBS TO BE PLANTED IN EXCESS OF THE MONROE COUNTY REGULATIONS OR RELOCATED MATERIAL TO OFFSET THE MONETARY PERMIT FEE ASSOCIATED WITH THE PROJECT.

THE OWNER DESIRES TO HAVE A PHASED CONSTRUCTION SUCH AS TO BE ABLE TO ACCOMMODATE THE PUBLIC USE OF THE FACILITY DURING CONSTRUCTION OF THE NEW BUILDINGS, INFRASTRUCTURE, PARKING AND TRAFFIC FLOW. THE PHASING WILL INCORPORATE THE AMENDED ROUTING OF A ROADWAY, PARKING LOT ALTERATIONS, REMOVAL OR TRANSPLANTATION OF EXISTING VEGETATION, CONSTRUCTION OF DRAINAGE SYSTEMS, UPGRADING OF CIVIL SYSTEMS (ELECTRIC, WATER & WASTEWATER), CONSTRUCTION OF A NEW BUILDING OF 15,303 SQ.FT. AND THEN DEMOLISHMENT OF AN EXISTING BUILDING (BUILD NEW CONCESSION AND EXHIBIT BUILDING FOLLOWED BY DEMOLISHMENT OF EXISTING CONCESSIONS BUILDING).

PENNEKAMP PARK IS THE FOREMOST PARK WITHIN FLORIDA AND THE EXISTING PARKING LOT WITH ITS TRAFICE FLOW PATTERN IS IN NEED OF UPGRADES. THE FLOOR AREAS RATIOS (FAR's) AND THE OPEN SPACE RATIOS (OSR's) ARE INDICATED BY THE ARCHITECT OF RECORD (K2M DESIGN) AS NOT

SIGNIFICANTLY BEING INCREASED AND LESS THAN THE MONROE COUNTY CODE REQUIRES. THE PLANS, BOTH STRUCTURAL AND CIVIL AS WELL AS ARCHITECTURAL ARE ATTACHED FOR REVIEW. THE TRAFFIC ENGINEER HAS INDICATED THAT THERE WILL BE NO INCREASE IN TRAFFIC ATTRIBUTED TO THE PROJECT UPGRADES. STORMWATER DRAINAGE CONTROL IS ADDITIONALLY ADDRESSED BY THE CIVIL ENGINEER AND SIGNIFICANTLY UPGRADES THE SYSTEM TO CURRENT STATE AND LOCAL REQUIREMENTS. ALL STRUCTURES AND ALTERATIONS TO THE SITE MEET OR EXCEED MONROE COUNTY SETBACK REQUIREMENTS FROM WATER BODIES AND FRINGING MANGROVE COMMUNITIES ON SITE.

THE SUBJECT PARCEL ABUTS US.HWY #1 AND SINCE THE FRONTAGE IS FORESTED WITH TROPICAL HARDWOOD HAMMOCK REQUIRES A 'SCENIC CORRIDOR BUFFER' WHICH ALREADY IS IN COMPLIANCE WITH COUNTY CODES. DISTRICT BOUNDARY BUFFER YARDS ARE REQUIRED BY THE MONROE COUNTY CODE AS THE PROJECT SITE HAS A ZONING OF 'PARKS AND RECREATION' (PR) AND ABUTS ONTO 'IMPROVED SUBDIVISIONS' (IS). THE REQUIRED BUFFER YARDS OF 'PR/IS' ARE ALREADY FORESTED AS TROPICAL HARDWOOD HAMMOCK AND MANY OF THE ABUTTING PROPERTIES ARE ALSO OWNED EITHER BY THE BOT OR THE MONROE COUNTY LAND AUTHORITY AND ARE PRESERVED.

IV. MITIGATION TABLE:

SPECIES	SMALL	MEDIUM	LARGE	X-LARGE	TOTAL
1) MAHOGANY	2	2		28	32
2) SEA GRAPE				18	18
3) BUTTONWOOD				22	22
4) WILD TAMARIND				7	7
5) FL THATCH PALM			2	8	10
6) KEYS THATCH PALM			1		1
7) GUMO LIMBO				2	2
8) POISONWOOD				14	14
9) BLACKBEAD	3	2	3	2	10
10) SPICEWOOD			1		1
11) SPANISH STOPPER			1		1
12) RED STOPPER			1	1	2
13) REDBERRY STOPPER			1		1
14) JAMAICA DOGWOOD				2	2
15) SABAL PALM				10	10
16) JAMAICA CAPER			1		1
17) LIMBER CAPER			1		1
18) SEALAVENDER		2	1		3
19) CHAPMAN'S CASSIA 2		1			3
20) BAY CEDAR		1			1
21) WILD DILLY		1			1
22) WILD COFFEE	4				4
23) FIDDLEWOOD	1	1			2
24) STRONGBARK		1			1
25) TORCHWOOD			1		1
26) WILD LIME		1			1
27) CRABWOOD	1	3	6		10
28) CINNAMONBARK		1			1
29) JOEWOOD		1			1
30) 7 YEAR APPLE		1			1
31) MILKBARK		1			1
32) LIGNUM VITAE				3	3

TOTALS: 13 18 21 117 169

SMALL = 1-3' MEDIUM = 4-6' LARGE = 6-10' X LARGE = >10' OR DBH>4"

EXISTING MITIGATION TABLE

Plant List Summary	Quantity
Total Palms to be Transplanted (Relocated)	16
Sabal Palm	8
Thatch Palm	8
Total New Palms (Proposed)	76
Sabal Palm	55
Tkey Thatch Palm	14
Florida Thatch Palm	7
Total Canopy Trees to be Transplanted (Relocated)	10
Green Buttonwood	1
Mahogany	4
Lignum Vitae	2
Wild Tamarind	2
Seagrape	1
Total New Trees (Proposed) over 10ft tall	195
Black Mangrove	4
Gumbo Limbo	37
Satinleaf	9
Pigeon Plum	9
Seagrape	25
Green Buttonwood	36
Strangler Fig	5
Wild Tamarind	37
Jamaica Dogwood	1
Red Mangrove	6
Paradise Tree	2
Mahogany	24
Understory Plants over 5ft tall	66
Marlberry	5
Bahama Strongbark	4
Cinnamon Bark	2
Jamaica Caper	6
Fiddlewood	1
Silver Buttonwood	12
White Stopper	2
Red Stopper	3
Lignum Vitae	6
Biolly	1
Simpson's Stopper	15
Bay Cedar	9
Total Plants under 5ft tall	14,128
Total of all native plants regardless of size (including transplanted/relocated trees and palms)	14,491

PLANT LIST FOR CONSIDERATION FOR ALTERNATIVE MITIGATION FEE REDUCTION



ROBERT SMITH

SOL INVESTMENTS TAM, S.A.

BIOLOGIST ESA # 141627

31 OCEAN REEF DRIVE, SUITE C-209

KEY LARGO, FL 33037

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solinvestmentstam@gmail.com

LIST OF PROPERTY OWNERS WITHIN 600 FEET OF PENNEKAMP PARK

- 1) BOT TIFF 3900 COMMENWEALTH BOLVD. MAIL STATION 108 TALLAHASSEE, FL 32399 BLOCK 10 LOT 24,23, 19,18, 17, 15,14, 13,12, 11,2,1, BLOCK 7,LOT 18,17, 10 BLOCK 9, LOT 11,10,9,8 BAHIA MAR ESTATES, BLOCK 2, LOT 6 WINSTON PARK SUBD.
- 2) MONROE COUNTY LAND AUTHORITY 1200 TRUMAN AVE. KEY WEST, FL 33040 BLOCK 10 LOT 22, 16, BLOCK 9,LOT 20,19, 12 BAHIA MAR ESTATES, BLOCK 1&2, LOT 13, 18 BLOCK 3, LOT 5 WINSTON PARK SUBD.BLOCK 10, LOT 7, BLOCK 19,LOT 3,2,6,7 TWIN LAKE SUBD.
- 3) NATIVE RENTAL PROPERTIES LLC 100 WRENN ST. TAVERNIER, FL 33070 BLOCK 10 LOT 21,20 BAHIA MAR ESTATES
- 4) KEMPTER, KARINA 1030 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 10,LOT 10, BAHIA MAR ESTATES
- 5) MISSELL, RAYMOND 117 SUNSET GARDENS DR TAVERNIER, FL 33070 BLOCK 10, LOT 9, BAHIA MAR ESTATES
- 6) MCCABE, DUSTIN 1034 GIBRALTER RD.KEY LARGO, FL 33037 BLOCK 10, LOT 8, BAHIA MAR ESTATES
- 7) PAIS, AMYND 1036 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 10, LOT 7, BAHIA MAR ESTATES
- 8) AMORELLO, JEFFREY 1038 GIBRALTER RD. KEY LARGO, FL33037 BLOCK 10, LOT 6, BAHIA MAR ESTATES
- 9) SANCHES, NELSON 1040 GIBRALTER RD. KEY LARGO, FL33037 BLOCK 10,LOT 5, BAHIA MAR ESTATES
- 10) GONZALES, LAZARA 1042 GIBRALTER RD.KEY LARGO 33037 BLOCK 10 LOT 4, BAHIA MAR ESTATES
- 11) SIMMONS, DANIA 1044 GIBRALTER RD.KEY LARGO, FL 33037 BLOCK 10,LOT 3, BAHIA MAR ESTATES
- 12) COUNTY OF MONROE C/O BOCC 1100 SIMONTON ST. KEY WEST, FL 33040 BLOCK 7, LOT 20 BAHIA MAR ESTATES
- 13) PALOMA, JAVIER 1041 GIBRALTER RD.KEY LARGO, FL 33037 BLOCK 7 LOT 19 BAHIA MAR ESTATES

- 14) BAKER, PATRICIA 1035 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 7, LOT 16, BAHIA MAR ESTATES
- 15) DELOSSANTOS, ANTONIO 1035 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 7, LOT 15, BAHIA MAR ESTATES
- 16) PRICE, IRENE 2022 LIVING TRUST 11/17/2022 1031 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 7, LOT 14 BAHIA MAR ESTATES
- 17) ARNOLD, EVELYN 1027 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 7, LOT 12, 13 BAHIA MAR ESTATES
- 18) ROSU, KRISTINA 1025 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 7, LOT 11 BAHIA MAR ESTATES
- 19) HEERE, DONNA 922 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 7, LOT 9 BAHIA MAR ESTATES
- 20) LA PALOMA EQUITES LLC 121 VENETIAN WAY, ISLAMORADA, FL 33036 BLOCK 7, LOT 8 BAHIA MAR ESTATES
- 21) KACZKA, JOSEPHINE 926 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 7, LOT 7 BAHIA MAR ESTATES
- 22) CAMPBELL, DANIEL 928 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 7, LOT 6 BAHIA MAR ESTATES
- 23) PRICE, REINE 2022 LIVING TRUST 11/17/2022 1031 GIBRALTER RD, KEY LARGO, FL 33037 BLOCK 7, LOT 5 BAHIA MAR ESTATES
- 24) DELOSANTOS, ANTONIO 1033 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 7, LOT 4 BAHIA MAR ESTATES
- 25) SMITH, DONNA 515 CARIBBEAN BLVD. KEY LARGO, FL 33037 BLOCK 7, LOT 3, 2, 1 BAHIA MAR ESTATES
- 26) DAVIS, BRUCE 933 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 6, LOT 11 BAHIA MAR ESTATES
- 27) LANG, DONALD 167 KEY HEIGHTS RD. TAVERNIER, FL 33070 BLOCK 6, LOT 10, 9, 8 BAHIA MAR ESTATES
- 28) SANDS, BONNIE DECLARATION OF TRUST 04/13/1999 923 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 6, LOT 7, 6, 5, 4 BAHIA MAR ESTATES
- 29) LOPEZ, DIANA 221 ALHAMBRA DR. KEY LARGO, FL 33037 BLOCK 6, LOT 3 BAHIA MAR ESTATES
- 30) ELLIS, CHAD 644 PONCE DE LEON BLVD. KEY LARGO, FL 33037 BLOCK 6, LOT 2, 1 BAHIA MAR ESTATES
- 31) CIRCLE K STORES, LLC C/O PROPERTY TAX DEPT. PHOENIX, AZ. 85072 BLOCK 1, LOT 1, 2, 3, 4, 10, 20, 21, 23, 24 BAHIA MAR ESTATES
- 32) KLIP, INC. 2125 NE 40th AVE. HOMESTEAD, FL 33033 BLOCK 1, LOT 5, NE ½ 17, 18, SW ½ 17, 16, 18, 7, 6 BAHIA MAR ESTATES
- 33) YAWORSKI, GARRY 2918 PATTERSON AVE. KEY WEST, FL 33040 BLOCK 1. LOT 15, 14, 9, 8 BAHIA MAR ESTATES
- 34) MM 102421 LLC 102411 OVERSEA HWY, KEY LARGO, FL 33037 BLOCK 1, LOT 13, 12, 11, 10 BAHIA MAR ESTATES
- 35) VALENCIA RENTALS LLC P.O. BOX 373006 KEY LARGO, FL 33037 BLOCK 9, LOT ½ 3, 4, 23, ½ 24 BAHIA MAR ESTATES

- 36) DANIELS, PHYLLIS 1033 VALENCIA RD. KEY LARGO, FL 33037 BLOCK 9, LOT 22 BAHIA MAR ESTATES
- 37) RASKOB, LINDA 1029 VALENCIA RD. KEY LARGO, FL 33037 BLOCK 9, LOT 9 BAHIA MAR ESTATES
- 38) 2023 VALENCIA RD LLC 1023 VALENCIA RD, KEY LARGO, FL 33037 BLOCK 9, LOT 18 BAHIA MAR ESTATES
- 39) RODRIGUES, LINDA 1021 VALENCIA RD KEY LARGO, FL 33037 BLOCK 9, LOT 17 BAHIA MAR ESTATES
- 40) CUMMINGS, NATHANIAL 454 LIME DR. KEY LARGO, FL 33037 BLOCK 9, LOT 15,16 BAHIA MAR ESTATES
- 41) HILL, RICKY AND JAYNE REVOCABLE TRUST 03/23/2022 C/O RICKY HILL 310 SOUND DR. KEY LARGO, FL 33037 BLOCK 9, LOT 14 BAHIA MAR ESTATES
- 42) PAREMLEE, CHYNTHIANNA 995 VALENCIA RD. KEY LARGO 33037 BLOCK 1 LOT 1,2 WINSTON PARK
- 43) HABITAT FOR HUMANITY OF THE UPPER KEYS, INC. P.O. BOX 372151 KEY LARGO, FL 33037 BLOCK 1, LOT 3, WINSTON PARK SUBD.
- 44) LICHVAR, ANNA 989 VALENCIA RD. KEY LARGO, FL 33037 BLOCK 1, LOT 4 WINSTON PARK SUBD.
- 45) COSME, BENJAMIN 987 VALENCIA RD. KEY LARGO, FL 33037 BLOCK 1, LOT 5, WINSTON PARK SUBD.
- 46) HARDEE, EVELYN 985 VALENCIA RD KEY LARGO, FL 33037 BLOCK 1, LOT 6, WINSTON PARK SUBD.
- 47) SPRANG, JANET 983 VALENCIA RD KEY LARGO, FL 33037 BLOCK 1, LOT 7 WINSTON PARK SUBD.
- 48) GRAELER, STEPHANIE 973 VALENCIA RD. KEY LARGO, FL 33037 BLOCK 1 LOT 8 WINSTON PARK SUBD.
- 49) HANLY, ANDREW 11225 SW 60TH CT. PINECREST, FL 33156 BLOCK 1 LOT 9 WINSTON PARK SUBD.
- 50) DAVIS, JASON 976 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 1, LOT 10 WINSTON PARK SUBD.
- 51) YAREMKO, MARCI 28167 OAKLAR DR. SANTA CLARITY, CA 91350 BLOCK 1, LOT 11,12 WINSTON PARK SUBD.
- 52) DAVIS, LORI 9365 168TH TER. SW PALMETTO BAY FL 33157 BLOCK 1, LOT 14 WINSTON PARK SUBD.
- 53) VALDES, HUMBERTO 974 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 1, LOT 15,16 WINSTON PARK SUBD.
- 54) DAVIS, JASON 976 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 1, LOT 17 WINSTON PARK SUBD.
- 55) YMO INVESTMENTS LLC 5219 N HIATIS RD. SUNRISE, FL 33351 BLOCK 1, LOT 18 WINSTON PARK SUBD.
- 56) BLANKENBECKER, SANDRA 998 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 1, LOT 19 WINSTON PARK SUBD.
- 57) HICKORY, SHANNON 982 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 1, LOT 20 WINSTON PARK SUBD.
- 58) HOWARD, PATRICIA 26 BLACKWATER LN S, KEY LARGO, FL 33037 BLOCK 1, LOT 21 WINSTON PARK SUBD.
- 59) VAUGHN, KARINA 986 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 1, LOT 22 WINSTON PARK SUBD.

