



# Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

## PROPERTY DESCRIPTION:

Site Address: 5555 College Road

Zoning District: CG Real Estate (RE) #: 00072080-001400

Property located within the Historic District? ☐ Yes ☐ No

**APPLICANT:** ☐ Owner ☒ Authorized Representative

Name: Smith | Oropeza | Hawks

Mailing Address: 138 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-296-7227 Fax: 305-296-8448

Email: Greg@SmithOropeza.com

## PROPERTY OWNER: (if different than above)

Name: Sunset Marina, LLC

Mailing Address: 5555 College Road

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-296-7227 Fax: 305-296-8448

Email: Greg@SmithOropeza.com

Description of Proposed Construction, Development, and Use: Development of 62

Single Family Residential Units.

## List and describe the specific variance(s) being requested:

Coastal Construction Control Line "CCCL"

Are there any easements, deed restrictions or other encumbrances attached to the property? ☒ Yes ☐ No

If yes, please describe and attach relevant documents: Attached as Exhibits

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	CG			
Flood Zone	VE 11/13			
Size of Site	194,172.50 sf			
Height	40	40	45	Y
Front Setback	25	50	20	Y
Side Setback/ Coastal	20	20	15	Y
Side Setback	15	15	15	N
Street Side Setback	20	20	20	N
Rear Setback	30	30	45	N
F.A.R	0.8	.064	.064	N
Building Coverage	40.0%	4.8%	22.0%	N
Impervious Surface	60.0%	1.29%	47.03%	N
Parking	202	135	172	Y
Handicap Parking	5	4	6	N/A
Bicycle Parking	22.0%	24.0	24	N
Open Space/ Landscaping	20.0%	60.0%	50.47	N
Number and type of units	N/A	4	66	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

**Standards for Considering Variances**

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:**

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

SEE ATTACHED

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2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

SEE ATTACHED

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3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

SEE ATTACHED

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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

SEE ATTACHED

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5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

SEE ATTACHED

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6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

SEE ATTACHED

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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

SEE ATTACHED

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**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed survey
- ☒ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☒ Stormwater management plan



SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW

Gregory S. Oropeza, Esq.  
138 Simonton Street  
Key West, Florida 33040  
Telephone – 305.296.7227  
Facsimile – 305.296.8448  
greg@smithoropeza.com

VIA HAND DELIVERY

February 16, 2015

Kevin Bond, Interim City Planner  
City of Key West Planning Department  
3132 Flagler Avenue  
Key West, Florida 33040

RE: Variance Request – 5555 College Road, Key West, Florida 33040:

Dear Mr. Bond,

Please allow this letter and supporting documentation to serve as my client, Sunset Marina, LLC, a Florida limited liability company's ("Applicant") application for variance from the City of Key West Land Development Regulations as to (1) coastal construction control line; (2) side setback; (3) front setback; (4) parking; and (5) height, for the real property located at 5555 College Road, Key West, Florida 33040 ("Property"). This variance is being submitted simultaneously with a Major Conditional Use Application and proposed Development Agreement. In support thereof, the Applicant states as follows with respect to the criteria for granting the variance.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
  - a. As a result of the Property being substantially longer than it is wide, the width inhibits the ability to construct any reasonably sized building in compliance with the Coastal Construction Control Line "CCCL", side setback and front setback. Due to the flood zone and corresponding flood elevation requirements the Applicant requests a five (5) foot non-habitable space height variance. Therefore, special circumstances exist which are peculiar to the land and structure involved.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
  - a. The condition is not created by the Applicant as property was created prior to the ownership of the Applicant.

3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
  - a. Allowing the variances proposed, would not confer special privileges upon the Applicant. In fact, many similar water front developments and high density residential complexes within the City are located within the setbacks.
4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
  - a. Hardship conditions exist depriving Applicant of rights commonly enjoyed by other properties similarly situated. Due to the layout of the upland property, development would be unduly restricted by the literal enforcement of the Code.
5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - a. The variance requested is the minimum variance required and the proposed project will bring the Property more into conformance with the Code.
6. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
  - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest.
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses of neighboring lands, structures, or buildings in the same district and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

- a. The nonconformities of neighboring and surrounding properties do not have any affect or influence on this application and are not the basis for this request.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Gregory S. Oropeza, Esq.  
For the Firm

# Verification

*(Where Authorized Representative is an entity)*

Page 1 of 1

# **Authorization**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Barton W. Smith as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of Sunset Marina, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Smith | Oropeza | Hawks  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

\_\_\_\_\_  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_  
*Date*

by Barton W. Smith  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

\_\_\_\_\_  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

**Deed**



Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2013-82  
Will Call No.: \$2,200.000

Doc# 1934707 05/24/2013 3:05PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

05/24/2013 3:05PM  
DEED DOC STAMP CL: DS \$15,400.00

Doc# 1934707  
Bk# 2630 Pg# 1724

Parcel Identification No.

