



**DUE
DILIGENCE
REPORT**

**HIGHWAY TO
OCEANFRONT
PROPERTY**

KEY LARGO MM 95.3

95351 & 95325

Overseas Highway

February, 2022

Prepared By:



3230 W. Commercial Blvd Suite 300
Fort Lauderdale, Florida 33309



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EXECUTIVE SUMMARY

The following report is a compilation of information and development potential considerations of 9.36-acres in Key Largo. The subject property consists of two adjacent highway to oceanfront parcels, with one residence on each parcel (6.12 and 3.24 acres respectively). The property is currently listed for sale as individual parcels or together as one property. The property is flanked by single-family residential subdivisions on each side; directly abutting residential on the north and separated by another property on the south. Proposed uses are best if neighborhood opposition can be reduced or avoided.

In order to provide information on development considerations of the property, several factors are considered, including:

- The proposed use of the property
- The likelihood of achieving approval for the proposed use under the County's growth management regulations
- The number of steps, time, and complexity to achieve the proposed use
- The return on investment for proposed uses, considering construction costs and Flood Hazard Zones
- Uses most compatible with the surrounding properties, to limit neighborhood opposition.

INTRODUCTION AND BACKGROUND

The following Due Diligence Report evaluates information for each parcel of the property. The subject parcels are located on the east side of Overseas Highway, within the boundaries of Monroe County. There is one access point via Overseas Highway that provides connection to the two existing residential properties. The site is adjacent to single-family residential to the west, south, and north and the Atlantic Ocean to the east. The subject site consists of two (2) parcels, identified by the following Parcel Numbers: 0483350-000000 (herein referred to as Parcel 3350) and 0483360-000000 (herein referred to as Parcel 3360). Parcel 3350 is approximately 6.12 acres (266,587 square feet) in size, while Parcel 3360 is 3.24 acres (141,134 square feet) in size. The total site area for the property is approximately 9.36 acres (407,722 square feet). The following details are assigned to the property:

The Property Addresses and Folio Numbers (Exhibit 1):

95351 Overseas Highway, Key Largo, FL 33037	0483350-000000
95325 Overseas Highway, Key Largo, FL 33037	0483360-000000

Property Survey for Folio 00483350-000000 (Exhibit 2)

Future Land Use Designation: Mixed Use/Commercial (MC) (Exhibit 3)

Zoning District: Suburban Commercial (SC) (Exhibit 4)

Tier Designation: Tier III. Tier III is defined as: "Infill area, not nearly as environmentally sensitive (lots that are 50% or more developed) platted subdivisions with adequate infrastructure". (Exhibit 5)

Flood Hazard Zones: The following FEMA Flood Hazard Zones are present, listed in order from Overseas Highway to the Atlantic Ocean: AE 8, AE 9, AE 10, VE 11, VE 12, VE 15. The attached Flood Hazard Zone maps provide detailed delineations of the zones and the preliminary new flood hazard zones (Exhibits 6 and 7). The preliminary zones are not yet adopted and may be subject to change.

EXISTING CONDITIONS

The following is a summary of the existing conditions for each of the two parcels:

Parcel 3350

The 6.12 acre parcel is currently developed with one 2-story residence located towards the eastern portion of the site. Pursuant to the Monroe County Property Appraiser’s information, the building contains a gross square footage of 1,688 square feet and a finished square footage of 1,352 square feet. Records indicate that it was built in 1959. It contains five bedrooms and three full bathrooms. This residential property is owned by the Roebing Marilyn J Revocable Trust. Accessory improvements consist of a tiki hut (169 SF), concrete dock (360 SF), seawall (450 SF), patio (6,858 SF) and a boat ramp (736 SF). A copy of the Property Appraiser Information is provided as **Exhibit 8**. The remainder of the parcel is vacant and consists of vegetation.

Parcel 3360

The 3.24 acre parcel is currently developed with one 1-story residence located towards the eastern portion of the site. Pursuant to the Monroe County Property Appraiser’s information, the building contains a gross square footage of 2,464 square feet and a finished square footage of 1,137 square feet. Records indicate that it was built in 1970 with two bedrooms and one full bathroom. This residential property is owned by The Roebings LLC. Accessory improvements consist of a tiki hut (150 SF), seawall (200 SF), and patio (2,372 SF). A chain link fence surrounds both properties. A copy of the Property Appraiser Information is provided as **Exhibit 8**. The remainder of the parcel is vacant and consists of vegetation.

Surrounding Uses

A summary of the surrounding uses is provided below and illustrated in **Exhibits 3 and 4**.