- 60) KNODLE, DEBBIE 1002 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 1 ,LOT 23,24 WINSTON PARK SUBD.
- 61) KNODLE, DEBBIE 11155 BAYBERRY DR ROSCOE, IL 61073 BLOCK 1, LOT 25,26 WINSTON PARK SUBD.
- 62) MONROE COUNTY BOCC 1000 SIMONTON ST. KEY WEST, FL 33040 BLOCK 9, LOT 13 BAHIA MAR ESTATES
- 63) CRAWFORD, DEREK 1012 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 9 LOT 7 BAHIA MAR ESTATES
- 64) RANSON, MURPHY DALE 19228 PELICO RD. SUGARLOAF KEY, FL 33042 BLOCK 9, LOT 6 BAHIA MAR ESTAATES
- 65) MORALES, DEBORAH 1016 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 9, LOT 5 BAHIA MAR ESTATES
- 66) MAZAL 2333 LLC 1929 OAK HAVEN CIRCLE NORTH MIAMI BEACH, FL 33179 BLOCK 9, LOT 2 ½ 3 BAHIA MAR ESTATES
- 67) DAVIS, TERRY 1024 GIBRALTER RD.KEY LARGO, FL 33037 BLOCK 9, LOT 1 BAHIA MAR ESTATES
- 68) BEARD, JOANNA 1021 ALHAMBRA DR. KEY LARGO, FL 33037 BLOCK 8, LOT 21,22 BAHIA MAR ESTATES
- 69) CHEROKEE COUNTY LAND & TIMBER LLC 7695 104TH SW STE 220 PINECREST, FL 33156 BLOCK 8, LOT 20 BAHIA MAR ESTATES
- 70) FIDDLES, DIANA 1015 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 8, LOT 19 BAHIA MAR ESTATES
- 71) SAWYER, THOMAS 1013 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 8, LOT 18 BAHIA MAR ESTATES
- 72) EDWARDS, CHRISTOPHER 1011 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 8 LOT 16,17 BAHIA MAR ESTATES
- 73) RUTGERSEN, JACOB 1007 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 8 LOT N ½ 14,15 BAHIA MAR ESTATES
- 74) CHECKEROSKI, JOSHUA 1003 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 8, LOT S ½ 14,13 BAHIA MAR ESTATES
- 75) RUIZ, TAIMARY 717 SHAW PL KEY LARGO, FL 33037 BLOCK 8, LOT 12 BAHIA MAR ESTATES
- 76) GUTIERREZ, JOEL 919 GIBRALTER RD. KEY LARGO, FL 33037 BLOCK 2, LOT 1 WINSTON PARK SUBD.
- 77) MANN, NICKI P.O.BOX 373351 KEY LARGO, FL 33037 BLOCK 2, LOT 2,3 WINSTON PARK SUBD.
- 78) GLORIOSA, LISA 983 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 2 LOT 4,5 WINSTON PARK SUBD.
- 79) TYREE, DIANE 979 GIBRALTER RD KEY LARGO, FL 33037 BLOCK 2, LOT 7,8 WINSTON PARK SUBD.
- 80) SEAMAN, RONNY 975 GIBRALTER RD.KEY LARGO, FL 33037 BLOCK 2, LOT 9 WINSTON PARK SUBD.
- 81) KEY LARGO INVESTORS LLC. P.O.BOX 9060 FT .LAUDERDALE, FL 33310 BLOCK 2 LOT 10 WINSTON PARK SUBD.
- 82) IZANIC, JOHN 377 MAHOGANY LANE, KEY LARGO, FL 33037 BLOCK 2 LOT 11 WINSTON PARK SUBD.

- 83) HOVERSTEIN, ANN LIVING TRUST 10/20.2017 331 COUNTRY CLUB RD. EUGENE, OR 97401 BLOCK 2, LOT 12 WINSTON PARK SUBD.
- 84) JAMES, MATHEW 872 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 2, LOT 13 WINSTON PARK SUBD.
- 85) CABRERA, JOSEFINA 874 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 2, LOT 14, WINSTON PARK SUBD.
- 86) FUREY, JEFFREY 876 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 2, LOT 15, WINSTON PARK SUBD.
- 87) CORTES, HUGO 880 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 2. LOT 16,17 WINSTON PARK SUBD.
- 88) SHALVATIS, CHERYL 886 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 2, LOT 19,20,21 WINSTON PARK SUBD.
- 89) OLSHANSKY, ERICA 894 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 2, LOT 22 WINSTON PARK SUBD.
- 90) BRUNER, JAKE 809 LA PALOMA RD. EKY LARGO, FL 33037 BLOCK 3 ,LOT 1 WINSTON PARK SUBD.
- 91) SHALVATIS, CHERYL 886 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 3, LOT 2 WINSTON PARK SUBD.
- 92) DREW, LAWRENCE 801 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 3, LOT 3,4 WINSTON PARK SUBD.
- 93) GRANDA, OMAR PRIME ONE CONSTRUCTION CORP. 204 105TH PL. SW MIAMI, FL 33174 BLOCK 3, LOT 6 WINSTON PARK SUBD.
- 94) MURRAY, BRIANA LIVING TRUST 11/21/2023 875 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 3, LOT 7 WINSTON PARK SUBD.
- 95) CAPUTO, MARNI 237 LA PALOMA RD. KEY LARGO, FL 33037 BLOCK 3, LOT 8,9 WINSTON PARK SUBD.
- 96) RIVA YAMAHA SOUTH INC. 102550 OVERESEA HWY, KEY LARGO, FL 33037 BLOCK 12, LOT 1-14 TWIN LAKE SUBD
- 97) NNN REIT LP 450 S. ORANGE AVE. STE 900 ORLANDO, FL 32801 BLOCK 12, LOT 15,16 TWIN LAKE SUBD.
- 98) KEY LARGO CASTEL LLC 14732 SW 42ND TERRACE MIAMI, FL 33185 BLOCK 12, LOT 14 TWIN LAKE SUBD.
- 99) FINLESTEIN, MAX 6280 LAKEVIEW RD. LENOIR CITY, TN 37772 BLOCK 12, LOT 9-13 TWIN LAKE SUBD.
- 100) CONCEPTION, ALREDO 11569 15 MILE RD. MARSHALL, MI 49068 BLOCK 12, LOT 8 TWIN LAKE SUBD.
- 101) PLA, IRENE REVOCABLE TRUST 6/15/2012 50 DOLPHIN RD. KEY LARGO, FL 33037 BLOCK 12, LOT S ½ 6,7 N 1/2 6,5 TWIN LAKE SUBD.
- 102) PLA, IRENE REVOCABLE TRUST 6/15/2012 50 DOLPHIN RD. KEY LARGO, FL 33037 BLOCK 12, LOT 3,4 TWIN LAKE SUBD.
- 103) LACROIX, DAVID 12345 GLEN FALLS LANE BOYTON BEACH, FL 33437 BLOCK 12, LOT 1,2 TWIN LAKE SUBD.

- 104) THEISS, GERALD 102 IST ST. KEY LARGO, FL 33037 BLOCK 11, LOT 14,15,16 TWIN LAKE SUBD.
- 105) SUNDAY INC. P.O.BOX 370963 KEY LARGO, FL 33037 BLOCK 11, LOT 13 TWIN LAKE SUBD.
- 106) SHERRIL ,SANDRA 100 OCEAN SHORES DR. KEY LARGO, FL 33037 BLOCK 11, LOT 11,12 TWIN LAKE SUBD.
- 107) OMP COLLECTORS LLC 10 BOUNTY LANE N KEY LARGO, FL 33037 BLOCK 11, LOT 7,8,9,10 TWIN LAKE SUBD.
- 108) KEYS 90 LLC 2420 BRICKELL AVE. APT.1038 MIAMI, FL 33129 BLOCK 11, LOT 4,5,6 TWIN LAKE SUBD.
- 109) E BAXTER INVESTMENTS LLC. P.O.BOX 1430 ISLAMORADA, FL 33036 BLOCK 11, LOT 3 TWIN LAKE SUBD.
- 110) FUN DAY FISHIN LLC C/O GORSUCH, BRENDA 102970 OVERSEA HWY KEY LARGO, FL 33036 BLOCK 11, LOT 1,2 BLOCK 10 ,LOT 8 TWIN LAKE SUBD.
- 111) POIN, DENNIS 586 BOYD DR. KEY LARGO, FL 33037 BLOCK 10, LOT 3 TWIN LAKE SUBD.
- 112) VEGA, BROOKE 582 BOYD DR. KEY LARGO, FL 33037 BLOCK 10, LOT 4 TWIN LAKE SUBD.
- 113) MCKINLEY, FREDERICK 578 BOYD DR. KEY LARGO, FL 33037 BLOCK 10, LOT 5 TWIN LAKE SUBD.
- 114) BOYD TRUST NO 574 C/O STUART LONES TRUSTEE 717 PONCE DE LEON BLVD. STE. 227 CORAL GABLES, FL 33134 BLOCK 10, LOT 6 TWIN LAKE SUBD.
- 115) AMEDOLA, ANN 5000 NW 100TH TER CORAL SPRINGS, FL 33076 BLOCK 8, LOT 15 TWIN LAKE SUBD.
- 116) ZALESKY, ANA REVOCABLE TRUST 11/17/2020 674 N.LAKE DR. KEY LARGO, FL 33037 BLOCK 8, LOT 6,14 TWIN LAKE SUBD.
- 117) LINORE, KRISTY 573 BOYD.DR. KEY LARGO, FL 33037 BLOCK 8, LOT 13 TWIN LAKE SUBD.
- 118) WILSON, TUESDAY 571 BOYD DR. KEY LARGO, FL 33037 BLOCK 8, LOT 11,12 TWIN LAKE SUBD.
- 119) LAWRENCE, MATHEW 672 N.LAKE DR. KEY LARGO, FL 33037 BLOCK 8, LOT 7 TWIN LAKE SUBD.
- 120) PEREZ, ALEJANDRO 670 N.LAKE DR. KEY LARGO, FL 33037 BLOCK 8, LOT 8 TWIN LAKE SUBD.
- 121) CARTER, CHERYL 688 N.LAKE DR. KEY LARGO, FL 33037 BLOCK 8, LOT 9 TWIN LAKE SUBD.
- 122) JUVIER, MAGDIEL 100 CANAL ST. KEY LARGO, FL 33037 BLOCK 8, LOT 19 TWIN LAKE SUBD.
- 123) KEY LARGO LODGING LLC. P.O.BOX 378493 KEY LARGO, FL 33037 BLOCK 7 TWIN LAKE SUBD.
- 124) GONZALES, EBIL 10051 SW 16TH ST. MIAMI, FL 33168 BLOCK 13, LOT 6 TWIN LAKES SUBD.
- 125) ZOLOT, SYLVIA LIVING TRUST 10/7/2011 672 COLSON DR. KEY LARGO, FL 33037 BLOCK 13, LOT 1 TWIN LAKE SUBD.
- 126) NJBR INC. 640 COLSON DR. KEY LARGO, FL 33037 BLOCK 13, LOT 2 TWIN LAKE SUBD.

- 127) EGRET PROPERTIES LLC 205 BRISTOL CT. TAVERNIER, FL 33070 BLOCK 13, LOT 3 TWIN LAKE SUBD.
- 128) PORTALES, MILADY 11450 SQ 82ND TER. MIAMI, FL 33037 BLOCK 13, LOT 4 TWIN LAKE SUBD.
- 129) PRINCE, ROBERT 600 COLSON DR. KEY LARGO, FL 33037 BLOCK 13, LOT 5 TWIN LAKE SUBD.
- 130) ABRAMS, GERALD, 663 COLSON DR. KEY LARGO, FL 33037 BLOCK 14, LOT 15 TWIN LAKE SUBD.
- 131) YOUNKIE, SAHYOUNI, KATHERINE 610 SAN SALVADOR DR. NORTH AUGUSTA, SC 29841 BLOCK 14, LOT 14 TWIN LAKE SUBD.
- 132) FROELICH, BARBARA 659 COLSON DR. KEY LARGO, FL 33037 BLOCK 14, LOT 13 TWIN LAKE SUBD.
- 133) MACHADO, FRANKLIN 1625 NW 30TH AVE. MIAMI, FL 33125 BLOCK 14, LOT 12 TWIN LAKE SUBD.
- 134) TAVARES, ALBERT 655 COLSON DR. KEY LARGO, FL 33037 BLOCK 14, LOT 11 TWIN LAKE SUBD.
- 135) FAGAN, MICHAEL 918 S. JADE DR. KEY LARGO, FL 33037 BLOCK 14, LOT 7 TWIN LAKE SUBD.
- 136) REED, STEPHAIE 756 MUSA DR. KEY LARGO, FL 33037 BLOCK 14, LOT 8 TWIN LAKE SUBD.
- 137) DEMAY, DAVID 754 MUSA DR. KEY LARGO, FL 33037 BLOCK 14, LOT 9,10 TWIN LAKE SUBD.
- 138) TRIC-KEY INVESTMENTS LLC 500 GEIGER CIRCLE KEY LARGO, FL 33037 BLOCK 15, LOT 11 TWIN LAKE SUBD.
- 139) ALVAREZ, REYNOLDO 347 BUTTONWOOD SHORES DR. KEY LARGO, FL 33037 BLOCK 19, LOT 1 TWIN LAKE SUBD.
- 140) LIETZ, TERRY 800 BROWN ST. KEY LARGO, FL 33037 BLOCK 19, LOT 4,5 TWIN LAKE SUBD.
- 141) GALLO, JOSHUA 801 BROWN ST. KEY LARGO, FL 33037 BLOCK 18, LOT 9 TWIN LAKE SUBD.
- 142) MULLEN, JAMES 803 BROWN ST. KEY LARGO, FL 33037 BLOCK 18, LOT 8 TWIN LAKE SUBD.
- 143) BRONSON, JARED 807 MIRAMAR DR. KEY LARGO, FL 33037 BLOCK 18, LOT 6 TWIN LAKE SUBD.
- 144) ROMERO, CLAUDIA 6549 DOMINICA DR UNIT 101 NAPLES, FL 34113 BLOCK 18, LOT 5 TWIN LAKE SUBD.
- 145) DEOCA, ALEYDA 95930 OVERSEAS HWY KEY LARGO, FL 33037 BLOCK 19, LOT 15 SOUTH CREEK VILLAGE
- 146) D AND D KEYS HOLDINGS LLC P.O. BOX 371929 KEY LARGO, FL 33037 BLOCK 10, LOT 16,17 SOUTH CREEK VILLAGE
- 147) GOOS, BRANTLEY 17214 US. HWY 30 KENNARD, NE 68034 BLOCK 10, LOT 13,14 SOUTH CREEK VILLAGE

- 148) CARLTON, DARREL 907 STATELY PINES RD. NEW BERN, NC 28560 BLOCK 10, LOT 11,12 SOUTH CREEK VILLAGE
- 149) BORGUS, CHANTEL 306 SOUND DR. KEY LARGO, FL 33037 BLOCK 10, LOT 9,10 SOUTH CREEK VILLAGE
- 150) RAMSDORF, NANCY 308 SOUND DR. KEY LARGO, FL 33037 BLOCK 10, LOT 8 SOUTH CREEK VILLAGE
- 151) HILL, RICKY J AND JAYNE L REVOCABLE TRUST 03/23/2022 C/O RICKY HILL 310 SOUND DR KEY LARGO, FL 33037 BLOCK 10, LOT 5,6,7 SOUTH CREEK VILLAGE
- 152) QUEVEDO, ALEXANDER 312 SOUND DR # F, KEY LARGO, FL 33037 BLOCK 10, LOT 4 SOUTH CREEK VILLAGE
- 153) SANDOVAL, DAVID 320 SOUND DR KEY LARGO, FL 33037 BLOCK 10, LOT 3 SOUTH CREEK VILLAGE
- 154) KAILE, KATHERINE 321 SOUND DR KEY LARGO, FL 33037 BLOACK 10, LOT 2 SOUTH CREEK VILLAGE
- 155) SCHILLINGER, DANIEL 324 SOUND DR KEY LARGO, FL BLOCK 10, LOT 1 SOUTH CREEK VILLAGE
- 156) KAILE, LINDSEY 326 SOUND DR KEY LARGO, FL 33037 BLOCK 11, LOT 11 SOUTH CREEK VILLAGE
- 157) HILL & HILL INVESTMENT PROPERTIES LLC 310 SOUND DR KEY LARGO, FL 33037 BLOCK 11, LOT 10 SOUTH CREEK VILLAGE
- 158) NATIVE RENTAL PROPERTIES LLC 100 WRENN ST. TAVERNIER, FL 33070 BLOCK 11, LOT 9 SOUTH CREEK VILLAGE
- 159) WRIGHT LIVING TRUST 6/22/95 C/O WIRGHT, W.L. P.O.BOX 1442 COOS BAY OR 97420 BLOCK 11, LOT 7,8 SOUTH CREEK VILLAGE
- 160) HARRISON, JOHN 336 SOUND DR KEY LARGO, FL 33037 BLOCK 11, LOT 6 SOUTH CREEK VILLAGE
- 161) SANABRIA, GISELLE 61 WATERWAYS DR KEY LARGO, FL 33037 BLOCK 11, LOT 5 SOUTH CREEK VILLAGE
- 162) VALDES, NELSON 11740 SW 110TH LANE MIAMI, FL 33186 BLOCK 11, LOT 4 SOUTH CREEK VILLAGE
- 163) HERBENICK, MARY 342 SOUND DR KEY LARGO, FL 33037 BLOCK 11, LOT 3 SOUTH CREEK VILLAGE
- 164) MAKER, ANDREW 346 SOUND DR KEY LARGO, FL 33037 BLOCK 11, LOT 1,2 SOUTH CREEK VILLAGE
- 165) SOUTH CREEK VILLAGE INC. P.O.BOX 372426 KEY LARGO, FL 33037 PARK FOR SOUTH CREEK VILLAGE SUBD.
- 166) HADEN, KEITH 2615 SE 7TH PLACE HOMESTEAD, FL 33033 BLOCK 9, LOT 14,15 SOUTH CREEK VILLAGE
- 167) TWB ENTERPRISES LLC 102965 OVERSEAS HWY KEY LARGO, FL 33037 BLOCK 9, LOT 9,10,11,12,13 SOUTH CREEK VILLAGE
- 168) CANIZALEZ, JOSE 303 SOUND DR KEY LARGO, FL 33037 BLOCK 9, LOT 16,17 SOUTH CREEK VILLAGE