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 15th day of May, 2013 between Sunset Ventures of Key West, Inc., a Florida corporation whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Sunset Marina, LLC, a Florida limited liability company whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

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

### PARCEL A:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the centerline of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet to the Point of Beginning, from said Point of Beginning, thence North 60 West, 1584 feet; thence at right angles to the last named courses North 30 East, 1100 feet; thence at right angles to the last named course South 60 East, 1584 feet; thence at right angles to the last named course South 30 West, 1100 feet to the Point of Beginning first above described. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

### PARCEL B:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet; thence at right angles to the last named course North 30 East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60 West, 1548 feet; thence North 76 East, 900 feet; thence South 34 East, 1040 feet; thence South 30 West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

### PARCEL C:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by the Trustees of the Internal Improvement Fund Deed No. 19725, said NW corner being the Point of Beginning of the tract hereinafter described; thence North 30° 00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof; thence North 60°00' West, a distance of 888.25 feet; thence South 62°23' West, a distance of 1302.57 feet; thence South 60°00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

### PARCEL D:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70" & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Lien of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32 (N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

AND LESS All of Sunset Marina Residences Of Key West Condominium as described in the Declaration of Condominium recorded in Official Records Book 1647, Page 759, as amended, of the Public Records of Monroe County, Florida.

AND LESS All of Sunset Marina Dockominium Of Key West as described in the Declaration of Condominium recorded in Official Records Book 1671, Page 1734, as amended, of the Public Records of Monroe County, Florida.

Access to the upland portion of Parcel A by virtue of the Easement contained in that certain Warranty Deed dated July 30, 1990, and recorded in Official Records Book 1139, at Page 2378, of the Public Records of Monroe County, Florida, to the extent said easement area does not extend beyond the Southeastern boundary of Parcel A, specifically excluding that portion of the easement area that extends to Junior College Road.

AND INCLUDING THE FOLLOWING:

**PARCEL F:**

The Condominium Parcel known as Boat Slip Unit No. 1 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 16 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.



with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 15 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

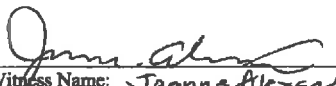
The Condominium Parcel known as Fuel Dock Slip (Commercial Unit), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.


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

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

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

Signed, sealed and delivered in our presence:

  
Witness Name: Jeannette Alexander

  
Witness Name: Gregory Lopez

Sunset Ventures of Key West, Inc., a Florida corporation

By:   
Martyn G. Erickson, President

(Corporate Seal)

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of May, 2013 by Marilyn G. Erickson, as President of Sunset Ventures of Key West, Inc., a Florida corporation on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Joanne E Alexander

My Commission Expires: 7/28/14

MONROE COUNTY  
OFFICIAL RECORDS

Doc# 1977130 04/17/2014 3:43PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2013-82  
Will Call No.:

Doc# 1977130  
Bk# 2680 Pg# 321

Parcel Identification No.

[Space Above This Line For Recording Data]

## Corrective Warranty Deed

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

This Corrective Warranty Deed is being recorded to correct an error in the legal description set forth in that certain Warranty Deed recorded in Official Records Book 2630, Page 1724 Public Records Monroe County, Florida.

This Indenture made this 16th day of APRIL, 2014 between Sunset Ventures of Key West, Inc., a Florida corporation whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Sunset Marina, LLC, a Florida limited liability company whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

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

### PARCEL A:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the centerline of said "Old Country Club Road" for a distance of 1400 feet; thence North 60° West, 200 feet to the Point of Beginning, from said Point of Beginning, thence North 60° West, 1584 feet; thence at right angles to the last named courses North 30° East, 1100 feet; thence at right angles to the last named course South 60° East, 1584 feet; thence at right angles to the last named course South 30° West, 1100 feet to the Point of Beginning first above described. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

### PARCEL B:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60° West, 200 feet; thence at right angles to the last named course North 30° East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60° West, 1548 feet; thence North 76° East, 900 feet; thence South 34° East, 1040 feet; thence South 30° West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

### PARCEL C:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by the Trustees of the Internal Improvement Fund Deed No. 19725, said NW corner being the Point of Beginning of the tract hereinafter described; thence North 30° 00' East along the Northwestern boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof; thence North 60°00' West, a distance of 888.25 feet; thence South 62°23' West, a distance of 1302.57 feet; thence South 60°00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

PARCEL D:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70' & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Line of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32



(N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

AND LESS All of Sunset Marina Residences Of Key West Condominium as described in the Declaration of Condominium recorded in Official Records Book 1647, Page 759, as amended, of the Public Records of Monroe County, Florida.

AND LESS All of Sunset Marina Dockominium Of Key West as described in the Declaration of Condominium recorded in Official Records Book 1671, Page 1734, as amended, of the Public Records of Monroe County, Florida.

Access to the upland portion of Parcel A by virtue of the Easement contained in that certain Warranty Deed dated July 30, 1990, and recorded in Official Records Book 1139, at Page 2378, of the Public Records of Monroe County, Florida, to the extent said easement area does not extend beyond the Southeastern boundary of Parcel A, specifically excluding that portion of the easement area that extends to Junior College Road.

AND INCLUDING THE FOLLOWING:

**PARCEL F:**

The Condominium Parcel known as Boat Slip Unit No. 1 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 16 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded



The Condominium Parcel known as Boat Slip Unit No. 1 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

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The Condominium Parcel known as Boat Slip Unit No. 15 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.


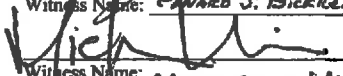
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and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

  
Witness Name: Edward J. Bickrest  
  
Witness Name: Michelle Wilson

Sunset Ventures of Key West, Inc.