LOCATION	EXISTING USE	FUTURE LAND USE	ZONING
North	Single-Family Residential	Residential Medium (RM)	Improved Subdivision (IS)
East	Atlantic Ocean	N/A	N/A
South	Single-Family Residential Vacant	Mixed Use/Commercial (MC) Residential Medium (RM)	Suburban Residential (SR) Improved Subdivision (IS)
West	Single-Family Residential Commercial	Mixed Use/Commercial (MC) Residential Low (RL)	Suburban Residential (SR) Suburban Commercial (SC)

North: Single-family residential community currently resides adjacent to subject site with a Zoning of IS and a Future Land Use designation of RM. The roads within this zone are Mockingbird Road, Heron Road, Dove Road (runs west/east) and Red Bird Road (runs north/south).

South: A single-family residential community currently resides south of the subject site with a Zoning of IS and a Future Land Use designation of RM. The property directly adjacent to the subject site is mainly vacant, except for single-family residences located on the eastern portion of parcel and has the same Future Land Use and Zoning as the subject site. It is connected for vehicular access, but not a part of, the subdivision to its south. The subdivision to the south includes single family residences the following roads: Snapper Lane, Lobster Lane, Bonito Lane, Grouper Lane, and Cuda Lane, running in the directions of east and west.

East: The Atlantic Oceans lays directly east of subject property shoreline.

West: Commercial properties of office and medical uses are adjacent to subject property in the SC Zoning district with a Future Land Use designation of MC. Sporadic single-family homes are northwest adjacent to subject site with a Zoning of IS and a Future Land Use designation of RL.

FUTURE LAND USE AND ZONING

The subject sites have a Future Land Use (FLU) designation of Mixed Use/Commercial (MC) and a Zoning District of Suburban Commercial (SC). The FLU and Zoning District are consistent. Additionally, the sites are located in a Tier 3 Overlay District. In 2005-2006, Monroe County designated parcels into a tier system to assist with allocating permits to appropriate areas from an environmental and planning perspective. The entire subject site is within the Tier 3 Overlay, which is defined as an infill area, with a land area 50% or more developed with platted subdivisions, has adequate infrastructure and is not of the same environmental sensitivity as other Tiers within the Overlay.

The current FLU and Zoning District for the sites allow an allocated density of three dwelling units per acre, a maximum net density of six to eighteen dwelling units per acre, a Floor Area Ratio (FAR) of 0.10-0.45, and requires an open space of 20%. Within hammock, pineland, and disturbed wetlands, only low intensity commercial uses are allowed, with a maximum FAR of 0.10 applied to nonresidential developments, and a maximum net residential density of zero. The MC FLU designation promotes the land uses of commercial retail, office, employee housing, commercial apartment, maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, and public uses.

The purpose of the SC Zoning District is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district is established at locations convenient and accessible to residential areas, in an effort to reduce trips on Overseas Highway (U.S. Highway 1/Federal Highway).

Permitted Uses: The Monroe County Land Development Code identifies uses permitted in the Suburban Commercial (SC) Zoning District. Section 130-93, Suburban Commercial (SC) Zoning District, is attached as **Exhibit 9**.

Neighborhood Groups

The sites are not a part of any neighborhood group organizations.

RATE OF GROWTH RESTRICTIONS AND STATUS

Monroe County utilizes two types of ordinances to limit developmental growth: Residential and Nonresidential Rate of Growth Ordinances (ROGO and NROGO).

Residential Rate of Growth Ordinance (ROGO)

The intent of residential ROGO, pursuant to Section 138-19, is: a) to limit the annual amount and rate of residential development commensurate with county's ability to maintain a reasonable and safe hurricane evacuation clearance time; b) to implement Goal 105 of the comprehensive plan; and c) to regulate the rate and location of growth in order to further deter deterioration of public facility services levels, environmental degradation, and potential land use conflicts.

The Florida Keys are broken down into three ROGO subareas: Upper Keys subarea (where the subject site is located), Lower Keys subarea, and Big Pine Key and No Name Key subarea. Residential units are permitted on a controlled basis according to a table in Land Development Code Section 138-24. The

current allocation (effective 7-13-2020 through 7-12-2023) in the Upper Keys ROGO subarea permits no more than 31 market rate units permitted per year. In order to qualify for the units, upon a building permit approval, a ROGO application must be submitted. The application will result in a ranking where the higher ranked applications have a greater opportunity to acquire ROGO units. Points are also accumulated through provision of energy and water-efficient building practices and land dedication.