- 169) PFLUGRATH, STUART 307 SOUND DR KEY LARGO, FL 33037 BLOCK 9, LOT 18 SOUTH CREEK VILLAGE
- 170) ARRABEL, ASHLEY 309 SOUND DR KEY LARGO, FL 33037 BLOCK 9, LOT 19 SOUTH CREEK VILLAGE
- 171) NOLT, ANGELA 359 SOUND DR KEY LARGO, FL 33037 BLOCK 9, LOT 20,21 SOUTH CREEK VILLAGE
- 172) LYNN, ELIZABETH P.O. BOX 370771 KEY LARGO, FL 33037 BLOCK 9, LOT 22 SOUTH CREEK VILLAGE
- 173) THOMPSON, KEITH 317 SOUND DR KEY LARGO, FL 33037 BLOCK 9, LOT 23 SOUTH CREEK VILLAGE
- 174) LILLI, JESSICA 319 SOUND DR KEY LARGO, FL 33037 BLOCK 9, LOT 24 SOUTH CREEK VILLAGE
- 175) KAILE KATHRYN 321 SOUND DR KEY LARGO, FL 33037 BLOCK 9, LOT 25 SOUTH CREEK VILLAGE
- 176) BERGOUIGNAN, JUAN 9801 SW 123RD ST, MIAMI, FL 33176 BLOCK 9, LOT 26 SOUTH CREEK VILLAGE
- 177) BISHOFF, JEFFERY 322 SOUND DR KEY LARGO, FL 33037 BLOCK 8, LOT 11 SOUTH CREEK VILLAGE
- 178) FRANKOVICH, DEEDEE 327 SOUND DR KEY LARGO, FL 33037 BLOCK 8, LOT 12,13 SOUTH CREEK VILLAGE
- 179) CROWLEY, FRANK 333 SOUND DR KEY LARGO, FL 33037 BLOCK 8, LOT 14,15 SOUTH CREEK VILLAGE
- 180) SHERIFF, JEFFREY 335 SOUND DR KEY LARGO, FL 33037 BLOCK 8, LOT 16 SOUTH CREEK VILLAGE
- 181) BOYCE, MICHAEL REVOCABLE TRUST 8/33/2018 339 SOUND DR KEY LARGO, FL 33037 BLOCK 8, LOT 17,18 SOUTH CREEK VILLAGE
- 182) 341 SOUND DR LLC. C/O COOKE, CARBONELL LP 10720 CARRIBBEAN BLVD. STE 540 CUTLER BAY, FL 33189 BLOCK 8, 19,20 SOUTH CREEK VILLAGE
- 183) FERGUSON, WAYNE 408 COLLINS ST KEY LARGO, FL 33037 BLOCK 9, LOT 9 SOUTH CREEK VILLAGE
- 184) CABANZONI REVOCABLE TRUST 1/30/2025 C/O ARSENIO CABANZONI 3800 NW 12TH TERRACE MIAMI, FL 33126 BLOCK 9, LOT 8 SOUTH CREEK VILLAGE
- 185) HINTON, TERESA P.O. BOX 371481 KEY LARGO, FL 33037 BLOCK 9, LOT 7 SOUTH CREEK VILLAGE
- 186) ANCHETA, DONNA P.O. BOX 370135 KEY LARGO, FL 33037 BLOCK 9, LOT 6 SOUTH CREEK VILLAGE
- 187) J AND O PARADISE RETREAT LLC 12161 SW 1ST ST MIAMI, FL 33184 BLOCK 9, LOT 5 SOUTH CREEK VILLAGE
- 188) SCHAPER AND SADIUA REVOCABLE TRUST 7/6/2020 420 COLLINS ST KEY LARGO, FL 33037 BLOCK 9, LOT 3,4 W ½ 2 SOUTH CREEK VILLAGE
- 189) HOAGLAND, ALEXANDRA 424 COLLINS ST KEY LARGO, FL 33037 BLOCK 9 LOT 6, E ½ 2 SOUTH CREEK VILLAGE

- 190) BAILEY, DERRELL 428 COLLINS ST KEY LARGO, FL 33037 BLOCK 8, LOT 9,10 SOUTH CREEK VILLAGE
- 191) WASMUND, GERALD 434 COLLINS ST KEY LARGO, FL 33037 BLOCK 8, LOT 6,E25 FT SOUTH CREEK VILLAGE
- 192) ROSENFELD, EUGENE 440 COLLINS ST KEY LARGO, FL 33037 BLOCK 8, LOT 3,4 SOUTH CREEK VILLAGE
- 193) BRISHKE, LEE 422 COLLINS ST KEY LARGO, FL 33037 BLOCK 8, LOT 1,2 SOUTH CREEK VILLAGE
- 194) GRACIA, DAVID 19443 SW 55TH ST MIRAMAR, FL 33029 BLOCK 4 LOT 11 SOUTH CREEK VILLAGE
- 195) JEDI ACEVEDA CONSTRUCTION CO. 104 GARDENIA ST. TAVERNIER, FL 33070 BLOCK 4, LOT 10 SOUTH CREEK VILLAGE
- 196) IBANEZ, YOSUANY 103021 OVERSEAS HWY KEY LARGO, FL 33037 BLOCK 4, LOT 9 SOUTH CREEK VILLAGE
- 197) BAHAMA 167 CONSTRUCTION CORP. 11860 SW 5TH ST MIAMI, FL 33184 BLOCK 4, LOT 8 SOUTH CREEK VILLAGE
- 198) CLAYTON, TAARON 10956 NAPLES CT. N JACKSONVILLE, FL 32218 BLOCK 4, LOT 7 SOUTH CREEK VILLAGE
- 199) CAZO, ALEX 411 COLLINS ST KEY LARGO, FL 33037 BLOCK 4 ,LOT 12,13 SOUTH CREEK VILLAGE
- 200) SCHWEISS, KRISTY 994 SHAW DR KEY LARGO, FL 33037 BLOCK 4, LOT 14 SOUTH CREEK VILLAGE
- 201) CASTAGNA, VINCENT 419 COLLINS ST KEY LARGO, FL 33037 BLOCK 4,LOT 15,16 SOUTH CREEK VILLAGE
- 202) MAND CONSTRUCTION LLC. 7001 W 35TH AVE. UNT 243 HIALEAH, FL 33018 BLOCK 4, LOT 17 SOUTH CREEK VILLAGE
- 203) FLORES, KERIN 423 COLLINS ST KEY LARGO, FL 33037 BLOCK 4, LOT 18 SOUTH CREEK VILLAGE
- 204) HARLEROAD, ELIZABETH 9431 NW 8TH ST PEMBROKE PINES, FL 33024 BLOCK 5, LOT 11 SOUTH CREEK VILLAGE
- 205) BULNES, JAIME 17450 NW 86TH AVE. HIALEAH, FL 33015 BLOCK 5, LOT 12 SOUTH CREEK VILLAGE
- 206) MACKENZIE, CHANTELLA REVOCABLE TRUST 04/04/2024 BLOCK 5, LOT 13 SOUTH CREEK VILLAGE
- 207) STRIPLING, RICHARD 433COLLINS ST KEY LARGO, FL 33037 BLOCK 5, LOT 15,14 SOUTH CREEK VILLAGE
- 208) CABELLERO, JOSE 8962 NW 177TH TERRACE HIALEAH, FL 33018 BLOCK 5, LOT 16 SOUTH CREEK VILLAGE
- 209) YONITCH, EDGA 437 COLLINS ST KEY LARGO, FL 33037 BLOCK 5, LOT 17,18 SOUTH CREEK VILLAGE
- 210) KEYS PROPERTIES HOLDINGS LLC P.O.BOX 371819 KEY LARGO, FL 33037 BLOCK 5, LOT 20 SOUTH CREEK VILLAGE

- 211) ADWM HOLDINGS LLC 68 BASS AVE KEY LARGO, FL 33037 BLOCK 4, LOT 6 SOUTH CREEK VILLAGE
- 212) GIBSON, MARK 516 PLANTE ST KEY LARGO, FL 33037 BLOCK 4, LOT 5 SOUTH CREEK VILLAGE
- 213) SANTAYANA, ANN 1631 ATLANTIC BEACH RD ATLANTIC BEACH, FL 32233 BLOCK 4, LOT 4 SOUTH CREEK VILLAGE
- 214) CALZADILLA, BIANCA 662 NW 134TH AVE. MIAMI, FL 33145 BLOCK 4, LOT 3 SOUTH CREEK VILLAGE
- 215) CABANSON-YANES, MIRIAM 3351 SW 23ND ST MIAMI, FL 33145 BLOCK 4, LOT 2 SOUTH CREEK VILLAGE
- 216) HARRELSON, CHRISTINE 524 PLANTE ST KEY LARGO, FL 33037 BLOCK 4, LOT 1 SOUTH CREEK VILLAGE
- 217) STUCKEY, TROY P.O.BOX 372549 KEY LARGO, FL 33037 BLOCK 5, LOT 10 SOUTH CREEK VILLAGE
- 218) 528 PLANTE LLC. 345 BOUNTY LANE KEY LARGO, FL 33037 BLOCK 5, LOT 9 SOUTH CREEK VILLAGE
- 219) MENDOZA, ALONSO 532 PLANTE ST KEY LARGO, FL 33037 BLOCK 5, 6,7,8 SOUTH CREEK VILLAGE
- 220) CRUM, GREG 536 PLANTE ST KEY LARGO, FL 33037 BLOCK 5, LOT 4,5 SOUTH CREEK VILLAGE
- 221) LUCAS, DEBRORAH J REVOCABLE TRUST 12/01/1995 7860 SW 182ND TERRACE PALMETTO BAY, FL 33157 BLOCK 5, LOT 3 SOUTH CREEK VILLAGE
- 222) SAMPLE, JAMES P.O.BOX 371227 KEY LARGO, FL 33037 BLOCK 5, LOT 2 SOUTH CREEK VILLAGE
- 223) KITCHENS, NANCY P.O. BOX 371070 KEY LARGO, FL 33037 BLOCK 5, LOT 1, SOUTH CREEK VILLAGE
- 224) MARDOMINGO, MARIA 548 PLANTE ST KEY LARGO, FL 33037 BLOCK 6, LOT 12 SOUTH CREEK VILLAGE
- 225) SKAPLEY, ROSEMARY E LIVING TRUST 7/26/2011 P.O.BOX 372932 KEY LARGO, FL 33037 BLOCK 6, LOT 13,14 SOUTH CREEK VILLAGE
- 226) CUNILL-PUELLO, JEANETTE 10915 SW 55TH ST MIAMI, FL 33165 BLOCK 6, LOT 10 SOUTH CREEK VILLAGE
- 227) SLCMMC RENTALS LLC C/O MARNI CAPUTO 237 LA PALOMA RD KEY LARGO, FL 33037 BLOCK 6, LOT 9 SOUTH CREEK VILLAGE
- 228) STOKY 446 LARGO AVE LLC 446 LARGO AVE. KEY LARGO, FL 33037 BLOCK 6, LOT 8 SOUTH CREEK VILLAGE
- 229) ONIEL, JOYCE REVOCABLE TRUST AGR 8/9/1994 117 CLUBHOUSE BLVD. LAKE WORHT, FL 33462 BLOCK 6, LOT 7 SOUTH CREEK VILLAGE
- 230) MARESCA, ANNE 113 NW 72ND PLACE PARLAND, FL 33076 BLOCK 6, LOT 6, SW ½ 5 SOUTH CREEK VILLAGE
- 231) PADRON, AMANDA 353 SOUND DR KEY LARGO, FL 33037 BLOCK 6, LOT 4,PT LOT 5 SOUTH CREEK VILLAGE

- 232) CENTURION, JOSE 932 OBISPO AVE. CORAL GABLES, FL 33134 BLOCK 6, LOT 3 ½ OF 2 SOUTH CREEK VILLAGE
- 233) DAVIS, GEORGE 250 NW 111TH TERRACE MIAMI SHORES, FL 33168 BLOCK 7, LOT 1, NE ½ 2 SOUTH CREEK VILLAGE
- 234) MARZOUKA FAMILY TRUST 07/26/2021 C/O ROBERT MARZOUKA 11215 SQ 249TH ST HOMESTEAD, FL 33019 BLOCK 7, LOT 6 SOUTH CREEK VILLAGE
- 235) PEREZ, LILLIE 6675 SW 69TH LANE MIAMI, FL 33143 BLOCK 7, LOT 7 SOUTH CREEK VILLAGE
- 236) FERRO, CARL DEVOCABLE TRUST 07/13/2017 740 N 13TH AVE. HOMESTEAD, FL 33019 BLOCK 7, LOT 8 SOUTH CREEK VILLAGE
- 237) 354 SOUND DRIVE LLC 10761 NW 21ST ST SUNRISE, FL 33322 BLOCK 7, LOT 9 SOUTH CREEK VILLAGE
- 238) LYDECKER, ISABEL 4835 LAKEVIEW DR MIAMI BEACH, FL 33140 BLOCK 7, LOT 10 SOUTH CREEK VILLAGE
- 239) 350 SOUND DRIVE LLC 13762 W STATE ROAD PMB 245 DAVIE, FL 33325 BLOCK 7, LOT 11 SOUTH CREEK VILLAGE
- 240) TSEIKIN, ZACHARY AND INNA 2017 TRUST 08/05/2017 C/O ZACHARY TSEIKIN 13253 SW 25TH PLACE DAVIE, FL 33325



AERIAL OF PROPERTY OWNERS WITHIN 600 FEET OF THE PENNEKAMP PARK PROJECT SITE (240 OWNERS) (INCLUDES MULTIPLE PROPERTY OWNERS)



May 31, 2024

Garland Sandel
Florida Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
Design Project Manager

Re: **John Pennekamp Coral Reef State Park**
Monroe County, Florida
Trip Generation Statement

Dear Mr. Sandel:

Kimley-Horn and Associates, Inc. was retained to provide a trip generation statement for the John Pennekamp Coral Reef State Park. The park is located at 102601 Overseas Highway in unincorporated Monroe County, Florida. The Parcel ID is 00086970-000000. The main entrance to the park serves the gate house and the recreational opportunities within the park. The driveway intersects Overseas Highway (US 1) at an unsignalized intersection with a northbound right-turn lane and a southbound left-turn lane serving the site. The driveway is a single lane inbound and a single lane outbound with wide median. Figure 1 shows the location of the site.

Traffic counts were performed at the driveway serving the park. Traffic counters were placed at entrance prior to the gate. Counts were performed for 24 hours on each day from Thursday, May 16, 2024 through Sunday May 19, 2024. The dates chosen represent weekday and weekend days outside of the peak travel season and on a non-holiday weekend. It would be expected that traffic volumes could be higher on holiday weekends and in winter season months; however, these counts represent typical annual conditions. The results of the counts are discussed below.

TRIP GENERATION ANALYSIS

The traffic counts are summarized in Table 1.

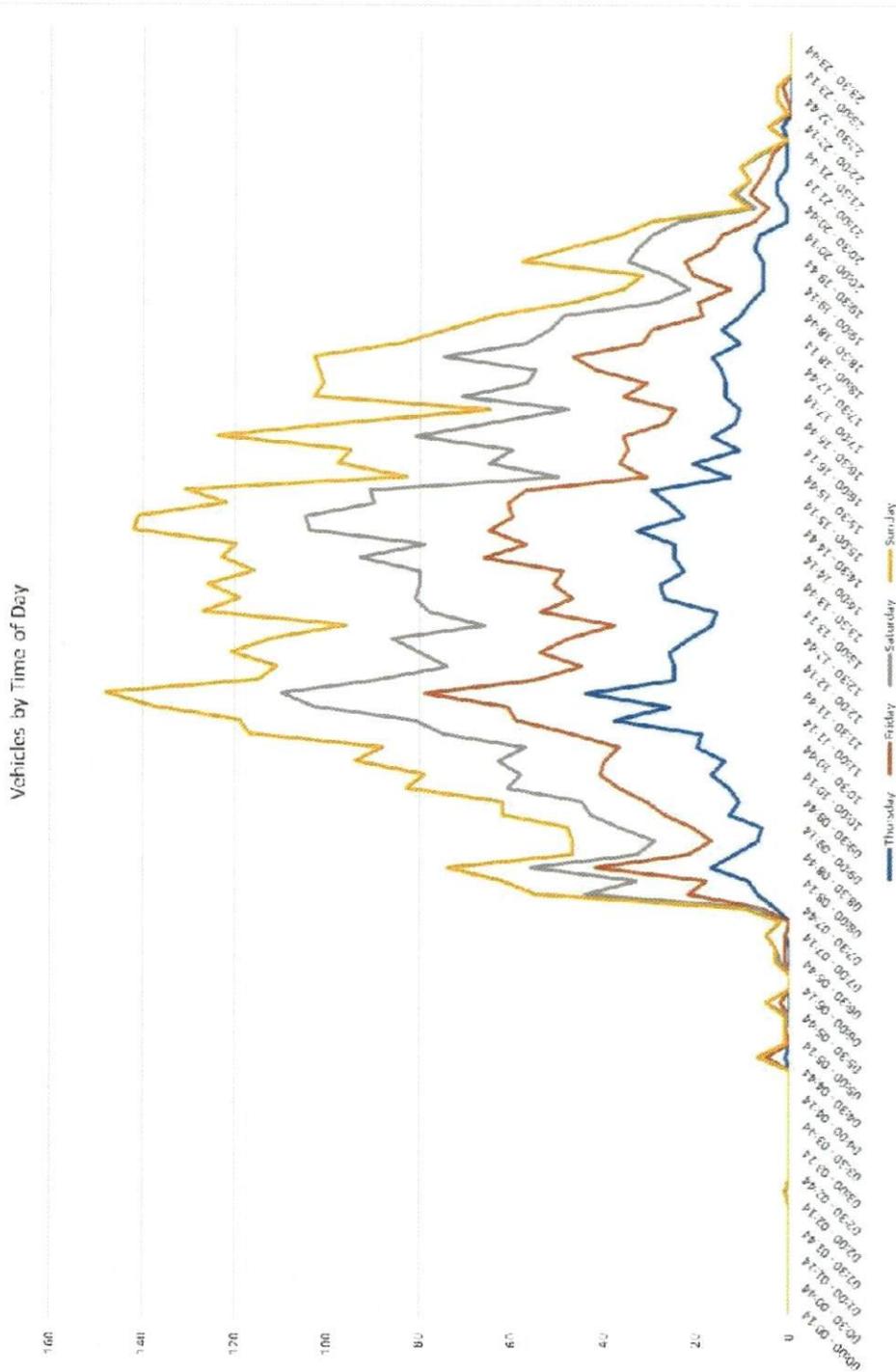
Table 1
Trip Generation Totals

Date	Daily Vehicles	Peak Hour (Vehicles per Hour)			
		AM Inbound	AM Outbound	PM Inbound	PM Outbound
Thursday, May 16, 2024	888	83	58	53	74
Friday, May 17, 2024	1,122	80	44	65	87
Saturday, May 18, 2024	1,272	83	50	74	105
Sunday, May 19, 2024	1,444	101	55	103	118



FIGURE 1
John Pennekamp Coral Reef State Park
Key Largo, Florida
Site Location

Figure 1
Traffic Volumes by Time of Day



FUTURE TRIP ANALYSIS

It is proposed to expand the visitor center to include 18,240 square feet of visitor services, exhibit area, multi-purpose space, and gift shop. The existing facility includes 4,500 square feet of visitor services.