By:   
Marilyn G. Erickson, President

(Corporate Seal)

Doc# 1977130  
BKN 2680 Pgn 326

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of APRIL 2014 by Marilyn G. Erickson, as President of Sunset Ventures of Key West, Inc., a Florida corporation on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Michelle Wilson  
COMMISSION # EE078975  
EXPIRES: MAR. 29, 2015  
WWW.AARONNOTARY.com

  
Notary Public

Printed Name: Michelle Wilson

My Commission Expires: MARCH 29, 2015

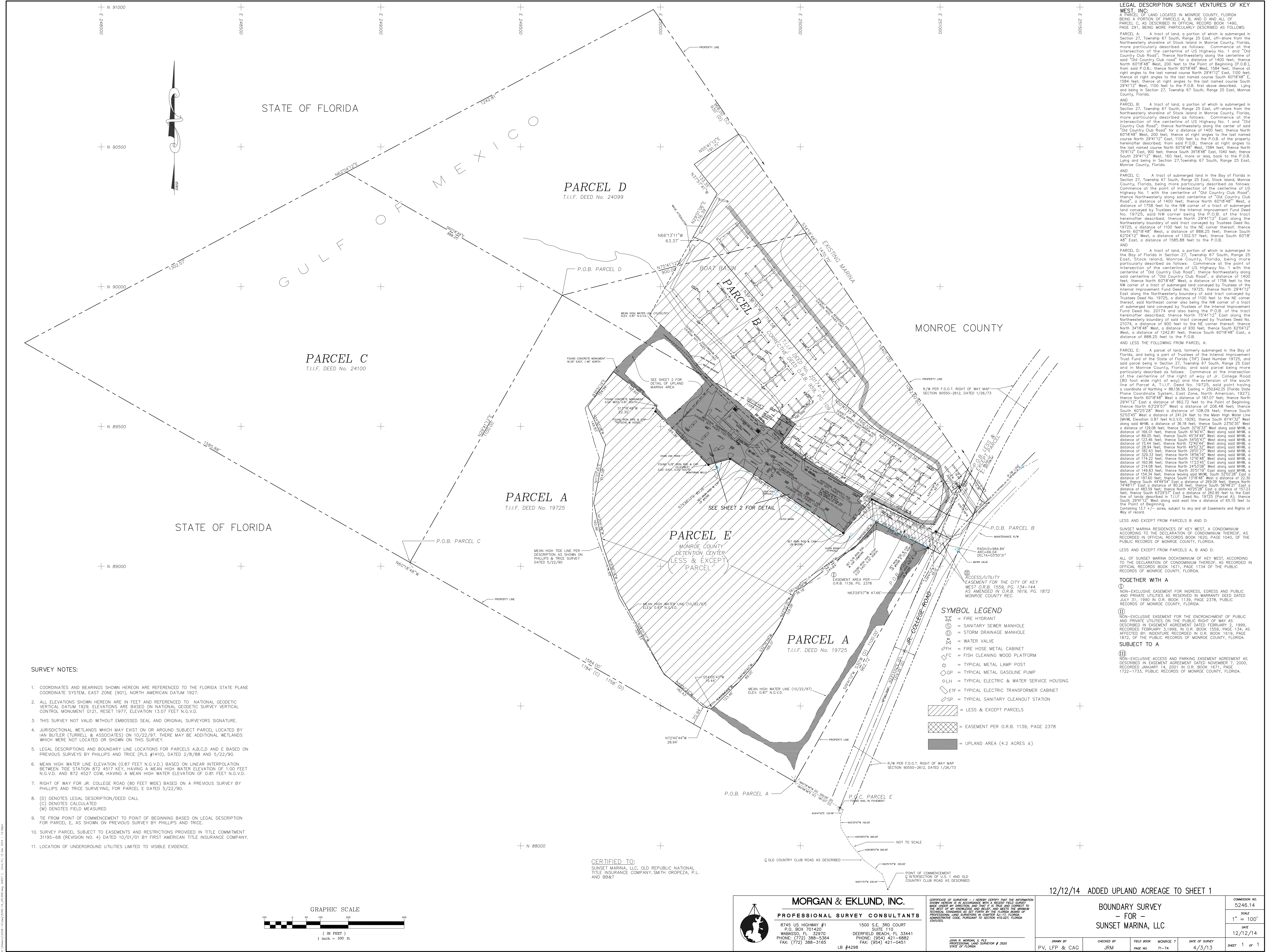
MONROE COUNTY  
OFFICIAL RECORDS

# Survey











# **Property Appraiser Information**



**Monroe County Property Record Card** (165)

Alternate Key: 1076007

Roll Year 2014

Effective Date: 3/20/2014 4:58:38 PM

Run: 03/20/2014 04:59 PM

SUNSET MARINA LLC

5555 COLLEGE RD  
KEY WEST FL 33040-4307

Parcel 00072080-001400-27-67-25

Nbhd 31200

Alt Key 1076007

Mill Group 10KW

Affordable Housing Yes

PC 2000

FEMA Injunction

Inspect Date Jun 28, 2013

Next Review

Business Name

Physical Addr 5555 COLLEGE RD, KEY WEST

**Associated Names**

Name	DBA	Role
SUNSET MARINA LLC,		Owner

**Legal Description**

27-67-25 BAY BTM NWLY OF STOCK ISLAND (74.30 AC) AND FUEL DOCK SLIP (COMMERCIAL UNIT) AND BOAT SLIP UNITS 1-2-4-16 (SNAPPER PIER) AND BOAT SLIP UNITS 1-2 (LOBSTER PIER) AND BOAT SLIP UNITS 1-4-6-8-10-12-14 (KINGFISH PIER) AND BOAT SLIP UNITS 1-3-5-7-9 (HOGFISH PIER) AND BOAT SLIP UNITS 13-14 (CONCH PIER) AND BOAT SLIP UNITS 1-12-13 (GRUNT PIER) AND BOAT SLIP UNITS 1-6-13-14 (BARRACUDA PIER) AND BOAT SLIP UNITS 