Affordable residential units are managed through a countywide pool, further detailed in Section 138-24. Affordable housing is regulated by income restrictions for residents.

On January 14, 2022, the Monroe County Planning and Environmental Resources Department determined the following for each of the two parcels:

“One (1) dwelling unit is lawfully-established on subject property and its replacement would thereby be exempt from the ROGO permit allocation system.”

Nonresidential Rate of Growth Ordinance (NROGO)

The intent of nonresidential ROGO, pursuant to Section 138-47, are: a) to promote the upgrading and expansion of existing small-size businesses and retain predominately small-scale character of nonresidential development in the Florida Keys, and b) maintain a ratio of approximately 239 square feet of nonresidential floor area for each new residential permit issued through residential ROGO. According to Section 138-51, the County permits approximately 22,944 square feet of non-residential uses per year in the Upper Keys subarea (effective 4-13-2016). If square footage is not available at the time of approval, it may be acquired through a transfer program where square footage may be allocated through a “NROGO Bank” managed by Monroe County.

It is recommended that the County be contacted to confirm the most updated information and procedures and limits regarding ROGO and NROGO.

DEVELOPMENT POTENTIAL

Under the current regulations, a pre-application meeting with County staff and a request for a Letter of Understanding (LOU) is recommended prior to application for building permits. This step will provide the most accurate guidance for the multiple processes and likelihood of approval. The purpose of the conference and LOU is to acquaint the participant with the requirements of the land development code, views/ concerns of Monroe County, and applicable comprehensive plan policies. The LOU will be prepared by department staff and signed by the planning director. The LOU will be mailed 30-45 days after the pre-application conference. County contact information is provided below.

The recently received residential ROGO Exemption determination for the two parcels noted above provides assurance in the following development option:

Residential replacement of the two existing residential structures without having to apply for new ROGO units. The replacement residences may be larger and located on a different area of the lot, subject to the standards in the County’s current Land Development Regulations. For example, standards such as height, setbacks, landscaping, open space, and lot coverage shall be met.

Additional development scenarios may be achieved subject to the County Land Development Regulations. For example, nonresidential uses may be introduced alone or through a combination of the above, including applying for NROGO to introduce a nonresidential square footage to the property. This may include combining the lots or modifying the lot lines. It is recommended that the County be contacted to confirm the most updated information and procedures when proposing a specific development scenario.

CURRENT AND PROPOSED FLOOD HAZARD ZONES

Since 2005, the following FEMA Flood Hazard Zones are present on the subject properties, listed in order from Overseas Highway to the Atlantic Ocean: AE 8, AE 9, AE 10, VE 11, VE 12, VE 15. In December 2019, FEMA has released new maps with preliminary changes. These preliminary maps were reviewed by the Monroe County staff and public comments were received, resulting in an appeal to FEMA. Monroe County appealed portions of the maps and as of February 2022, is still awaiting a response from FEMA regarding changes to the preliminary zones. Therefore, the new maps are not yet in effect, and are subject to modification before final adoption. The attached Flood Hazard Zone maps in **Exhibits 6 and 7** provide detailed delineations of the zones and the preliminary new flood zones.

The subject parcels are proposed to be impacted according to the preliminary maps. The zones currently labeled AE 10 and a portion of AE 9 are proposed to be placed in a higher risk category; VE. The VE category is a "Velocity Zone", as such, the part of the property where the proposed change is located is on the eastern end of the properties, between the current houses and the water. The zone currently labeled AE 8 is proposed to be placed in the AE 11 category, which is a higher risk within the same AE category. Again, it is noted that these preliminary changes may be modified prior to adoption, however they are still anticipated to undergo some modification from the current zones.

The property is also within the Limit of Moderate Wave Action (LiMWA) boundary. According to FEMA, LiMWA is the inland limit of the area expected to receive 1.5-foot or greater breaking waves during the 1-percent-annual-chance flood event.