At a state park, the visitor center is ancillary to the attractions that the park provides. The primary generators of traffic for John Pennekamp Coral Reef State Park are the boat launches and ramps, the scuba diving and snorkeling opportunities, the campground, and the beach. The larger and improved visitor center will better serve the existing uses that the park provides but is not expected to generate significant additional traffic to the park. Although the multipurpose facilities may generate additional traffic for special events, such as education talks and local group meetings, the use of this portion of the facility would not occur daily and would more of a special event. Furthermore, traffic associated with the park and its facilities would not contribute to evacuation traffic volumes since State Parks close prior to storm events.

CONCLUSION

This trip generation analysis was prepared to determine the existing traffic generation associated with John Pennekamp Coral Reef State Park. Based on the data collected, traffic volumes are highest on Sundays, and peak in the midday hours. The proposed ne visitor center is not anticipated to generate new traffic on a regular basis, and therefore will not significantly increase traffic at the park or on surrounding roadways.

Please contact me via email at adam.kerr@kimley-horn.com or via phone at 561-840-0874 if you have any questions regarding the information provided herein.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

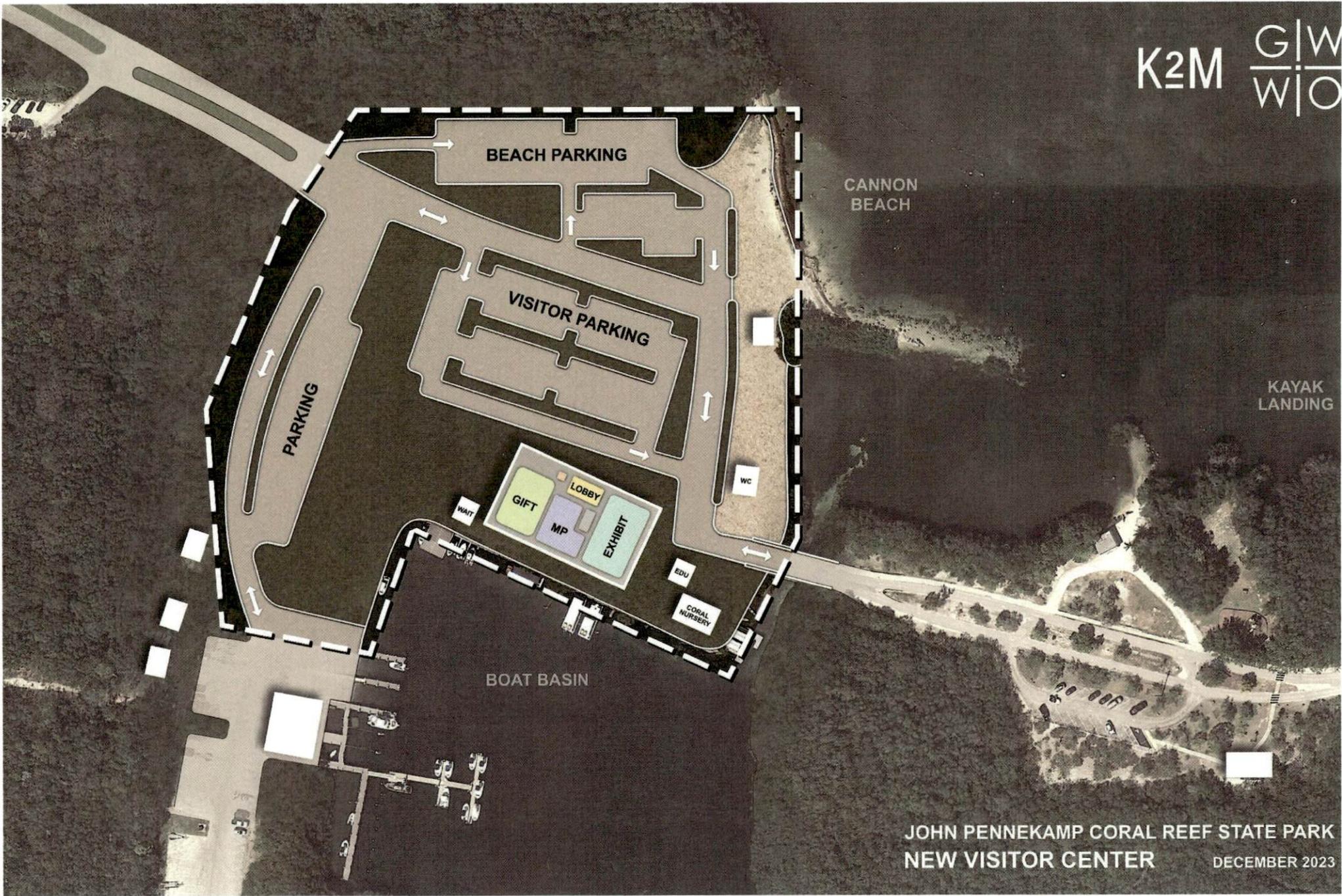


Digitally signed by
Adam B Kerr
Date: 2024.06.03
10:42:57 -04'00'

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration Number 64773

CONCEPT PLAN AND TRAFFIC COUNTS



BEACH PARKING

VISITOR PARKING

PARKING

CANNON BEACH

KAYAK LANDING

BOAT BASIN

GIFT

LOBBY

MP

EXHIBIT

WC

EDU

CORAL NURSERY

JOHN PENNEKAMP CORAL REEF STATE PARK
NEW VISITOR CENTER

DECEMBER 2023



JOHN PENNEKAMP CORAL REEF STATE PARK
NEW VISITOR CENTER
DECEMBER 2023

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Thursday, 05/16/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	1
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	0
05:00 - 05:14	0
05:15 - 05:29	0
05:30 - 05:44	0
05:45 - 05:59	0
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	0
06:45 - 06:59	0
07:00 - 07:14	0
07:15 - 07:29	0
07:30 - 07:44	0
07:45 - 07:59	5
08:00 - 08:14	7
08:15 - 08:29	12
08:30 - 08:44	9
08:45 - 08:59	6
09:00 - 09:14	2
09:15 - 09:29	8
09:30 - 09:44	10
09:45 - 09:59	6
10:00 - 10:14	12
10:15 - 10:29	8
10:30 - 10:44	14
10:45 - 10:59	14
11:00 - 11:14	23
11:15 - 11:29	15
11:30 - 11:44	29
11:45 - 11:59	8
12:00 - 12:14	12
12:15 - 12:29	13
12:30 - 12:44	8
12:45 - 12:59	11

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Thursday, 05/16/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
13:00 - 13:14	10
13:15 - 13:29	14
13:30 - 13:44	15
13:45 - 13:59	10
14:00 - 14:14	11
14:15 - 14:29	10
14:30 - 14:44	14
14:45 - 14:59	6
15:00 - 15:14	7
15:15 - 15:29	15
15:30 - 15:44	6
15:45 - 15:59	6
16:00 - 16:14	6
16:15 - 16:29	5
16:30 - 16:44	5
16:45 - 16:59	4
17:00 - 17:14	0
17:15 - 17:29	4
17:30 - 17:44	5
17:45 - 17:59	6
18:00 - 18:14	3
18:15 - 18:29	5
18:30 - 18:44	4
18:45 - 18:59	4
19:00 - 19:14	3
19:15 - 19:29	2
19:30 - 19:44	2
19:45 - 19:59	1
20:00 - 20:14	5
20:15 - 20:29	0
20:30 - 20:44	1
20:45 - 20:59	1
21:00 - 21:14	3
21:15 - 21:29	1
21:30 - 21:44	1
21:45 - 21:59	1
22:00 - 22:14	1
22:15 - 22:29	0
22:30 - 22:44	0
22:45 - 22:59	0
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	430
AM Peak Time	10:43 - 11:42
AM Peak Volume	83
PM Peak Time	13:05 - 14:04
PM Peak Volume	53

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Friday, 05/17/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	0
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	2
05:00 - 05:14	0
05:15 - 05:29	0
05:30 - 05:44	0
05:45 - 05:59	1
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	1
06:45 - 06:59	1
07:00 - 07:14	0
07:15 - 07:29	0
07:30 - 07:44	0
07:45 - 07:59	13
08:00 - 08:14	5
08:15 - 08:29	20
08:30 - 08:44	7
08:45 - 08:59	10
09:00 - 09:14	11
09:15 - 09:29	10
09:30 - 09:44	16
09:45 - 09:59	12
10:00 - 10:14	15
10:15 - 10:29	18
10:30 - 10:44	12
10:45 - 10:59	16
11:00 - 11:14	19
11:15 - 11:29	18
11:30 - 11:44	24
11:45 - 11:59	16
12:00 - 12:14	14
12:15 - 12:29	14
12:30 - 12:44	16
12:45 - 12:59	9

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Friday, 05/17/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
13:00 - 13:14	21
13:15 - 13:29	10
13:30 - 13:44	14
13:45 - 13:59	11
14:00 - 14:14	22
14:15 - 14:29	11
14:30 - 14:44	9
14:45 - 14:59	19
15:00 - 15:14	10
15:15 - 15:29	16
15:30 - 15:44	8
15:45 - 15:59	9
16:00 - 16:14	8
16:15 - 16:29	10
16:30 - 16:44	7
16:45 - 16:59	5
17:00 - 17:14	4
17:15 - 17:29	6
17:30 - 17:44	4
17:45 - 17:59	5
18:00 - 18:14	8
18:15 - 18:29	6
18:30 - 18:44	2
18:45 - 18:59	5
19:00 - 19:14	2
19:15 - 19:29	2
19:30 - 19:44	5
19:45 - 19:59	2
20:00 - 20:14	6
20:15 - 20:29	2
20:30 - 20:44	3
20:45 - 20:59	2
21:00 - 21:14	2
21:15 - 21:29	4
21:30 - 21:44	3
21:45 - 21:59	0
22:00 - 22:14	2
22:15 - 22:29	0
22:30 - 22:44	0
22:45 - 22:59	2
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	567
AM Peak Time	10:54 - 11:53
AM Peak Volume	80
PM Peak Time	14:03 - 15:02
PM Peak Volume	65

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Saturday, 05/18/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	0
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	2
05:00 - 05:14	0
05:15 - 05:29	0
05:30 - 05:44	0
05:45 - 05:59	1
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	0
06:45 - 06:59	1
07:00 - 07:14	2
07:15 - 07:29	0
07:30 - 07:44	0
07:45 - 07:59	20
08:00 - 08:14	11
08:15 - 08:29	13
08:30 - 08:44	7
08:45 - 08:59	7
09:00 - 09:14	15
09:15 - 09:29	12
09:30 - 09:44	12
09:45 - 09:59	21
10:00 - 10:14	16
10:15 - 10:29	18
10:30 - 10:44	18
10:45 - 10:59	20
11:00 - 11:14	19
11:15 - 11:29	20
11:30 - 11:44	21
11:45 - 11:59	21
12:00 - 12:14	19
12:15 - 12:29	14
12:30 - 12:44	19
12:45 - 12:59	20

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Saturday, 05/18/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
13:00 - 13:14	14
13:15 - 13:29	13
13:30 - 13:44	17
13:45 - 13:59	14
14:00 - 14:14	17
14:15 - 14:29	11
14:30 - 14:44	15
14:45 - 14:59	14
15:00 - 15:14	19
15:15 - 15:29	17
15:30 - 15:44	10
15:45 - 15:59	10
16:00 - 16:14	12
16:15 - 16:29	14
16:30 - 16:44	6
16:45 - 16:59	7
17:00 - 17:14	10
17:15 - 17:29	6
17:30 - 17:44	2
17:45 - 17:59	9
18:00 - 18:14	6
18:15 - 18:29	4
18:30 - 18:44	7
18:45 - 18:59	4
19:00 - 19:14	5
19:15 - 19:29	1
19:30 - 19:44	1
19:45 - 19:59	4
20:00 - 20:14	1
20:15 - 20:29	4
20:30 - 20:44	1
20:45 - 20:59	2
21:00 - 21:14	1
21:15 - 21:29	5
21:30 - 21:44	1
21:45 - 21:59	0
22:00 - 22:14	0
22:15 - 22:29	1
22:30 - 22:44	0
22:45 - 22:59	1
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	635
AM Peak Time	10:48 - 11:47
AM Peak Volume	83
PM Peak Time	12:04 - 13:03
PM Peak Volume	74

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Sunday, 05/19/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	0
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	0
05:00 - 05:14	0
05:15 - 05:29	0
05:30 - 05:44	1
05:45 - 05:59	0
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	0
06:45 - 06:59	0
07:00 - 07:14	0
07:15 - 07:29	0
07:30 - 07:44	0
07:45 - 07:59	8
08:00 - 08:14	24
08:15 - 08:29	13
08:30 - 08:44	11
08:45 - 08:59	15
09:00 - 09:14	7
09:15 - 09:29	13
09:30 - 09:44	14
09:45 - 09:59	18
10:00 - 10:14	18
10:15 - 10:29	20
10:30 - 10:44	21
10:45 - 10:59	27
11:00 - 11:14	26
11:15 - 11:29	23
11:30 - 11:44	23
11:45 - 11:59	15
12:00 - 12:14	24
12:15 - 12:29	18
12:30 - 12:44	13
12:45 - 12:59	18

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Sunday, 05/19/2024

Unit ID: TSS

Location: 1. EB/In Counter - John Pennekamp

Comments: Key Largo, Florida

	Eastbound Volume
13:00 - 13:14	29
13:15 - 13:29	23
13:30 - 13:44	32
13:45 - 13:59	19
14:00 - 14:14	17
14:15 - 14:29	8
14:30 - 14:44	17
14:45 - 14:59	19
15:00 - 15:14	18
15:15 - 15:29	18
15:30 - 15:44	15
15:45 - 15:59	10
16:00 - 16:14	13
16:15 - 16:29	20
16:30 - 16:44	12
16:45 - 16:59	5
17:00 - 17:14	12
17:15 - 17:29	6
17:30 - 17:44	13
17:45 - 17:59	5
18:00 - 18:14	5
18:15 - 18:29	6
18:30 - 18:44	3
18:45 - 18:59	6
19:00 - 19:14	1
19:15 - 19:29	1
19:30 - 19:44	2
19:45 - 19:59	2
20:00 - 20:14	2
20:15 - 20:29	0
20:30 - 20:44	0
20:45 - 20:59	0
21:00 - 21:14	0
21:15 - 21:29	0
21:30 - 21:44	1
21:45 - 21:59	0
22:00 - 22:14	0
22:15 - 22:29	0
22:30 - 22:44	0
22:45 - 22:59	0
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	710
AM Peak Time	10:25 - 11:24
AM Peak Volume	101
PM Peak Time	13:00 - 13:59
PM Peak Volume	103

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Thursday, 05/16/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	0
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	1
05:00 - 05:14	0
05:15 - 05:29	1
05:30 - 05:44	0
05:45 - 05:59	0
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	0
06:45 - 06:59	0
07:00 - 07:14	1
07:15 - 07:29	0
07:30 - 07:44	3
07:45 - 07:59	2
08:00 - 08:14	2
08:15 - 08:29	5
08:30 - 08:44	3
08:45 - 08:59	1
09:00 - 09:14	4
09:15 - 09:29	5
09:30 - 09:44	1
09:45 - 09:59	7
10:00 - 10:14	5
10:15 - 10:29	6
10:30 - 10:44	6
10:45 - 10:59	5
11:00 - 11:14	15
11:15 - 11:29	11
11:30 - 11:44	15
11:45 - 11:59	17
12:00 - 12:14	13
12:15 - 12:29	13
12:30 - 12:44	14
12:45 - 12:59	6

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Thursday, 05/16/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
13:00 - 13:14	6
13:15 - 13:29	13
13:30 - 13:44	13
13:45 - 13:59	13
14:00 - 14:14	14
14:15 - 14:29	15
14:30 - 14:44	19
14:45 - 14:59	17
15:00 - 15:14	19
15:15 - 15:29	15
15:30 - 15:44	7
15:45 - 15:59	15
16:00 - 16:14	5
16:15 - 16:29	12
16:30 - 16:44	7
16:45 - 16:59	7
17:00 - 17:14	14
17:15 - 17:29	10
17:30 - 17:44	10
17:45 - 17:59	11
18:00 - 18:14	8
18:15 - 18:29	10
18:30 - 18:44	7
18:45 - 18:59	5
19:00 - 19:14	3
19:15 - 19:29	4
19:30 - 19:44	4
19:45 - 19:59	7
20:00 - 20:14	2
20:15 - 20:29	1
20:30 - 20:44	0
20:45 - 20:59	2
21:00 - 21:14	0
21:15 - 21:29	0
21:30 - 21:44	0
21:45 - 21:59	0
22:00 - 22:14	1
22:15 - 22:29	0
22:30 - 22:44	0
22:45 - 22:59	0
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	458
AM Peak Time	11:00 - 11:59
AM Peak Volume	58
PM Peak Time	14:23 - 15:22
PM Peak Volume	74