1-3-5-7 (STARFISH PIER) SUNSET MARINA DOCKOMINIUM OF KEY WEST OR50-131/32 OR69-146/47 OR184-155/56 OR380-701/06 OR465-77/79 OR480-193/94 OR480-195/96 II24099 AND 20174-A AND 24100 OR684-323/24 OR959-109/10C OR959-113C OR959-315 OR961-2368 OR962-1778AFF OR962-1781/83AFF OR961-2369C OR1352-561D/C OR1490-291/96 OR1671-1722/33E OR1882-829/833 OR2016-1260 OR2033-2219/2223 OR2213-2217/2218 OR2451-1626/33(REST) OR2630-1724/1729 OR2664-416/419

**Land Data 1.**

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
7897	000X	0	0	Yes	71.57	AC	0.00		1.00	1.00	1.00	1.00		N		
7898	100W	0	0	Yes	118,918.80	SF	0.00		1.00	1.00	1.00	0.78		N		

Total Just Value

# Monroe County Property Record Card (165)

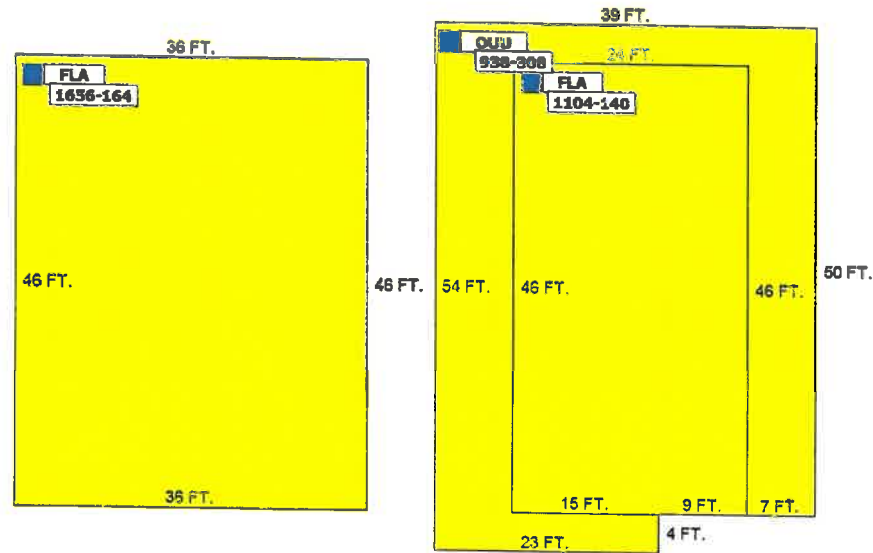
Alternate Key: 1076007

Roll Year 2014

Effective Date: 3/20/2014 4:58:38 PM

Run: 03/20/2014 04:59 PM

Building Sketch 40532



## Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	304	Functional Obs	0.00
Effective Age	12	Condition	G	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	2760	Quality Grade	450	Year Built	1999		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	4	4 Fix Bath	0	6 Fix Bath	0	Extra Flx	0

## Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	9	1	1999		1,656	000	0.00
FLA	2	9	1	1999		1,104	001	0.00
OUU	3	0	1	1999		938	002	0.00

## Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN
1	6251	1 STY STORE-B	100.00	Y	Y	

## Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1708	C.B.S.	60.00		

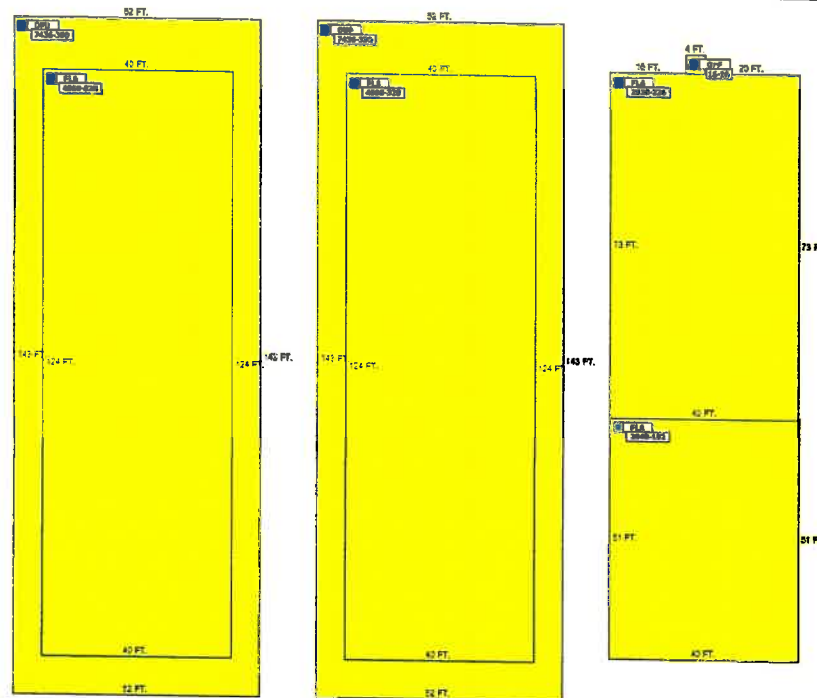
# Monroe County Property Record Card (165)