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Friday, 05/17/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	0
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	2
05:00 - 05:14	0
05:15 - 05:29	0
05:30 - 05:44	0
05:45 - 05:59	1
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	0
06:45 - 06:59	0
07:00 - 07:14	0
07:15 - 07:29	0
07:30 - 07:44	3
07:45 - 07:59	2
08:00 - 08:14	4
08:15 - 08:29	5
08:30 - 08:44	3
08:45 - 08:59	0
09:00 - 09:14	4
09:15 - 09:29	4
09:30 - 09:44	4
09:45 - 09:59	12
10:00 - 10:14	9
10:15 - 10:29	8
10:30 - 10:44	5
10:45 - 10:59	12
11:00 - 11:14	2
11:15 - 11:29	17
11:30 - 11:44	11
11:45 - 11:59	14
12:00 - 12:14	6
12:15 - 12:29	14
12:30 - 12:44	10
12:45 - 12:59	12

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Friday, 05/17/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
13:00 - 13:14	17
13:15 - 13:29	10
13:30 - 13:44	9
13:45 - 13:59	15
14:00 - 14:14	19
14:15 - 14:29	21
14:30 - 14:44	23
14:45 - 14:59	18
15:00 - 15:14	25
15:15 - 15:29	11
15:30 - 15:44	10
15:45 - 15:59	7
16:00 - 16:14	16
16:15 - 16:29	9
16:30 - 16:44	8
16:45 - 16:59	9
17:00 - 17:14	18
17:15 - 17:29	11
17:30 - 17:44	23
17:45 - 17:59	25
18:00 - 18:14	13
18:15 - 18:29	9
18:30 - 18:44	6
18:45 - 18:59	6
19:00 - 19:14	5
19:15 - 19:29	13
19:30 - 19:44	12
19:45 - 19:59	7
20:00 - 20:14	2
20:15 - 20:29	5
20:30 - 20:44	1
20:45 - 20:59	4
21:00 - 21:14	2
21:15 - 21:29	0
21:30 - 21:44	0
21:45 - 21:59	0
22:00 - 22:14	1
22:15 - 22:29	0
22:30 - 22:44	1
22:45 - 22:59	0
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	555
AM Peak Time	11:00 - 11:59
AM Peak Volume	44
PM Peak Time	14:15 - 15:14
PM Peak Volume	87

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Saturday, 05/18/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	0
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	0
05:00 - 05:14	1
05:15 - 05:29	0
05:30 - 05:44	0
05:45 - 05:59	2
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	1
06:45 - 06:59	1
07:00 - 07:14	2
07:15 - 07:29	2
07:30 - 07:44	1
07:45 - 07:59	2
08:00 - 08:14	4
08:15 - 08:29	1
08:30 - 08:44	4
08:45 - 08:59	5
09:00 - 09:14	1
09:15 - 09:29	4
09:30 - 09:44	2
09:45 - 09:59	3
10:00 - 10:14	1
10:15 - 10:29	5
10:30 - 10:44	2
10:45 - 10:59	8
11:00 - 11:14	3
11:15 - 11:29	22
11:30 - 11:44	10
11:45 - 11:59	13
12:00 - 12:14	10
12:15 - 12:29	12
12:30 - 12:44	19
12:45 - 12:59	8

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Saturday, 05/18/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
13:00 - 13:14	10
13:15 - 13:29	21
13:30 - 13:44	12
13:45 - 13:59	17
14:00 - 14:14	10
14:15 - 14:29	11
14:30 - 14:44	24
14:45 - 14:59	31
15:00 - 15:14	10
15:15 - 15:29	17
15:30 - 15:44	9
15:45 - 15:59	18
16:00 - 16:14	13
16:15 - 16:29	31
16:30 - 16:44	32
16:45 - 16:59	16
17:00 - 17:14	25
17:15 - 17:29	20
17:30 - 17:44	11
17:45 - 17:59	19
18:00 - 18:14	19
18:15 - 18:29	18
18:30 - 18:44	23
18:45 - 18:59	5
19:00 - 19:14	4
19:15 - 19:29	5
19:30 - 19:44	11
19:45 - 19:59	12
20:00 - 20:14	14
20:15 - 20:29	12
20:30 - 20:44	2
20:45 - 20:59	1
21:00 - 21:14	1
21:15 - 21:29	1
21:30 - 21:44	1
21:45 - 21:59	0
22:00 - 22:14	0
22:15 - 22:29	0
22:30 - 22:44	2
22:45 - 22:59	0
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	637
AM Peak Time	10:59 - 11:58
AM Peak Volume	50
PM Peak Time	15:51 - 16:50
PM Peak Volume	105

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Sunday, 05/19/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
00:00 - 00:14	0
00:15 - 00:29	0
00:30 - 00:44	0
00:45 - 00:59	0
01:00 - 01:14	0
01:15 - 01:29	0
01:30 - 01:44	0
01:45 - 01:59	0
02:00 - 02:14	0
02:15 - 02:29	0
02:30 - 02:44	0
02:45 - 02:59	0
03:00 - 03:14	0
03:15 - 03:29	0
03:30 - 03:44	0
03:45 - 03:59	0
04:00 - 04:14	0
04:15 - 04:29	0
04:30 - 04:44	0
04:45 - 04:59	0
05:00 - 05:14	0
05:15 - 05:29	0
05:30 - 05:44	0
05:45 - 05:59	0
06:00 - 06:14	0
06:15 - 06:29	0
06:30 - 06:44	1
06:45 - 06:59	0
07:00 - 07:14	0
07:15 - 07:29	0
07:30 - 07:44	3
07:45 - 07:59	3
08:00 - 08:14	5
08:15 - 08:29	5
08:30 - 08:44	3
08:45 - 08:59	3
09:00 - 09:14	4
09:15 - 09:29	6
09:30 - 09:44	3
09:45 - 09:59	4
10:00 - 10:14	3
10:15 - 10:29	11
10:30 - 10:44	10
10:45 - 10:59	15
11:00 - 11:14	12
11:15 - 11:29	12
11:30 - 11:44	15
11:45 - 11:59	11
12:00 - 12:14	13
12:15 - 12:29	23
12:30 - 12:44	13
12:45 - 12:59	12

All Traffic Data Services, Inc. Daily Vehicle Volume Report

Study Date: Sunday, 05/19/2024

Unit ID:

Location: 2. WB/Exit Counter - John Pennekamp

Comments: Key Largo, Florida

	Westbound Volume
13:00 - 13:14	20
13:15 - 13:29	15
13:30 - 13:44	14
13:45 - 13:59	17
14:00 - 14:14	13
14:15 - 14:29	33
14:30 - 14:44	21
14:45 - 14:59	17
15:00 - 15:14	14
15:15 - 15:29	22
15:30 - 15:44	18
15:45 - 15:59	23
16:00 - 16:14	22
16:15 - 16:29	23
16:30 - 16:44	19
16:45 - 16:59	12
17:00 - 17:14	20
17:15 - 17:29	38
17:30 - 17:44	34
17:45 - 17:59	23
18:00 - 18:14	22
18:15 - 18:29	16
18:30 - 18:44	12
18:45 - 18:59	12
19:00 - 19:14	13
19:15 - 19:29	4
19:30 - 19:44	21
19:45 - 19:59	13
20:00 - 20:14	5
20:15 - 20:29	6
20:30 - 20:44	1
20:45 - 20:59	1
21:00 - 21:14	0
21:15 - 21:29	0
21:30 - 21:44	0
21:45 - 21:59	0
22:00 - 22:14	0
22:15 - 22:29	0
22:30 - 22:44	0
22:45 - 22:59	0
23:00 - 23:14	0
23:15 - 23:29	0
23:30 - 23:44	0
23:45 - 23:59	0
Totals	734
AM Peak Time	10:37 - 11:36
AM Peak Volume	55
PM Peak Time	17:14 - 18:13
PM Peak Volume	118

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 00086970-000000
 Account# 1095575
 Property ID 1095575
 Millage Group 500K
 Location Address 102601 OVERSEAS Hwy, KEY LARGO
 Legal Description 23 61 39 NW1/4 OF NW1/4 LESS WLY 50 FT OF TR 12 ISLAND OF KEY LARGO PB 4-130 OR211-563 OR231-173 OR2483-2301
 (Note: Not to be used on legal documents.)
 Neighborhood 10021
 Property Class FOREST/PARK/REC AREA (8200)
 Subdivision
 Sec/Twp/Rng 23/61/39
 Affordable No
 Housing



Owner

BOT TIIIF
 C/O DEP DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,392,240	\$1,392,240	\$1,392,240	\$1,392,240
+ Market Misc Value	\$813,608	\$813,608	\$813,608	\$813,608
+ Market Land Value	\$294,136	\$294,136	\$294,136	\$294,136
= Just Market Value	\$2,499,984	\$2,499,984	\$2,499,984	\$2,499,984
= Total Assessed Value	\$2,499,984	\$2,499,984	\$2,499,984	\$2,499,984
- School Exempt Value	(\$2,499,984)	(\$2,499,984)	(\$2,499,984)	(\$2,499,984)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$294,136	\$1,392,240	\$813,608	\$2,499,984	\$2,499,984	\$2,499,984	\$0	\$0
2023	\$294,136	\$1,392,240	\$813,608	\$2,499,984	\$2,499,984	\$2,499,984	\$0	\$0
2022	\$294,136	\$1,392,240	\$813,608	\$2,499,984	\$2,499,984	\$2,499,984	\$0	\$0
2021	\$294,136	\$1,392,240	\$813,608	\$2,499,984	\$2,499,984	\$2,499,984	\$0	\$0
2020	\$294,136	\$1,392,240	\$813,608	\$2,499,984	\$2,499,984	\$2,499,984	\$0	\$0
2019	\$294,136	\$1,392,240	\$813,608	\$2,499,984	\$2,499,984	\$2,499,984	\$0	\$0
2018	\$294,136	\$1,392,240	\$813,608	\$2,499,984	\$2,499,984	\$2,499,984	\$0	\$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
(8800)	34.54	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	5.46	Acreage	0	0

Buildings

Building ID	40696	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1970	
Building Type	CAMP BLDG / 36C	EffectiveYearBuilt	1994	
Building Name		Foundation		
Gross Sq Ft	1015	Roof Type		
Finished Sq Ft	535	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	96	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	535	535	0
OUF	OP PRCH FIN UL	480	0	0
TOTAL		1,015	535	0

Building ID	40697	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1970	
Building Type	CAMP BLDG / 36C	EffectiveYearBuilt	1994	
Building Name		Foundation		
Gross Sq Ft	946	Roof Type		
Finished Sq Ft	590	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	106	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	590	590	0
OUF	OP PRCH FIN UL	356	0	0
TOTAL		946	590	0

Building ID	40698	Exterior Walls	CUSTOM	
Style	GROUND LEVEL	Year Built	1976	
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	1991	
Building Name		Foundation		
Gross Sq Ft	2720	Roof Type		
Finished Sq Ft	1840	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	252	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	45	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,840	1,840	0
OUF	OP PRCH FIN UL	560	0	0
SBF	UTIL FIN BLK	320	0	0
TOTAL		2,720	1,840	0

Building ID	40699	Exterior Walls	CUSTOM
Style	GROUND LEVEL	Year Built	1970
Building Type	1 STY STORE-D / 11D	EffectiveYearBuilt	1991
Building Name		Foundation	
Gross Sq Ft	768	Roof Type	
Finished Sq Ft	320	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	72	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	1
Depreciation %	45	Grade	350

Interior Walls				Number of Fire Pl
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	320	320	0
OPF	OP PRCH FIN LL	448	0	0
TOTAL		768	320	0

Building ID	40700	Exterior Walls	CUSTOM
Style	GROUND LEVEL	Year Built	1976
Building Type	STATE BLDGS C / 87C	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	4320	Roof Type	
Finished Sq Ft	4320	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	264	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,320	4,320	0
TOTAL		4,320	4,320	0

Building ID	40701	Exterior Walls	CUSTOM
Style	GROUND LEVEL	Year Built	1970
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	5438	Roof Type	
Finished Sq Ft	3535	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	274	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,535	3,535	0
OUF	OP PRCH FIN UL	1,903	0	0
TOTAL		5,438	3,535	0

Building ID	40702	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1995
Building Type	CAMP BLDGS-B- / 36B	EffectiveYearBuilt	2000
Building Name		Foundation	
Gross Sq Ft	1766	Roof Type	
Finished Sq Ft	1024	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	128	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	742	0	0
FLA	FLOOR LIV AREA	1,024	1,024	0
TOTAL		1,766	1,024	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1969	1970	10 x 560	1	5600 SF	5
COM CANOPY	1969	1970	32 x 26	1	832 SF	2
WOOD DOCKS	1973	1974	0 x 0	1	5585 SF	3
	1975	1976	0 x 0	1	1	3
CONC PATIO	1975	1976	8 x 150	1	1200 SF	2
UTILITY BLDG	1975	1976	11 x 17	1	187 SF	4
ASPHALT PAVING	1977	1978	0 x 0	1	199410 SF	2
UTILITY BLDG	1991	1992	0 x 0	1	416 SF	3
WOOD DECK	1991	1992	0 x 0	1	4926 SF	2
CONC PATIO	1991	1992	0 x 0	1	672 SF	2
COM CANOPY	1991	1992	0 x 0	1	766 SF	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
COM CANOPY	1994	1995	50 x 23	1	1150 SF	2
CONC PATIO	1996	1997	0 x 0	1	2000 SF	2
UTILITY BLDG	1997	1998	20 x 10	1	200 SF	2
CONC PATIO	2001	2002	24 x 6	1	144 SF	2
BRICK PATIO	2001	2002	0 x 0	1	2750 SF	3
TIKI	2009	2010	0 x 0	1	3244 SF	5
BOAT RAMP	1969	1970	62 x 60	1	3720 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/17/2010	\$100	Quit Claim Deed		2483	2301	11 - Unqualified	Improved		

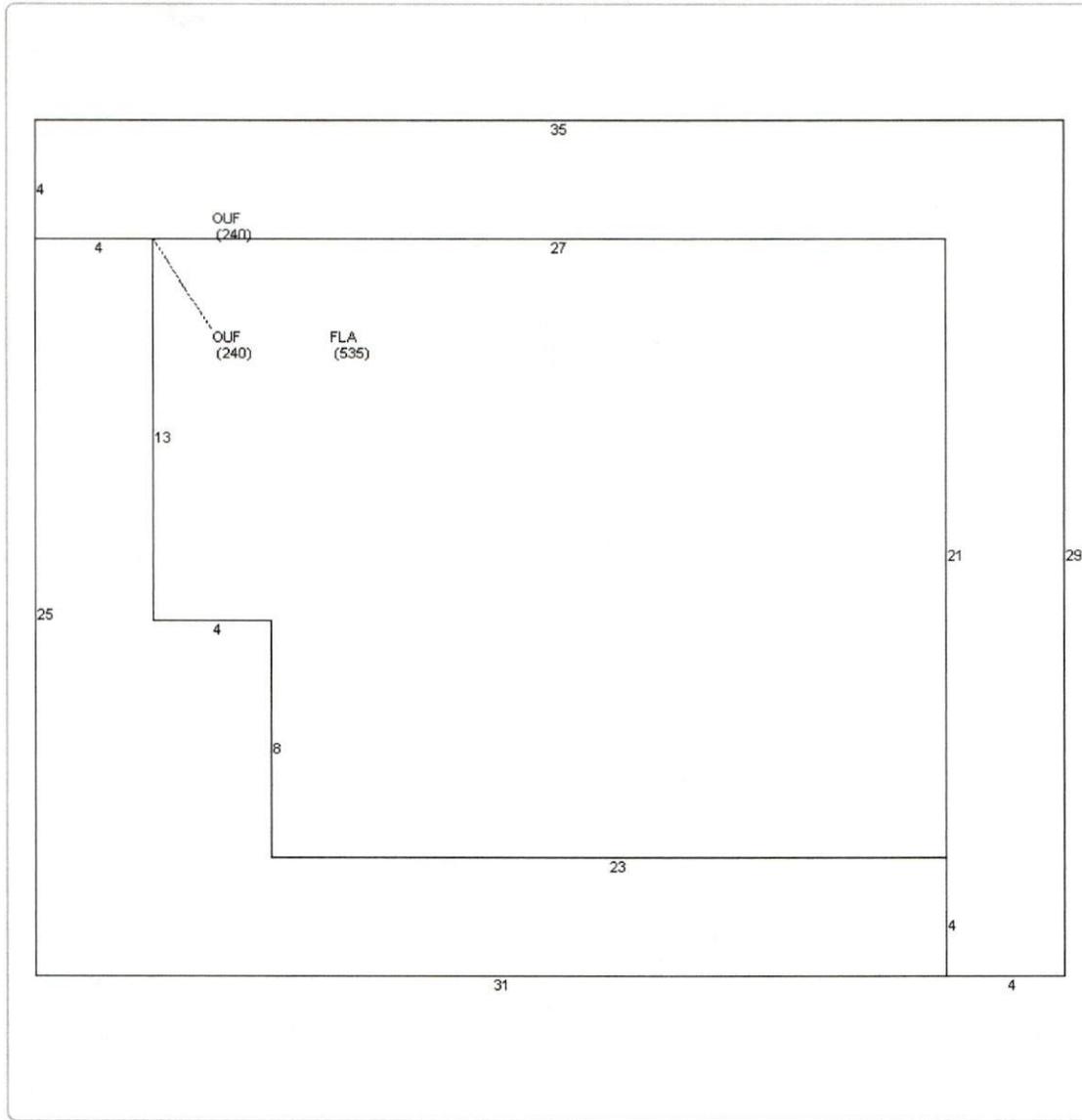
Permits

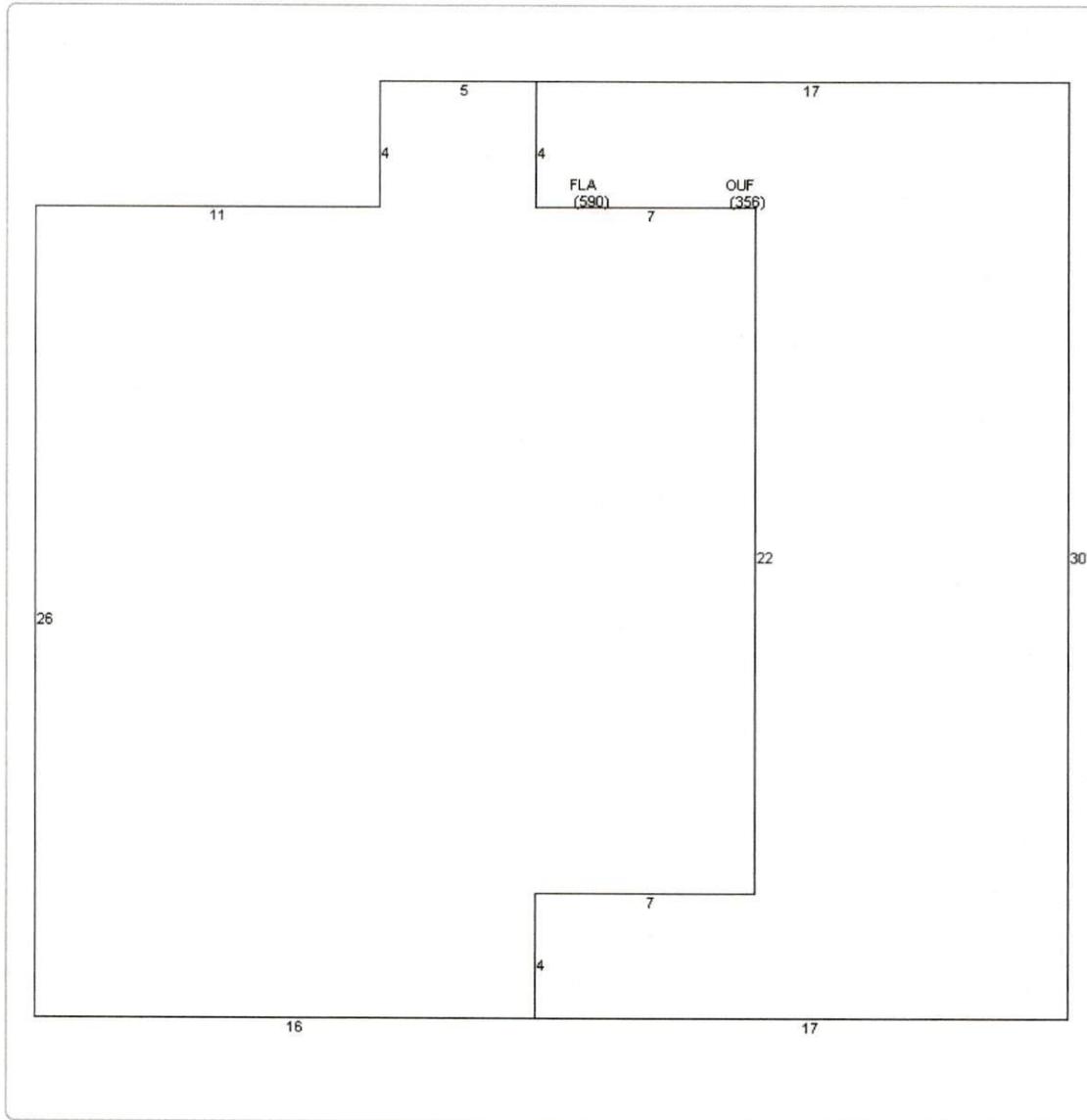
Number	Date Issued	Status	Amount	Permit Type	Notes
C-DOCK-2024-0025	01/14/2025	Completed	\$745,000	Commercial	Replace existing deteriorating concrete boat ramp
22300631	04/28/2022	Completed	\$14,300	Commercial	PERMIT APPROVAL TO REMOVE AND REPLACE 2600 SQ FT OF EXISTING ROOF MATERIAL AS PER APPROVED PLANS. INSTALL MULE HIDE UNDERLAYMENT. INSTALL 3"X 3" CUSTOM EAVE DRIP. INSTALL 5V-CRIMP METAL ROOF.
18300907	05/25/2018	Completed	\$10,800	Commercial	REMOVE/REPLACE 1,500 SF; INSTALL 5-V CRIMP METAL
18300908	05/16/2018	Completed	\$48,000	Commercial	REMOVE/REPLACE EXISTING ROOF MATERIAL
18300909	05/16/2018	Completed	\$64,500	Commercial	REMOVE/REPLACE 4,300 SF EXISTING ROOF MATERIAL
14302072	05/19/2014	Completed	\$4,700		RE-ROOF
12302956	08/28/2012	Completed	\$1	Commercial	EXTERIOR REMODEL/REPAIR
09300956	05/06/2009	Completed	\$1		REPLACE PAVILLION
07304246	01/10/2008	Completed	\$1		BTH RMS ADA RENOVATED
05304466	01/02/2005	Completed	\$1		ROOF REPAIR
04305526	12/09/2004	Completed	\$1		REPLACE A/C
04305527	12/09/2004	Completed	\$1		REPLACE A/C
1304237	01/31/2002	Completed	\$1		REPAIR SEAWALL
304829	01/29/2001	Completed	\$1		REPAIR DOCK & 2 FINGER PI
304086	10/27/2000	Completed	\$1		CONCRETE SLAB
0031390	03/27/2000	Completed	\$1	Commercial	AIR CONDITIONING
9800953	04/23/1998	Completed	\$1	Commercial	SHED
9531180	06/01/1995	Completed	\$1		23'X50' QUONSET SHADEHOUSE
9432672	05/01/1995	Completed	\$1		1011 SF PUBLIC BATHROOMS

View Tax Info

[View Taxes for this Parcel](#)

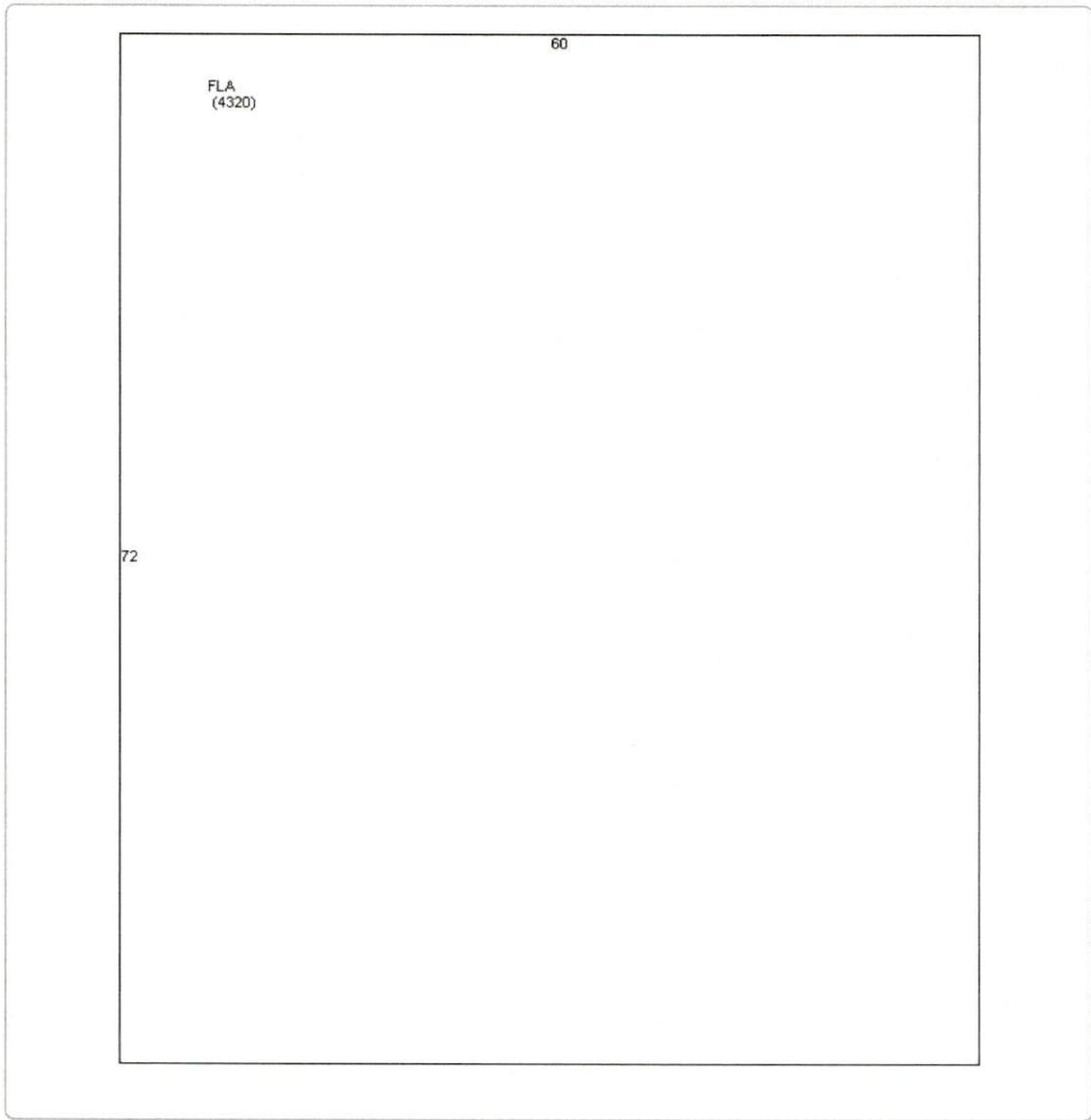
Sketches (click to enlarge)

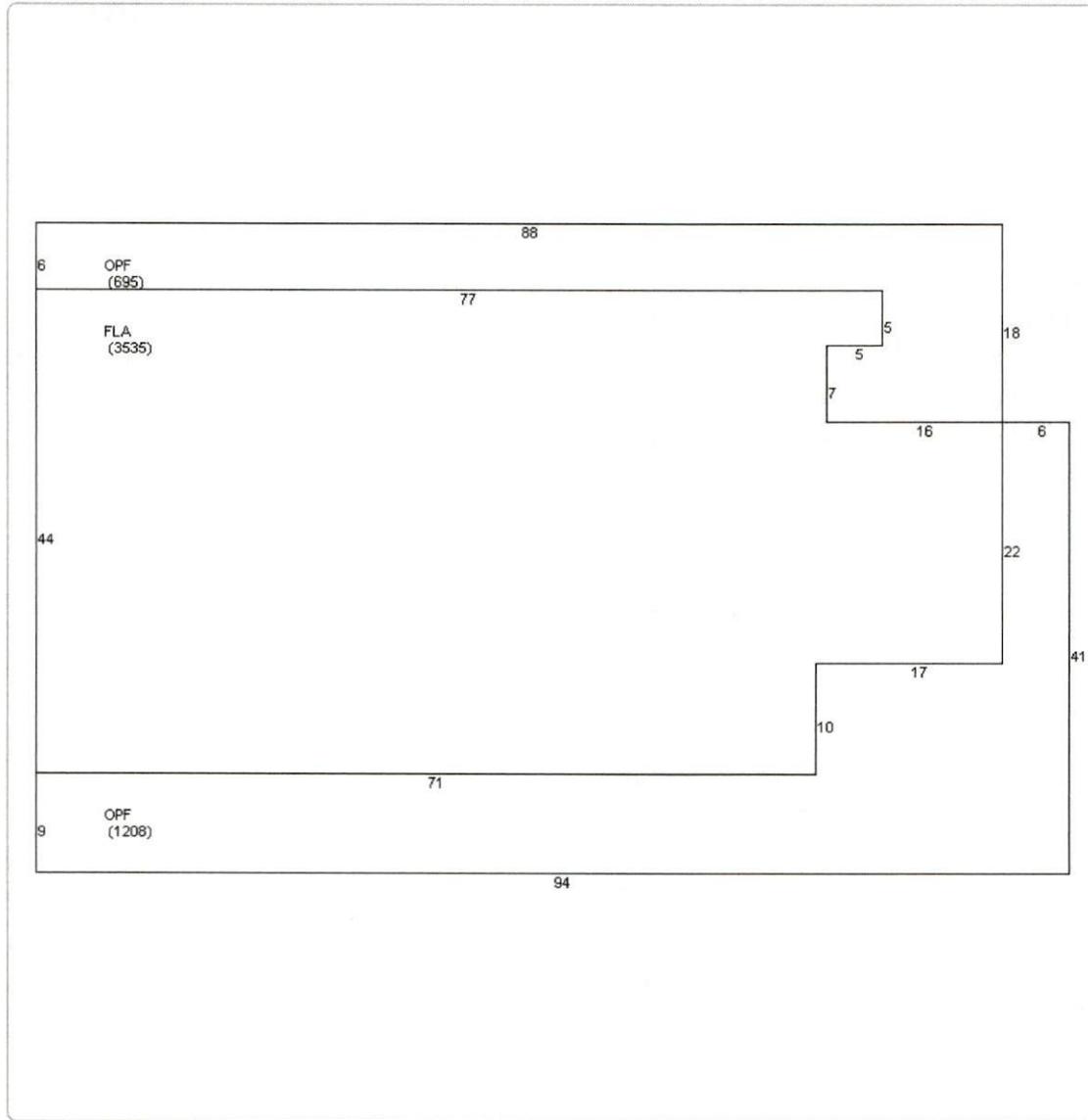


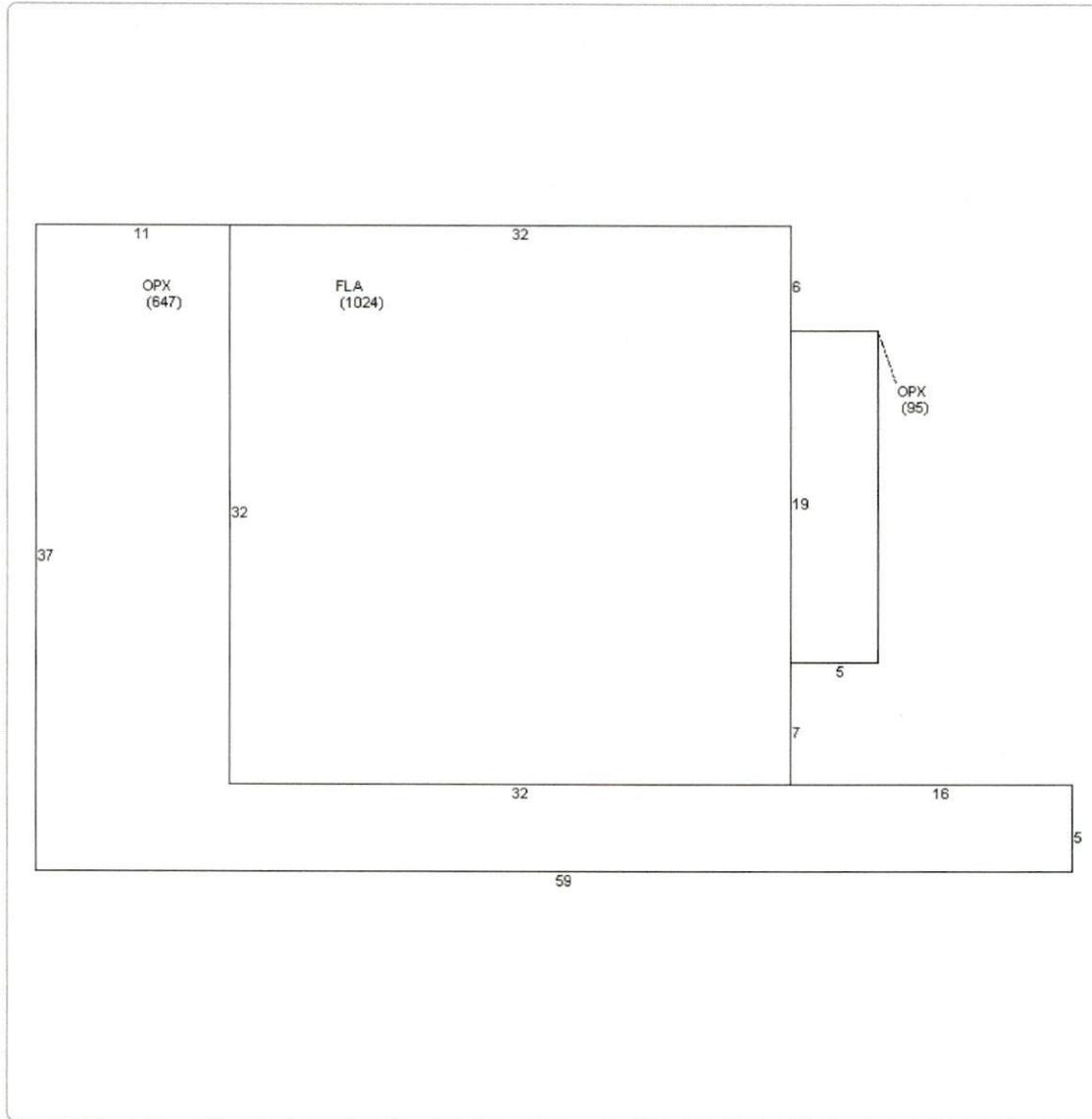


SBF (320)	FLA (920)	OUF (560)	FLA (920)
8	23	14	23

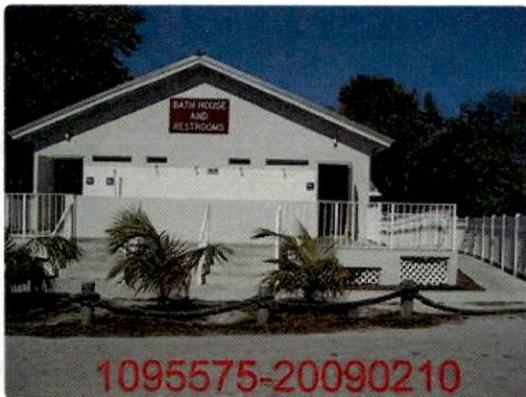
28	20
OPF (448)	FLA (320)
	16







Photos



Map



No data available for the following modules: TRIM Notice.