Alternate Key: 1076007  
Effective Date: 3/20/2014 4:58:38 PM

Roll Year 2014  
Run: 03/20/2014 04:59 PM

2 6252 OFF BLDG-1 STY-B 100.00 Y Y 1707 AB AVE WOOD SIDING 40.00

Building Sketch 40533



## Building Characteristics

Building Nbr	2	Building Type	0	Perimeter	1,064	Functional Obs	0.00
Effective Age	12	Condition	G	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	14880	Quality Grade	450	Year Built	2002		
Fireplaces	0	3 Fix Bath	3	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0

## Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	15	1	2002		4,960	003	0.00
OPU	2	0	1	2002		7,436	004	0.00
FLA	3	9	1	2002		4,960	005	0.00
OUF	4	0	1	2002		7,436	006	0.00
FLA	5	9	1	2002		2,920	007	0.00

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FLA	6	30	1	2002	2,040	008	0.00
OPF	7	0	1	2002	16	009	0.00

## Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	AI C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1	6253	SERVICE SHOPS-B-	100.00	Y	Y			C.B.S.	100.00		
3	6254	1 STY STORE-B	59.00	Y	Y						
3	6255	OFF BLDG-1 STY-B	41.00	Y	Y						
5	6256	APTS-B	100.00	Y	Y						
6	6257	1 STY STORE-B	100.00	Y	Y						

## Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
8	PT3:PATIO	7,181	SF	0.00	0	0	1999	2000	2	50		
7	WD2:WOOD DECK	9,636	SF	0.00	876	11	1999	2000	4	40		
6	FN2:FENCES	508	SF	0.00	127	4	1999	2000	2	30		
5	DK3:CONCRETE DOCK	2,020	SF	0.00	202	10	1999	2000	5	60		
4	UB2:UTILITY BLDG	63	SF	0.00	9	7	1999	2000	4	50		
3	FN2:FENCES	301	SF	0.00	0	0	1999	2000	4	30		
2	AP2:ASPHALT PAVING	22,950	SF	0.00	0	0	1999	2000	2	25		
1	SW2:SEAWALL	768	SF	0.00	96	8	1999	2000	4	60		

Total Depreciated Value

## Appraiser Notes

RE 72080-000100 AND RE 72080-002400 ARE NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES DONE FOR THE 2001 TAX ROLL 1/22/01 LG

DECLARATION OF AFFORDABLE HOUSING RESTRICTIONS FILED IN OR2451-1626/1633 ON FEBRUARY 4, 2010. ACCORDING TO THESE RESTRICTIONS THIS APPLIES TO THE 4 RENTAL UNITS ON THE TOP FLOOR OF THE SALES AND SERVICE BUILDING. THIS DECLARATION SHALL RUN WITH THE PROPERTY FOR A PERIOD OF 25 YEARS FROM THE EFFECTIVE DATE OF PLANNING BOARD RESOLUTION NO 2002-003 DATED 2/5/2002.

FOR THE 2013 TAX ROLL OUR OFFICE COMBINED THE FOLLOWING BOAT SLIP UNITS IN SUNSET MARINA DOCKMINIUM OF KEY WEST INTO THIS PARCEL FOR ASSESSMENT PURPOSES:RE 00072080-005120 AK 8985021, RE 00072080-005019AK 8983844, RE 00072080-005020 AK 8983855, RE 00072080-005022 AK 8983877, RE 00072080-005034 AK 8984031, RE 00072080-005037 AK 8984064, RE 00072080-005038 AK 8984075, RE 00072080-005055 AK 8984295, RE 00072080-005058 AK 8984328, RE 00072080-005060 AK 8984350, RE 00072080-005062 AK 8984372, RE 00072080-005064 AK 8984394, RE 00072080-005066 AK 8984416, RE 00072080-005068 AK 8984438, RE 00072080-005073 AK 8984493, RE 00072080-005074 AK 8984504, RE 00072080-005075 AK 8984515, RE 00072080-005076 AK 8984526, RE 00072080-005077 AK 8984537, RE 00072080-005103 AK 8984834, RE 00072080-005104 AK 8984845, RE 00072080-005078 AK 8984548, RE 00072080-005089 AK 8984669, RE 00072080-005090 AK 8984680, RE 00072080-005119 AK 8985010, RE 00072080-005110 AK 8984911, RE 00072080-005117 AK 8984988, RE 00072080-005118 AK 8984999, RE 00072080-005001 AK 8983646, RE 00072080-005003 AK 8983668, RE 00072080-005005 AK 8983690 AND RE 00072080-005007 AK 8983712.

2002/8/28 SB, TPP: 8856962 - SUNSET MARINA 8955673 - LEASING TECHNOLOGY INC (LEASED EQ) 9005811 - WANDA BLAKE MASSAGE (4B) \*\*\*\*\*CHARTERS\*\*\*\*\* 8981589 - ALEXANDER, JOANNE - FL FISH FINDER 8939019 - COCKRAN, MIKE 8977739 - DHILLON, WM - GIGGLING TARPON 8999772 - DELPH, MIKE 8962944 - DELPH, ROBT - FISHING GENERATION 9000806 - GAROFALO, JERILYN 8969885 - HAMMER, ROBT - TORTUGA HOOKERS 8999717 - HILL, RICHARD 8970479 - REES, CARL - LOONEY TUNES 8907664 - SAUNDERS, WALTER 9000806 - SNIDER, ROBT - SOLEFINDER 8977783 - ISLAND HOPPER CUSTOM CHARTERS (NOW @ SUGARLOAF MARINA) 9015304 - SUNSET REAL ESTATE & DEVELOPMENT 9021222 - SPY CHARTERS INC (SEALY CHARLES) 9013621 - PLAN SEA - DELPH WILLIAM RALPH 8812361 - KOKOMO EXPRESS - FLORA HARRISON O 9033014 - SAGEA INC (NEW 04)

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## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07-00000 785	Mar 7 2007 12:00AM		24,000	Commercial	REMOVE TANK SLAB AND REPLACE WITH NEW SLAB, 2 TANKS 36' X 41' PETROLEUM MARINE
	13-4432	Oct 16 2013 12:00AM		600		INSTALL 8 GRILL IN NEW OFFICE.
	13-3741	Sep 13 2013 12:00AM		1,950		WIRE REMODELED AREAS AS PER CODE WITH OUTLETS AND LIGHTS, 18 OUTLETS, 8 LIGHT OUTLETS, 3 SWITCHES.
	13-3740	Sep 13 2013 12:00AM		10,000		INSTALL NEW INTERIOR WALLS AS PER DRAWINGS ATTACHED AND 3 NEW DOORS. ALSO COMPLETE NEW ACCOSTIC CEI
	B941438	May 1 1994 12:00AM	Dec 1 1994 12:00AM	2,250		REPAIR NEW DRS & FILL
	B943206	Oct 1 1994 12:00AM	Dec 1 1994 12:00AM	800		CONCRETE SLAB W/ROOF OVER
	B943719	Nov 1 1994 12:00AM	Dec 1 1995 12:00AM	3,000		REPAIR 300 FEET OF DOCK
	E950636	Feb 1 1995 12:00AM	Dec 1 1995 12:00AM	500		150&100 AMP SERVICE
	9802306	Jul 30 1998 12:00AM	Mar 18 1999 12:00AM	280,000		DOCKMASTER BLDG
	9700839	Jul 23 1998 12:00AM	Jun 17 1999 12:00AM	205,000		139 SLIP MARINA/21,934SF
	02/2298	Sep 11 2002 12:00AM	Nov 27 2002 12:00AM	10,000		SITE WORK ONLY
	02/0587	Nov 21 2002 12:00AM	Nov 27 2002 12:00AM	126,500		ELECT+AC+4 APTS
	99-2285	Aug 27 2001 12:00AM	Nov 27 2002 12:00AM	200,000		SPRINKLERS
	99-38	Oct 31 2001 12:00AM	Nov 27 2002 12:00AM	500,000		EXTENSION #99-38 90 DAY
	97/0816	Mar 19 1997 12:00AM	Dec 31 1997 12:00AM	30,000		NEW ABOVE TANK
	97/1484	May 14 1997 12:00AM	Dec 31 1997 12:00AM	3,000		REPAIR EXISTING DOCKS
	97/3112	Sep 20 1997 12:00AM	Dec 31 1997 12:00AM	14,000		REMOVE FILL
	97/3113	Oct 23 1997 12:00AM	Dec 31 1997 12:00AM	18,000		CLEAR PINE TREES
	97/3718	Oct 31 1997 12:00AM	Dec 31 1997 12:00AM	4,500		LAND CLEARING
	97/4343	Dec 31 1997 12:00AM	Dec 31 1997 12:00AM	52,000		BUILD RETAINING WALL
	97/0839	Apr 6 1998 12:00AM	Dec 31 1998 12:00AM	205,000		DECK & DOCKS
	98/1488	May 14 1998 12:00AM	Dec 31 1998 12:00AM	8,950		INSTALL RIP-RAP 250'
	98/1591	May 20 1998 12:00AM	Dec 31 1998 12:00AM	4,320		UPGRADE #97-4343
	97/0839	Jul 13 1998 12:00AM	Dec 31 1998 12:00AM	205,000		ELECTRIC
	98/1717	Jul 28 1998 12:00AM	Dec 31 1998 12:00AM	1,900,000		PHASE FOUR
	97/0839	Sep 17 1998 12:00AM	Dec 31 1998 12:00AM	205,000		PLUMBING
	98/3333	Oct 23 1998 12:00AM	Dec 31 1998 12:00AM	260,691		PHASE 1 & 2
	97/0839	Oct 23 1998 12:00AM	Dec 31 1998 12:00AM	205,000		2-UNDERGD.TANKS
	98/3404	Oct 29 1998 12:00AM	Dec 31 1998 12:00AM	3,000		PLUMBING
	99/2282	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000		BUILD#1 PLUMBING