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
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Contact Us



ROBERT SMITH

BIOLOGIST ESA # 141627

31 OCEAN REEF DRIVE, SUITE C-209

KEY LARGO, FL 33037

305-394-3173

solinvestmentstam@gmail.com

EXISTING CONDITIONS REPORT

PENNEKAMP PARK

OWNER: BOT TIFF C/O DEP DIVISION OF STATE LANDS, GARLAND SANDEL & DAVID MATSON

LEGAL: SECTION 23, TOWNSHIP 61, RANGE 39, NW ¼ LESS WLY 50 FT OF TRACT 12, ISLAND OF KEY LARGO PLAT, KEY LARGO, MONROE COUNTY, FLORIDA (a.k.a. Pennekamp Park)

RE #: 00086970-000000

ALT.KEY #: 1095575

ZONING: PARKS & RECREATION

HABITAT TYPES: TROPICAL HARDWOOD HAMMOCK (THH)

DISTURBED AND BUILT ENVIRONMENT

FRINGING MANGROVE COMMUNITY

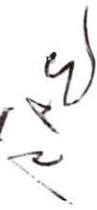
SIZE: 67 ACRES, SIZE OF PROJECT AREA:6.23 ACRES

SCOPE OF PROJECT: REBUILD AND MODERNIZE PARKING LOT, UPDATE SEPTIC, ELECTRIC, WATER AND OTHER UTILITY SERVICES , REDO ROADWAYS WITH NEW DRAINAGE CONTROL, DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF A NEW BUILDING. THE APPLICANT DESIRES TO USE AN 'ALTERNATIVE MITIGATION PLAN' TO OFFSET THE IMPACTS ASSOCIATED WITH DEVELOPMENT.

DATE: DECEMBER 16, 2024

PERFORMED BY: ROBERT SMITH, BIOLOGIST

ROBERT SMITH
BIOLOGIST
E.S.A. # 141627



I. INTRODUCTION:

The subject parcel is Pennekamp Sate Park located in Key Largo, Monroe County, Florida. The subject parcel was inspected on November 6, 10, 12, 27, 29, December 4,8, 10, 12, 13,2024 for the purpose of preparing this ECR report and numerous times in the past during the time period that this biologist was employed by Monroe County as the Senior Biologist. The parcel measures +/- 67 acres of which 6.23 acres are the subject of this Existing Conditions Report (ECR). The overall parcel is dominated by Tropical Hardwood Hammock (THH) or Mangroves. The portion of the subject parcel proposed for re-development is within the parking lot area of the park. The parcel abuts both a fringing mangrove community to the northeast and Tropical Hardwood Hammock to the north, an internal marina to the south (and then further south a THH area of the park) with the east being the Atlantic ocean and a marina. The subject parcel abuts a THH area to the west and further west US Hwy #1.

The proposed construction is a phased development. The first phase will be within the existing parking lot and includes some minor reorientation of the width of each landscape 'island'. The Park desires to transplant some listed tree species that are large such as Mahogany Trees and Florida Thatch Palms. These specimens are in better health than are some of the smaller Mahoganies found on site. The landscape plan indicates which existing trees are to be relocated or removed. Attached is a Mitigation Table which indicates the entirety of the trees or palms which could possibly be impacted either by removal or via the transplantation process. The Park desires to use an "alternative mitigation plan" to account for all trees found within the construction impact areas on site.

The second phase of the project is to create a 'Temporary Access Road' in order to accommodate the new construction located almost entirely within the existing cleared areas (see site plan) with the exception of a Lignum Vitae that is being proposed to relocate on site and a Wild Tamarind to be removed. This phase will also include additional landscaping and a realignment of the existing storm water control devices found within the parking lot. New infrastructure (water, wastewater,electric, etc.) will be installed underground and the existing entrance drive to the parking lot areas redone so as to have a single entrance/exit roadway in its entirety.

The third phase will be the demolition of the Exhibits Building and a new larger building constructed within areas mostly devoid of vegetation. The existing 'butterfly area' will be recreated on site (see landscape plan).

The subject parcel contains a very high number of listed Plant Species (32 species). The park contains a nursery where they grow a lot of very rare species and they have a plan to increase the species diversity such as to include numerous rare plant species throughout the parcel. A complete list of vegetation found within the areas proposed for construction or within 25 feet of the construction areas (outside of the construction impact zones) is attached within Section V. of this report.

II. LIST OF VEGETATION FOUND ON SITE: NOTE* WITHIN 25 FEET OF PROPOSED PROJECT

SPECIES	LISTING	APPROX.# FOUND ON SITE
1) MAHOGANY <i>Swietenia mahogani</i>	TH	50
2) PARADISE TREE <i>Simaruba glauca</i>	RI	1
3) MILKBARK <i>Drypetes diversifolia</i>	EN	1
4) CINNAMONBARK <i>Canella winterana</i>	EN	10
5) DARLING PLUM <i>Reynosa septentrionalis</i>	TH	10
6) PHYLLANTHUS <i>Phyllanthus phylloides</i>	N	500
7) MARLBERRY <i>Ardisia escalloniodes</i>	N	20
8) STYLOSANTHUS <i>Stylosanthus hamata</i>	N	200
9) INKWOOD <i>Exothea paniculata</i>	RI	20
10) SPANISH NEEDLES <i>Bidens alba</i>	N	250
11) WHITE IRONWOOD <i>Hypelate trifoliata</i>	EN	10
12) THATCH PALM, FLORIDA <i>Thrinax radiata</i>	EN	15
13) THATCH PLAM, KEYS <i>Thriax morrisii</i>	TH	15
14) TORCHWOOD <i>Amyris elemifera</i>	RI**	5
15) WILD LIME <i>Zanthoxylum fagara</i>	RI**	5
16) ROUGH VELVETSEED <i>Guettarda scabra</i>	N	5
17) SALTMARSH MALLOW <i>Kostelytskya virginica</i>	N	50
18) CAMPHORWEED <i>Pluchea odorata</i>	N	10
19) BLACK IRONWOOD <i>Krugiodendron ferreum</i>	RI	5
20) BEGGARS TICK <i>Bidens frondosa</i>	N	50
21) WHITE STOPPER <i>Eugenia axillaris</i>	N*	15
22) SPANISH STOPPER <i>Eugenia foetida</i>	N*	20
23) RED STOPPER <i>Eugenia confusa</i>	EN	2
24) RED BERRY STOPPER <i>Eugenia rhombea</i>	EN	2
25) JAMAICA DOGWOOD <i>Piscidia piscipula</i>	N	25
26) BLACKBEAD <i>Pithecellobium keyense</i>	TH	25
27) CATS CLAW <i>Pithecellobium unguis-cati</i>	N	20
28) SNOWBERRY <i>Chiococca alba</i>	N	100
29) CRABWOOD <i>Ateramnus lucidus</i>	RI	5
30) BLOLLY <i>Guapira discolor</i>	N	25
31) SANDSPUR <i>Chenchrus brownii</i>	N	200
32) FIDDLEWOOD <i>Citharexylum spinosum</i>	RI	1
33) LIPPIA <i>Lippia nodiflora</i>	N	250
34) WILD DILLY <i>Manilkara bahamensis</i>	TH	1
35) PIGEON PLUM <i>Cocoloba diversifolia</i>	N	25

36) NUTGRASS	<i>Fymbristalis spicata</i>	N	40
37) PASSION FLOWER	<i>Passiflora incarnata</i>	N	3
38) WILLOW BUSTIC	<i>Dipholis salicifolia</i>	N	50
39) STRONGBARK	<i>Bourreria ovata</i>	EN	5
40) WILD COFFEE	<i>Psychotria nervosa</i>	N*	20
41) JAMAICA CAPER	<i>Capparis cynophallophora</i>	N*	20
42) LIMBER CAPER	<i>Capparis flexuosa</i>	N*	5
43) CHEWSTICK	<i>Gouania lupuloides</i>	N	15
44) SEAGRAPE	<i>Cocoloba uvifera</i>	N	80
45) BUTTONWOOD	<i>Conocarpus erectus</i>	N	125
46) WILD TAMARIND	<i>Lysiloma latisiliquum</i>	N	100
47) MILKPEA	<i>Galactia spiciformis</i>	N	75
48) SALTGRASS	<i>Distichlis spicata</i>	N	100
49) SPICEWOOD	<i>Calyptanthes pallens</i>	RI	1
50) MOUSES PINEAPPLE	<i>Morinda royac</i>	N	50
51) WILD GRAPE	<i>Vitis rotundifolia</i>	N	5
52) RED MANGROVE	<i>Rhizophora mangle</i>	N	200
53) BLACK MANGROVE	<i>Avicennia germinans</i>	N	75
54) WHITE MANGROVE	<i>Laguncularia racemosa</i>	N	50
55) SALICORNIA	<i>Salicornia biglovii</i>	N	25
56) SEVEN YEAR APPLE	<i>Casasia clusiifolia</i>	RI	1
57) STRANGLER FIG	<i>Ficus aurea</i>	N	40
58) SHORT LEAF FIG	<i>Ficus citrifolia</i>	N	10
59) BUTTERFLY ORCHID	<i>Encyclia tampensis</i>	EN	1 colony
60) AMERICAN BEAUTYBERRY	<i>Callcarpa Americana</i>	N	10
61) CHAPMANS ACACIA	<i>Cassia chapmanii</i>	TH	1
62) KEYS GRASS	<i>Monanthocloe littoralis</i>	N	500
63) SMILAX	<i>Smilax havenensis</i>	N	20
64) WILD LANTANA	<i>Lantana involucrate</i>	N	10
65) MORNING GLORY	<i>Ipomea alba</i>	N	25
66) MORNING GLORY	<i>Ipomea indica</i>	N	50
67) RANDIA	<i>Randia aculeata</i>	N	10
68) ALLIGATOR WEED	<i>Alternanthera philoxeroides</i>	N	100
69) CORDIA	<i>Cordia dichotoma</i>	N	5
70) WILD PONSETTIA	<i>Poinsettia hetererophylla</i>	N	25
71) SEA OXEYE DAISY	<i>Borrichia arborescens</i>	N	20
72) SEA OXEYE DAISY	<i>Borrichia frutescens</i>	N	50
73) BAY CEDAR	<i>Suriana maritima</i>	RI	5
74) ELEUSINE	<i>Eleusine indica</i>	N	250
75) JOEWOOD	<i>Jacquinia keyensis</i>	TH	1
76) DALHIA	<i>Dallhia spp.</i>	EX	
77) LIGNUM VITAE	<i>Guaiacum sanctum</i>	EN	1

78)	SPANISH MOSS	<i>Tillandsia usneodes</i>	N	10 colonies
79)	LANTERNVINE	<i>Cardiospermum angiospermum</i>	N	20
80)	SEA LAVENDER	<i>Tournefortia gnaphalodes</i>	EN	2
81)	NECKLACE POD	<i>Sophora tomentosis</i>	N	10
82)	POISONWOOD	<i>Metopium toxiferum</i>	N	125
83)	GOATWEED	<i>Capraria biflora</i>	N	40
84)	SPANISH NEEDLES	<i>Bidena alba</i>	N	100
85)	BLUE PORTERWEED	<i>Stachytarpheta jamaicensis</i>	N	5
86)	RHACOMA	<i>Crossopetalum rhacoma</i>	TH	5
87)	SABAL PALM	<i>Sabal palmetto</i>	N	40
88)	CHESNUT SEDGE	<i>Andropogon virginicus</i>	N	20
89)	BATIS	<i>Batis maritima</i>	N	100
90)	DUNE LILY	<i>Hymenocallis latifolia</i>	N	5
91)	GUMBO LIMBO	<i>Bursera simaruba</i>	N	80
92)	HORSETAIL GRASS	<i>Equisetifolia hymale</i>	N	40
93)	HAMELIA	<i>Hamelia patens</i>	N	10
94)	SAFRON PLUM	<i>Bumelia celastrina</i>	N	10
95)	VARNISH LEAF	<i>Dodonea viscosa</i>	N	1
96)	SOLDIER VINE	<i>Tournefortia volubilis</i>	N	15
97)	COCKSPUR	<i>Pisonia uculeata</i>	N	10
98)	SMILAX	<i>Smilax havenensis</i>	N	20
99)	WILD LANTANA	<i>Lantana involucrate</i>	N	15
100)	KNICKERPOD	<i>Guilandina bonduc</i>	N	20
101)	WHITE IRONWOOD	<i>Hypelate trifoliata</i>	EN	5
102)	BLACK TORCH	<i>Erithalis fruticosa</i>	TH	1
103)	RHACOMA	<i>Crossopetalum rhacoma</i>	TH	5
104)	AFRICAN GROUND ORCHID	<i>Oceolades maculata</i>	EXP	

EN = ENDANGERED TH = THREATENED RI = REGIONALLY IMPORTANT

RI** = FOOD SOURCE FOR SCHAUS SWALLOWTAIL BUTTERFLY

N = NATIVE N* = NATIVE THAT REPRODUCES AT A DBH OF <4"

EX = NON NATIVE

III. LIST OF ANIMALS OBSERVED ON SITE OR WITHIN RECORDED RANGE:

The subject parcel falls within the recorded range of the following Listed animal species: Schaus swallowtail butterfly, Miami black ringneck snake, Indigo snake, Key Largo Woodrat & Cotton mouse, Stock Island Tree Snail, American crocodile. The ringneck snake prefers urban disturbed environs. The Key Largo woodrat and the cotton mouse prefers Saltmarsh & Buttonwood Association and also Tropical Hardwood Hammock both of which are found within the general overall park. These animals do not like areas wherein people are present such as a park. The crocodile has been observed within the Key Largo area on numerous occasions however was not observed on any of the site visits. The Indigo snake has not formally been observed in Key Largo in about 10-15 years, however this Biologist has observed them in north Key Largo approximately 5 years ago. The Schaus butterfly uses Torchwood as its primary host and Wild Lime as a secondary host. Both of these are present within work zone. All Torchwood and Wild Lime trees/shrubs were inspected for ova-positioning and none were present. The Stock Island Tree Snail was moved from Stock Island and previously placed within the Park by a collector. This snail was observed within the park, however not within the area proposed for re-development. A formal report is attached to this ECR.

LIST OF OBSERVED ANIMALS:

- 1) ORANGE JULIA BUTTERFLY
- 2) SULFUR BUTTERFLY
- 3) ALBINO SULFUR BUTTERFLY
- 4) PHAON CRESCENTSPOT BUTTERFLY
- 5) ZEBRA BUTTERFLY
- 6) SEVEN LINED RACERUNNER
- 7) CUBAN ANOLE
- 8) BLACK RACER SNAKE
- 9) CUBAN PRAIRIE WARBLER
- 10) RED WINGED BLACKBIRD
- 11) ORIOLE
- 12) SOUTHWESTERN VULTURE
- 13) RACCOON
- 14) MOON SNAIL
- 15) AUGER SNAIL
- 16) LIGUUS TREE SNAIL
- 17) MULTILINED DOMINICAN TREE SNAIL
- 18) ORTHALICUS TREE SNAIL

V. LIST OF LISTED PLANT SPECIES OR COMMON SPECIES WITH A DBH <4": SEE ATTACHED MAP
FOR LOCATION ** INDICATES NO IMPACT - AVOIDANCE

- 1) MAHOGANY 17' **
- 2) BUTTONWOOD 15" **
- 3) SEA GRAPE 15" **
- 4) WILD TAMARIND 22"
- 5) BUTTONWOOD 9"
- 6) BUTTONWOOD 16"
- 7) SILVER BUTTONWOOD 10"
- 8) SEA GRAPE 13"
- 9) MAHOGANY 19'
- 10) MAHOGANY 18'
- 11) MAHOGANY 18'
- 12) MAHOGANY 22'
- 13) FL THATCH PALM 10'
- 14) SEA GRAPE 13"
- 15) MAHOGANY 22'
- 16) MAHOGANY 22'
- 17) GUMBO LIMBO 28"
- 18) GUMBO LIMBO 14"
- 19) BUTTONWOOD 9"
- 20) SILVER BUTTONWOOD 8"
- 21) MAHOGANY 25'
- 22) SEA GRAPE 26"
- 23) MAHOGANY 20'
- 24) SEA GRAPE 26"
- 25) MAHOGANY 22'
- 26) MAHOGANY 25'
- 27) SILVER BUTTONWOOD 7"
- 28) MAHOGANY 17'
- 29) MAHOGANY 20'
- 30) WILD TAMARIND 28"
- 31) MAHOGANY 17'
- 32) MAHOGANY 20'
- 33) SILVER BUTTONWOOD 5"
- 34) SILVER BUTTONWOOD 6"
- 35) FL THATCH PALM 9'
- 36) MAHOGANY 24'

- 37) SILVER BUTTONWOOD 8"
- 38) MAHOGANY 18'
- 39) SEA GRAPE 19"
- 40) BUTTONWOOD 16"
- 41) SEA GRAPE 11"
- 42) MAHOGANY 22'
- 43) SEA GRAPE 14"
- 44) WILD TAMARIND 29"
- 45) SEA GRAPE 20"
- 46) SEA GRAPE 13"
- 47) SEA GRAPE 13"
- 48) SEA GRAPE 21"
- 49) MAHOGANY 25'
- 50) SEA GRAPE 13"
- 51) MAHOGANY 28' **
- 52) MAHOGANY 35' **
- 53) MAHOGANY 35' **
- 54) MAHOGANY 35' **
- 55) BUTTONWOOD 7" **
- 56) STRANGLER FIG 12" **
- 57) MAHOGANY 35' **
- 58) SEA GRAPE 9"
- 59) POISONWOOD 5"
- 60) POISONWOOD 5"
- 61) MAHOGANY 19'
- 62) MAHOGANY 6'
- 63) MAHOGANY 22'
- 64) POISONWOOD 5"
- 65) POISONWOOD 5"
- 66) MAHOGANY 22'
- 67) MAHOGANY 17'
- 68) MAHOGANY 6'
- 69) SEA GRAPE 8"
- 70) MAHOGANY 13'
- 71) POISONWOOD 5"
- 72) POISONWOOD 5"
- 73) POISONWOOD 5"
- 74) SEA GRAPE 6"
- 75) POISONWOOD 7"
- 76) SEA GRAPE 6"
- 77) SEA GRAPE 9"
- 78) POISONWOOD 8"