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99/0038	Mar 16 1999 12:00AM	Dec 31 1999 12:00AM	400,000	ELECTRIC SERVICE
99/0038	Feb 17 1999 12:00AM	Dec 31 1999 12:00AM	400,000	SALES BUILDING
99/0576	Feb 18 1999 12:00AM	Dec 31 1999 12:00AM	3,500	4" FIRE MAINS
98/3469	Mar 1 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE III
98/1717	Mar 2 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PLUMBING
98/3469	Mar 19 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	INSTALL GEN A/C'
99/0038	Apr 7 1999 12:00AM	Dec 31 1999 12:00AM	400,000	ELECTRICAL SERVICE
98/1717	Apr 14 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	ROOFING
98/1717	Mar 23 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	INSTALL SPRINKLERS HEADS
99/1590	May 10 1999 12:00AM	Dec 31 1999 12:00AM	5,000	BUILD PUMP HOUSE
98/3469	Jun 1 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	ELECTRICAL SERVICE
99/1860	Jun 2 1999 12:00AM	Dec 31 1999 12:00AM	3,500	30 HOSE BIBBS
99/2218	Jun 28 1999 12:00AM	Dec 31 1999 12:00AM	100,000	INSTALL AWNINGS
99/2379	Jul 8 1999 12:00AM	Dec 31 1999 12:00AM	8,500	INSTALL FIRE CABINETS
99/2282	Aug 26 1999 12:00AM	Dec 31 1999 12:00AM	1	TEMP.ELECT.FOR TRAILER
99/2282	Aug 26 1999 12:00AM	Dec 31 1999 12:00AM	1	TEMP.TRAILER
99/2917	Aug 19 1999 12:00AM	Dec 31 1999 12:00AM	5,000	DEMO METAL BUILDING
99/2282	Jun 30 1999 12:00AM	Dec 31 1999 12:00AM	2,000,000	BUILD 3 STORY BUILDING
98/1717	Aug 25 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE FOUR
98/3469	Aug 25 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE III
98/3469	Sep 2 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	FIRE SYSTEM
99/2285	Jul 20 1999 12:00AM	Dec 31 1999 12:00AM	200,000	BUILD OFFICE BUILDING
99/4080	Dec 17 1999 12:00AM	Dec 31 1999 12:00AM	67,842	ROOFING
99/4044	Dec 14 1999 12:00AM	Dec 31 1999 12:00AM	1	REPLACES PERMIT#97-839
99/2282	Jan 12 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	BUILD-1 ELECTRIC
98/3469	Jan 21 2000 12:00AM	Dec 31 2000 12:00AM	1,900,000	INSTALL GEN.A/C'
99/0038	Jan 27 2000 12:00AM	Dec 31 2000 12:00AM	400,000	148 FIRE HEADS
99/2282	Feb 7 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	INSTALL 279 FIRE HEADS
99/2285	Jan 4 2000 12:00AM	Dec 31 2000 12:00AM	200,000	ELECTRIC FOR CLUB HOUSE
99/2285	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	200,000	PLUMBING FOR CLUB HOUSE
99/2284	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	PLUMBING FOR BUILD.2
99/2284	Jan 12 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ELECTRIC FOR BUILD.#2
99/2284	Jan 26 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ROOFING BUILD #3
98/3469	Jul 6 2000 12:00AM	Dec 31 2000 12:00AM	1,900,000	ROOFING
99/2285	Jul 6 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ROOFING
99/0038	Jul 27 2000 12:00AM	Dec 31 2000 12:00AM	500,000	REVISE PERMIT

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00/2533	Aug 28 2000 12:00AM	Dec 31 2000 12:00AM	11,900	SHUTTERS
00/2638	Sep 28 2000 12:00AM	Dec 31 2000 12:00AM	50,000	INSTALL A/C'
99-2282	Nov 17 2003 12:00AM	Dec 3 2004 12:00AM	2,002,300	NEW R5 UNIT-101
99-2284	Nov 17 2003 12:00AM	Dec 3 2004 12:00AM	2,001,200	NEW R5 UNIT202
05-00005 796	Dec 15 2005 12:00AM		2,000	INSTALL PANEL AND HOOK UP POOL EQUIPMENT
05-00005 306	Nov 22 2005 12:00AM		500	REPAIR BURNT WIRES UNDER GROUND THAT FEED FIRE PUMP PANEL
06-1971	Mar 18 2006 12:00AM		6,000	INSTALL PAVERS, POOL DECK APPROX 2,000SI
05-00004 188	Sep 23 2005 12:00AM		5,400	REMOVE EXISTING CONCRETE & REPLACE WITH 30' X 30' X 6" CONCRETE SLAB, SLOPED TO MATCH EXISTING STORM
06-00001 971	Apr 28 2006 12:00AM		6,000	INSTALLATION OF BRICK PAVERS, POOL DECK, APPROX 2,000 SF
05-00004 752	Oct 28 2005 12:00AM		20,000	NEW TIKI HUT, SERVICE BLDG AND STORAGE BLDG
05-00003 748	Oct 28 2005 12:00AM		85,000	CONSTRUCT SWIMMING POOL & SPA, DECK AREA
06-00006 231	Nov 16 2006 12:00AM		25,000	INSTALLATION OF PERMEABLE BRICK PAVERS FOR THE PARKING AREA. APPROX. 6960 SQ FT
07-00000 562	Feb 9 2007 12:00AM		68,100	REPLACE GASOLINE AND DIESEL PIPING WITHIN FLOATING FUEL DOCK

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## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	O	9,266,175	0	2,572,334	264,520	2,900,000	2,900,000	0	N	2,900,000
2012F	O	9,266,175	0	2,572,334	273,103	2,253,513	2,253,513	0	N	2,253,513
2011F	O	9,266,175	0	2,601,901	283,224	2,500,000	2,500,000	0	N	2,500,000
2010F	O	3,753,099	0	2,661,036	290,695	2,500,000	2,500,000	0	N	2,500,000
2009F	O	3,753,099	0	2,720,170	300,821	3,959,800	3,959,800	0	N	3,959,800
2008F	O	5,358,503	0	2,720,170	309,401	3,959,800	3,959,800	0	N	3,959,800
2007F	O	5,358,503	0	2,016,003	302,869	3,959,800	3,959,800	0	N	3,959,800
2006F	C	3,574,721	0	2,016,003	290,697	5,881,421	5,881,421	0	N	5,881,421
2005F	O	3,574,721	0	2,058,896	300,014	3,100,000	3,100,000	0	N	3,100,000
2004F	C	933,089		1,795,427	307,080	3,035,596	3,035,596	0	N	3,035,596
2003F	C	933,089		1,679,090	316,398	2,928,577	2,928,577	0		2,928,577
2002F	C	933,089		287,125	324,174	1,544,388	1,544,388	0		1,544,388
2001F	C	933,089		287,125	332,781	1,552,995	1,552,995	0		1,552,995
2000F	C	1,386		289,778	152,403	443,567	443,567	0		443,567
1999F	O	851,317			21,410	649,269	649,269	0		649,269
1998F	O	625,233		2,570	21,466	649,269	649,269	0		649,269
1997F	O	625,233		2,461	21,575	649,269	649,269	0		649,269
1996F	O	625,233			22,137	557,139	557,139	0		557,139
1995F	O	625,233			22,425	557,139	557,139	0		557,139
1994F	O	625,233			18,503	557,139	557,139	0		557,139
1993F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1992F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1991F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1990F	C	503,752		128,175	35,818	667,745	667,745	0		667,745
1989F	C	503,752		128,175	35,818	667,745	667,745	0		667,745
1988F	C	503,752		118,632	35,818	658,202	658,202	0		658,202
1987F	C	539,850		115,103	35,818	690,771	690,771	0		690,771
1986F	I	539,850			35,818	437,329	437,329	0		437,329
1985F	I	182,663		167,964	35,818	386,445	386,445	0		386,445
1984F	C	182,663		106,659	35,818	325,140	325,140	0		325,140
1983F	C	182,663		106,659	35,818	325,140	325,140	0		325,140



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1982F	C	182,663	97,344	35,818	315,825	315,825	0	315,825
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**Sales History**

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
1490	0291	12/1/1997	Warranty Deed	0	M	I	3,200,000
2630	1724	5/15/2013	Warranty Deed	0	05	I	2,200,000

## AMENDED SITE DATE TABLE

	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONING	CG	<del>VE 11 &amp; VE 13</del>	<del></del>	<del></del>
FLOOD ZONE	VE 11	VE 11 & VE 13	<del></del>	<del></del>
SIZE OF SITE	194,172.50 SF	<del></del>	<del></del>	<del></del>
HEIGHT	40.0'	40.0'	45.0'	Y
FRONT SETBACK	25.0'	50.0'	20.0'	Y
SIDE SETBACK	20.0'	20.0'	15.0'	Y
STREET SIDE SETBACK	20.0'	20.0'	20.0'	N
REAR SETBACK	30.0'	30.0'	45.0'	N
RESIDENTIAL FLOOR AREA	N/A	2,771.0 SF	78,371.0'	N/A
DENSITY	16 DU/AC	4	62 (66 TOTAL)	N/A
COMMERCIAL FLOOR AREA	N/A	12,360.0 SF	12,360.0 SF	N/A
F.A.R. (COMMERCIAL)	0.8	.064	.064	N
BUILDING COVERAGE	40.0%	4.8%	22.0%	N
IMPERVIOUS AREA	60.0%	1.29%	47.03%	N
PARKING	202	135	172	Y
HANDICAP PARKING	5	4	6	N/A
BICYCLE PARKING	22.0	24.0	24.0	N
OPEN SPACE / LANDSCAPING	20.0%	60.0%	50.47%	N
NUMBER AND TYPE OF UNITS	N/A	4	62 (66 TOTAL)	N/A
CONSUMPTION AREA OR # OF SEATS	N/A	N/A	N/A	N/A