- 79) POISONWOOD 6"
- 80) SEA GRAPE 6"
- 81) JAMAICA DOGWOOD 10"
- 82) MAHOGANY 14'
- 83) BLACKBEAD 4'
- 84) BLACKBEAD 7'
- 85) BLACKBEAD 4'
- 86) 2 BLACKBEAD 3'
- 87) BLACKBEAD 4'
- 88) 2 POISONWOOD 7"
- 89) SPICEWOOD 8'
- 90) RED STOPPER 11'
- 91) RED BERRY STOPPER 7'
- 92) RED STOPPER 7'
- 93) SPANISH STOPPER 8'
- 94) POISONWOOD 6"
- 95) 2 MAHOGANY 3'
- 96) POISONWOOD 5'
- 97) JAMAICA DOGWOOD 8"
- 98) 2 FL THATCH PALM 17',20',21'
- 99) SABAL PALM 16"
- 100) SABAL PALM 16'
- 101) SABAL PALM 11"
- 102) FL THATCH PALM 22'
- 103) FL THATCH PALM 25'
- 104) WILD TAMARIND 22'
- 105) FL THATCH PALM 25'
- 106) LIGNUM VITAE 15'
- 107) BUTTONWOOD 18"
- 108) BUTTONWOOD 14"
- 109) SABAL PALM 16"
- 110) BUTTONWOOD 7"
- 111) BUTTONWOOD 4"
- 112) BUTTONWOOD 4"
- 113) SBAL PALM 16"
- 114) SABAL PALM 14"
- 115) SABAL PALM 9"
- 116) BUTTONWOOD 7"
- 117) BUTTONWOOD 8"
- 118) BUTTONWOOD 10"
- 119) MAHOGANY 25'
- 120) BUTTONWOOD 5"

- 121) MAHOGANY 15'
- 122) SEA GRAPE 15"
- 123) MAHOGANY 25'
- 124) MAHOGANY 35' **
- 125) WILD TAMARIND 26"
- 126) MAHOGANY 20'
- 127) WILD TAMARIND 44"
- 128) SABAL PALM 12"
- 129) LIGNUM VITAE 11'
- 130) SABAL PALM 13"
- 131) 3 FL THATCH PALM 14'
- 132) MILKBARK 5'
- 133) FIDDLEWOOD
- 134) CINNAMONBARK 6'
- 135) 7 YEAR APPLE 7'
- 136) LIMBER CAPER 7'
- 137) SILVER BUTTONWOOD 11"
- 138) WILD DILLY 4'
- 139) BLACKBEAD 11'
- 140) BLACKBEAD 11'
- 141) BLACKBEAD 9'
- 142) JAMAICA CAPER 9'
- 143) JOEWOOD 6'
- 144) BAY CEDAR 6'
- 145) SABAL PALM 13"
- 146) CRABWOOD 8'
- 147) CRABWOOD 6'
- 148) CRABWOOD 6'
- 149) CRABWOOD 7'
- 150) CRABWOOD 6'
- 151) CRABWOOD 8'
- 152) CRABWOOD 8'
- 153) CRABWOOD 8'
- 154) CRABWOOD 8'
- 155) CRABWOOD 8'
- 156) CRABWOOD 8'
- 157) WILDLIME 6'
- 158) KEYS THATCH PALM 7'
- 159) LIGNUM VITAE 11'
- 160) TORCHWOOD 7'
- 161) WILD COFFEE 2'
- 162) WILD COFFEE 2'

- 163) SILVER BUTTONWOOD 6"
- 164) FIDDLEWOOD 3'
- 165) BLACKBEAD 3'
- 166) STRONGBARK 4'
- 167) CHAPMANS CASSIA 3'
- 168) CHAPMANS CASSIA 3'
- 169) SEA LAVENDER 5'
- 170) SEA LAVENDER 7;
- 171) SEA LAVENDER 4'
- 172) CHAPMANS CASSIA 4'
- 173) WILD COFFEE 3'
- 174) SILVER BUTTONWOOD 10"
- 175) WILD COFFEE 3'

START OF LIST OF TREES WITH NO IMPACT – NOT IN IMPACT ZONE

- 176) WILD TAMARIND 33"
- 177) SEA GRAPE 11"
- 178) SEA LAVENDER 4'
- 179) WILD TAMARIND 44"
- 180) FL THATCH PALM 4'
- 181) 7 YEAR APPLE 9'
- 182) JOEWOOD 3'
- 183) WILD COFFEE 3'
- 184) WILD COFFEE 5'
- 185) FIDDLEWOOD 18'
- 186) LANCEWOOD 20'
- 187) CRABWOOD 3'
- 188) SPICEWOOD 8'
- 189) CRABWOOD 20'
- 190) PIGEON PLUM 10"
- 191) FIDDLEWOD 5'
- 192) BUTTONWOOD 27"
- 193) BUTTONWOOD 5"
- 194) BUTTONWOOD8"
- 195) BUTTONWOOD 17"
- 196) SHORT LEAF FIG 46"
- 197) SABAL PALM 10"
- 198) WILD TAMARIND 26"
- 199) MAHOGANY 30'
- 200) SEA GRAPE 8"
- 201) BUTTONWOOD 21"

202) BUTTONWOOD 8"
203) BUTTONWOOD 10"
204) BUTTONWOOD 12"
205) BUTTONWOOD 14"
206) BUTTONWOOD 15"
207) BUTTONWOOD 13"
208) BUTTONWOOD 9"
209) BUTTONWOOD 9"
210) SEA GRAPE 6"
211) BUTTONWOOD 7"
212) MAHOGANY 18'
213) SEA GRAPE 7"
214) MAHOGANY 12'
215) MAHOGANY 14'
216) MAHOGANY 18'
217) MAHOGANY 20'
218) MAHOGANY 22'
219) MAHOGANY 22'
220) WILD TAMARIND 8"
221) WILD TAMARIND 9"
222) WILD TAMARIND 9"
223) BUTTONWOOD 19"
224) MAHOGANY 4'
225) MAHOGANY 15'
226) MAHOGANY 5'
227) SEA GRAPE 4"
228) SEA GRAPE 8"
229) POISONWOOD 9"
230) POISONWOOD 11"
231) SEA GRAPE 5"
232) MAHOGANY 6'
233) MAHOGANY 3'
234) BLACK IRONWOOD 2'
235) POISONWOOD 5"
236) SEA GRAPE 12"
237) SEA GRAPE 16"
238) BUTTONWOOD 10"
239) POISONWOOD 5"
240) MAHOGANY 14'
241) WILD TAMARIND 8"
242) SEA GRAPE 8"
243) POISONWOOD 7"

- 244) SEA GRAPE 7"
- 245) SEAGRAPE 5"
- 246) SEA GRAPE 8"
- 247) MAHOGANY 35'
- 248) SPANISH STOPPER 3'
- 249) SPANISH STOPPER 5'
- 250) POISONWOOD 7"
- 251) SPANISH STOPPER 6'
- 252) POISONWOOD 5"
- 253) SPANISH STOPPER 17'
- 254) GUMBO LIMBO 7"
- 255) JAMAICA DOGWOOD 13"
- 256) SPANISH STOPPER 9'
- 257) INKWOOD 15'
- 258) 2 SPANISH STOPPER 4'
- 259) SEA GRAPE 19"
- 260) MAHOGANY 4'
- 261) 4 SPANISH STOPPER 10-13'
- 262) JAMAICA CAPER 3'
- 263) SPANISH STOPPER 22'
- 264) MAHOGANY 7'
- 265) MAHOGANY 17'
- 266) WHITE STOPPER 16'
- 267) SPANISH STOPPER 11'
- 268) WHITE STOPPER 11'
- 269) 3 SPANISH STOPPER 8'
- 270) PIGEON PLUM 7"
- 271) POISONWOOD 6"
- 272) JAMAICA CAPER 6'
- 273) MAHOGANY 5'
- 274) GUMBO LIMBO 14"
- 275) GUMBO LIMBO 9"
- 276) SPANISH STOPPER 7'
- 277) JAMAICA CAPER 6'
- 278) MAHOGANY 25'
- 279) JAMAICA DOGWOOD 6"
- 280) SPANISH STOPPER 22'
- 281) WHITE IRONWOOD 4'
- 282) JAMAICA DOGWOOD 13"
- 283) JAMAICA DOGWOOD 6"
- 284) MAHOGANY 17'
- 285) BLACKBEAD 4'

286) SEA GRAPE 9"
287) POISONWOOD 11"
288) POISONWOOD 9"
289) MAHOGANY 5'
290) MAHOGANY 30'
291) MAHOGANY 8'
292) SEA GRAPE 9"
293) SEA GRAPE 5"
294) SEA GRAPE 7"
295) POISONWOOD 4"
296) MAHOGANY 30'
297) SEA GRAPE 10"
298) MAHOGANY 22'
299) MAHOGANY 22'
300) SEA GRAPE 7"
301) SEA GRAPE 5"
302) SEA GRAPE 5"
303) POISONWOOD 4"
304) SEA GRAPE 10"
305) POISONWOOD 11"
306) MAHOGANY 3'
307) BLACKBEAD 5'
308) SEA GRAPE 6"
309) SEA GRAPE 8"
310) MAHOGANY 6'
311) CINNAMONBARK 13'
312) SEA GRAPE 16"
313) SEA GRAPE 8"
314) WILD TAMARIND 5"
315) MAHOGANY 15'
316) SEA GRAPE 12"
317) SEA GRAPE 7"
318) SEA GRAPE 13"
319) WILD TAMARIND 13"
320) MAHOGANY 2'
321) POISONWOOD 6"
322) POISONWOOD 6"
323) SEA GRAPE 6"
324) SEA GRAPE 9"
325) POISONWOOD 6"
326) MAHOGANY 2'
327) BUTTONWOOD 12"

- 328) SPANISH STOPPER 5'
- 329) SEA GRAPE 13"
- 330) SEA GRAPE 11"
- 331) SEA GRAPE 13"
- 332) BUTTONWOOD 9"
- 333) SPANISH STOPPER 3'
- 334) SEA GRAPE 4"
- 335) SEA GRAPE 10"
- 336) MAHOGANY 25'
- 337) POISONWOOD 6"
- 338) SEA GRAPE 4"
- 339) SEA GRAPE 10"
- 340) MAHOGANY 20'
- 341) SEA GRAPE 8"
- 342) POISONWOOD 6"
- 343) SEA GRAPE 4"
- 344) SEA GRAPE 9"
- 345) MAHOGANY 20'
- 346) MAHOGANY 22'
- 347) SEA GRAPE 9"
- 348) SEA GRAPE 6"
- 349) MAHOGANY 25'
- 350) SABAL PALM 22"
- 351) SABAL PALM 22"
- 352) SPANISH STOPPER 7'
- 353) POISONWOOD 11"
- 354) SABAL PALM 18"
- 355) SEA GRAPE 7"
- 356) JAMAICA DOGWOOD 8"
- 357) SABAL PALM 12"
- 358) SWILLOW BUSTIC 6"
- 359) SEA GRAPE 9"
- 360) SEA GRAPE 19"
- 361) WHITE IRONWOOD 3'
- 362) JAMAICA DOGWOOD 8"
- 363) POISONWOOD 10"
- 364) 2 MAHOGANY 7'
- 365) SEA GRAPE 9"
- 366) BUTTONWOOD 11"
- 367) MAHOGANY 5"
- 368) SPANISH STOPPER 3'
- 369) JAMAICA CAPER 4'

- 370) BLOLLY 8"
- 371) GUMBO LIMBO 13"
- 372) MAHOGANY 7'
- 373) RHACOMA 4'
- 374) WILD TAMARIND 16"
- 375) MAHOGANY 5'
- 376) RHACOMA 4'
- 377) BUTTONWOOD 4"
- 378) BUTTONWOOD 8"
- 379) SEA GRAPE 11"
- 380) MAHOGANY 3'
- 381) MAHOGANY 2'
- 382) MAHOGANY 3'
- 383) INKWOOD 13'
- 384) SEA GRAPE 12"
- 385) SPANISH STOPPER 11'
- 386) POISONWOOD 5"
- 387) SEA GRAPE 6"
- 388) MAHOGANY 24'
- 389) SEA GRAPE 8"
- 390) POISONWOOD 6"
- 391) WILD TAMARIND 5"
- 392) BUTTONWOOD 6"
- 393) MAHOGANY 3'
- 394) MAHOGANY 3'
- 395) WILD TAMARIND 12"
- 396) WHITE IRONWOOD 3'
- 397) MAHOGANY 9'
- 398) MAHOGANY 18'
- 399) POISONWOOD 8"
- 400) MAHOGANY 13'
- 401) BUTTONWOOD 5"
- 402) JAMAICA DOGWOOD 6"
- 403) MAHOGANY 22'
- 404) SEA GRAPE 8"
- 405) SEA GRAPE 8"
- 406) POISONWOOD 5"
- 407) JAMAICA DOGWOOD 6"
- 408) MAHOGANY 3'
- 409) POISONWOOD 6"
- 410) MAHOGANY 20'
- 411) MAHOGANY 4'

- 412) BUTTONWOOD 13"
- 413) MAHOGANY 13"
- 414) MAHOGANY 5'
- 415) MAHOGANY 9'
- 416) MAHOGANY 3'
- 417) SEA GRAPE 12"
- 418) 3 BLACKBEAD 5-7'
- 419) POISONWOOD 5"
- 420) MAHOGANY 30'
- 421) POISONWOOD 8"
- 422) JAMAICA DOGWOOD 8"
- 423) MAHOGANY 3'
- 424) MAHOGANY 4'
- 425) MAHOGANY 1'
- 426) MAHOGANY 2'
- 427) POISONWOOD 5"
- 428) POISONWOOD 6"
- 429) SEA GRAPE 10"
- 430) SEA GRAPE 8"
- 431) INKWOOD 8'
- 432) SEA GRAPE 13"
- 433) SEA GRAPE 7"
- 434) MAHOGANY 18'
- 435) POISONWOOD 6"
- 436) WILD TAMARIND 23"
- 437) MAHOGANY 5'
- 438) WILD TAMARIND 8"
- 439) BUTTONWOOD 9"
- 440) MAHOGANY 8'
- 441) MAHOGANY 9'
- 442) POISONWOOD 10"
- 443) SPANISH STOPPER 7'
- 444) SPANISH STOPPER 9'
- 445) MAHOGANY 14'
- 446) POISONWOOD 5"
- 447) BLACKBEAD 4'
- 448) WILD TAMARIND 7"
- 449) POISONWOOD 13'

NO AREAS DEFINED AS TROPICAL HARDWOOD HAMMOCK (THH) ARE BEING PROPOSED TO BE CLEARED OR IMPACTED. TREE SIZES ARE IN FEET IF A LISTED PLANT SPECIES OR IN INCHES IF A

COMMON NON LISTED TREE SPECIES. PALMS ARE INDICATED IN FEET TO TOP OF FRONDS IF LISTED SPECIES OR IN INCHES OF DBH IF A COMMON NON LISTED PLANT SPECIES.



Monroe County, FL



Overview



Legend

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

Parcel ID	00086970-000000	Alternate ID	1095575	Owner Address	BOT TIIF
Sec/Twp/Rng	23/61/39	Class	FOREST/PARK/REC AREA	C/O DEP DIVISION OF STATE LANDS	
Property Address	102601 OVERSEAS Hwy			3900 Commonwealth Blvd Mail Station 108	
	KEY LARGO			Tallahassee, FL 32399	
District	500K				
Brief Tax	23 61 39 NW1/4 OF NW1/4 LESS WLY 50 FT OF TR 12 ISLAND OF KEY LARGO PB 4-130 OR211-563 OR231-173 OR2483-				
Description	2301				

(Note: Not to be used on legal documents)

Date created: 11/20/2024
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Developed by SCHNEIDER
 GEOSPATIAL

**EXISTING CONDITIONS REPORT
PURSUANT TO SECTION 118-2
MONROE COUNTY LAND DEVELOPMENT CODE**

Legal description of parcel, including the real estate number					
Block	Lot	Subdivision	Key (island)	Plat Book/Page	Re #
N/A	N/A	23 61 39 N/W ¼ TRACT 12 ISLAND OF KEY LARGO	KEY LARG	4/130	00086970-000000
Monroe County Building Permit Application Number (If Applicable)					
Property Owner (Last Name, First Name)			Address (Mailing address for Owner)		
BOT TIFF STATE OF FLORIDA			BOT TIFF C/O DEP DIVISION OF STATE LANDS 3900 Commonwealth Blvd Mail Station 108 Tallahassee, FL 32399		
Report Date			Date(s) of site visit(s)		
December 4, 2024			November 8, 9, 18,19,20,25,December 2,3,4, 2024		
Name of Biologist		Affiliation	Phone:	305-394-3173	
Robert Smith		Sol Investments	E-mail	Solinvestmentstam@gmail.com	
Signature:					

I, David Matson, hereby authorize Monroe County Planning & Environmental
[PROPERTY OWNER]

Resources Department staff to access the property identified above for purposes of verifying the information contained in this Existing Conditions Report:


[SIGNATURE]

12/15/2024
[DATE]

ROBERT SMITH
BIOLOGIST
E.S.A. # 141627
RAY