MONROE COUNTY CONTACT INFORMATION

It is recommended that the County be contacted to confirm the most updated information. The website and phone numbers for the relevant Monroe County Departments are as follows:

Planning and Environmental Resources Department

Marathon office: (305) 289-2500

Key Largo office: (305) 453-8800

<https://www.monroecounty-fl.gov/178/Planning-Environmental-Resources>

ROGO/NROGO System

<https://www.monroecounty-fl.gov/186/ROGONROGO-System>

Building and Permitting Department

Marathon office: (305) 289-2501

Key Largo office: (305) 453-8800

Ocean Reef office: (305) 453-8765

Stock Island office: (305) 295-3990

<https://www.monroecounty-fl.gov/149/Building-and-Permitting>

Monroe County Floodplain Management

Main office: (305) 295-5195


<https://www.monroecounty-fl.gov/173/Floodplain-Management>



Exhibit 1: Aerial Location Map



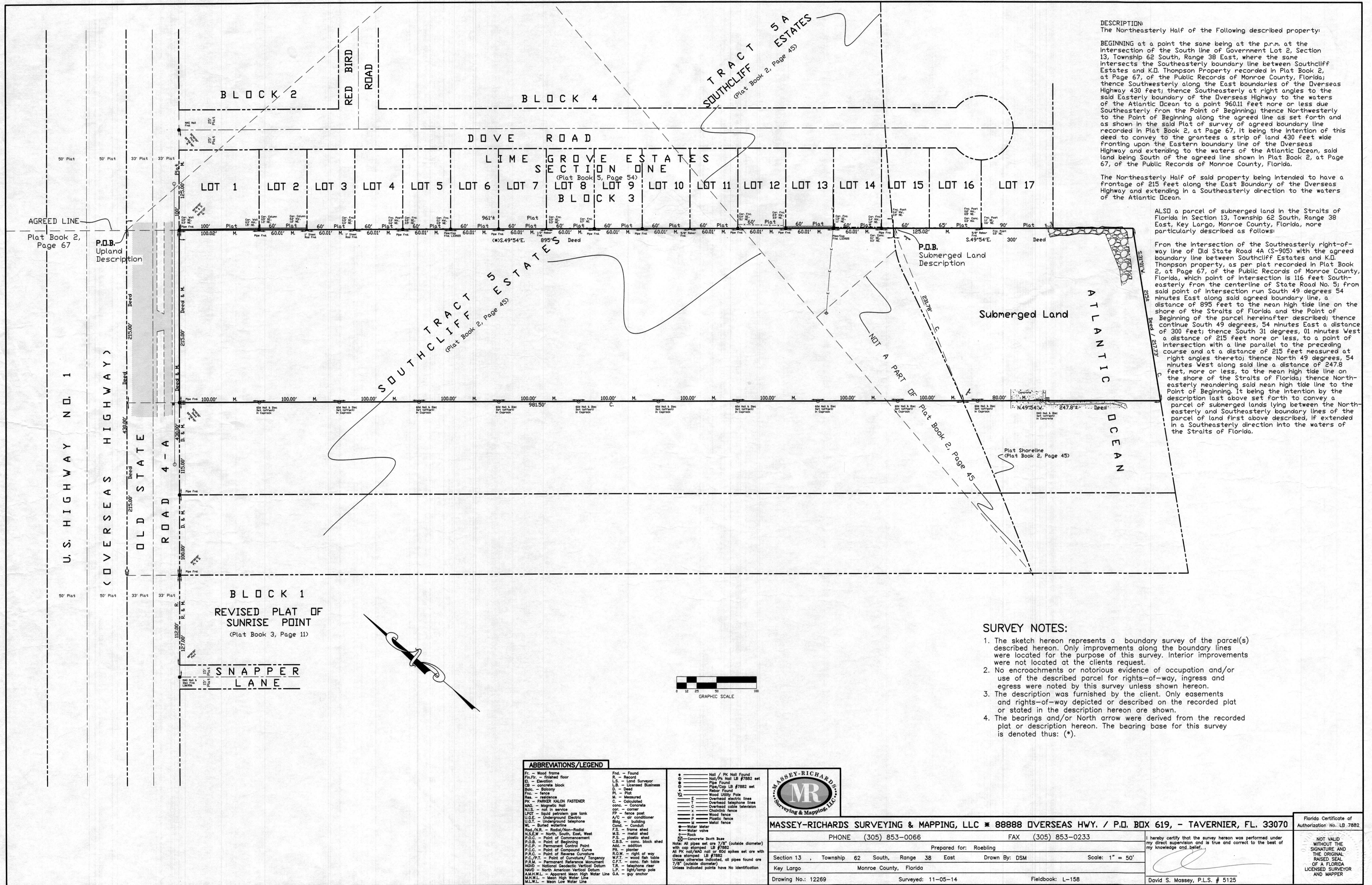
Legend

 Subject Site

0 0.25 0.5 1 1.5 Miles



Exhibit 2: Property Survey for 00483350-000000



DESCRIPTION:
The Northeasterly Half of the Following described property:

BEGINNING at a point the same being at the p.m. at the intersection of the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East, where the same intersects the Southeastery boundary line between Southcliff Estates and K.D. Thompson Property recorded in Plat Book 2, at Page 67, of the Public Records of Monroe County, Florida; thence Southwesterly along the East boundaries of the Overseas Highway 430 feet; thence Southeastery at right angles to the said Easterly boundary of the Overseas Highway to the waters of the Atlantic Ocean to a point 960.11 feet more or less due Southeastery from the Point of Beginning; thence Northwesterly to the Point of Beginning along the agreed line as set forth and as shown in the said Plat of survey of agreed boundary line recorded in Plat Book 2, at Page 67, it being the intention of this deed to convey to the grantees a strip of land 430 feet wide fronting upon the Eastern boundary line of the Overseas Highway and extending to the waters of the Atlantic Ocean, said land being South of the agreed line shown in Plat Book 2, at Page 67, of the Public Records of Monroe County, Florida.

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

ALSO a parcel of submerged land in the Straits of Florida in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows:

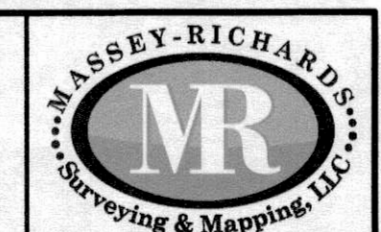
From the intersection of the Southeastery right-of-way line of Old State Road 4A (S-905) with the agreed boundary line between Southcliff Estates and K.D. Thompson property, as per plat recorded in Plat Book 2, at Page 67, of the Public Records of Monroe County, Florida, which point of intersection is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

SURVEY NOTES:

1. The sketch hereon represents a boundary survey of the parcel(s) described hereon. Only improvements along the boundary lines were located for the purpose of this survey. Interior improvements were not located at the clients request.
2. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
3. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
4. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).

ABBREVIATIONS/LEGEND

Fr. - Wood frame	Fnd. - Found	○ - Nail / PK Nail Found
Fin.Flr. - finished floor	R. - Record	○ - Nail/PK Nail LB #7882 set
D. - Direction	L.S. - Land Surveyor	○ - Pipe Found
CB - concrete block	L.B. - Licensed Business	○ - Pipe/Cop LB #7882 set
Bat. - Battery	D. - Deed	○ - Rebar Found
Fnc. - fence	Pl. - Plat	○ - Wood Utility Pole
Res. - residence	M. - Measured	○ - Overhead electric lines
PK - PARKER KALON FASTENER	C. - Calculated	○ - Overhead telephone lines
Md. - Magnetic Nail	conc. - Concrete	○ - Overhead cable television
N.I.S. - nail in service	cor. - corner	○ - Chainlink fence
LPZ - liquid petroleum gas tank	FP - fence post	○ - Wood fence
U.G.E. - Underground electric	A/C - air conditioner	○ - Plastic fence
U.G.T. - Underground telephone	Blg. - building	○ - Metal fence
W. - Buried waterline	Cond. - conduit	○ - Water Meter
Rod/N.R. - Rod/Non-Rodial	F.S. - frame shed	○ - Water valve
N.S.E.W. - North, South, East, West	M.S. - metal shed	○ - Block
P.O.C. - Point of Commencement	P.S. - plastic shed	○ - Concrete Swt Base
P.O.B. - Point of Beginning	Ad. - addition	○ - Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #7882
P.C.P. - Permanent Control Point	Pl. - plaster	○ - All PK nail/MAU nail or 60d spikes set are with discs stamped LB #7882
P.C.C. - Point of Curvature	R.D.W. - right of way	○ - Unless otherwise indicated, all pipes found are 7/8" (outside diameter)
P.R.C. - Point of Reverse Curvature	W.F.T. - wood fish table	○ - Unless indicated points have no identification
P.C.M. - Permanent Monument	C.F.T. - conc. fish table	
N.G.D. - National Geodetic Vertical Datum	T.R. - telephone riser	
N.A.V.D. - North American Vertical Datum	LP. - light/lamp pole	
A.M.H.W.L. - Apparent Mean High Water Line	G.A. - guy anchor	
M.H.W.L. - Mean High Water Line		
M.L.W.L. - Mean Low Water Line		



MASSEY-RICHARDS SURVEYING & MAPPING, LLC * 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070

PHONE (305) 853-0066 FAX (305) 853-0233

Section 13, Township 62 South, Range 38 East Drawn By: DSM Scale: 1" = 50'

Key Largo Monroe County, Florida

Drawing No.: 12269 Surveyed: 11-05-14 Fieldbook: L-158

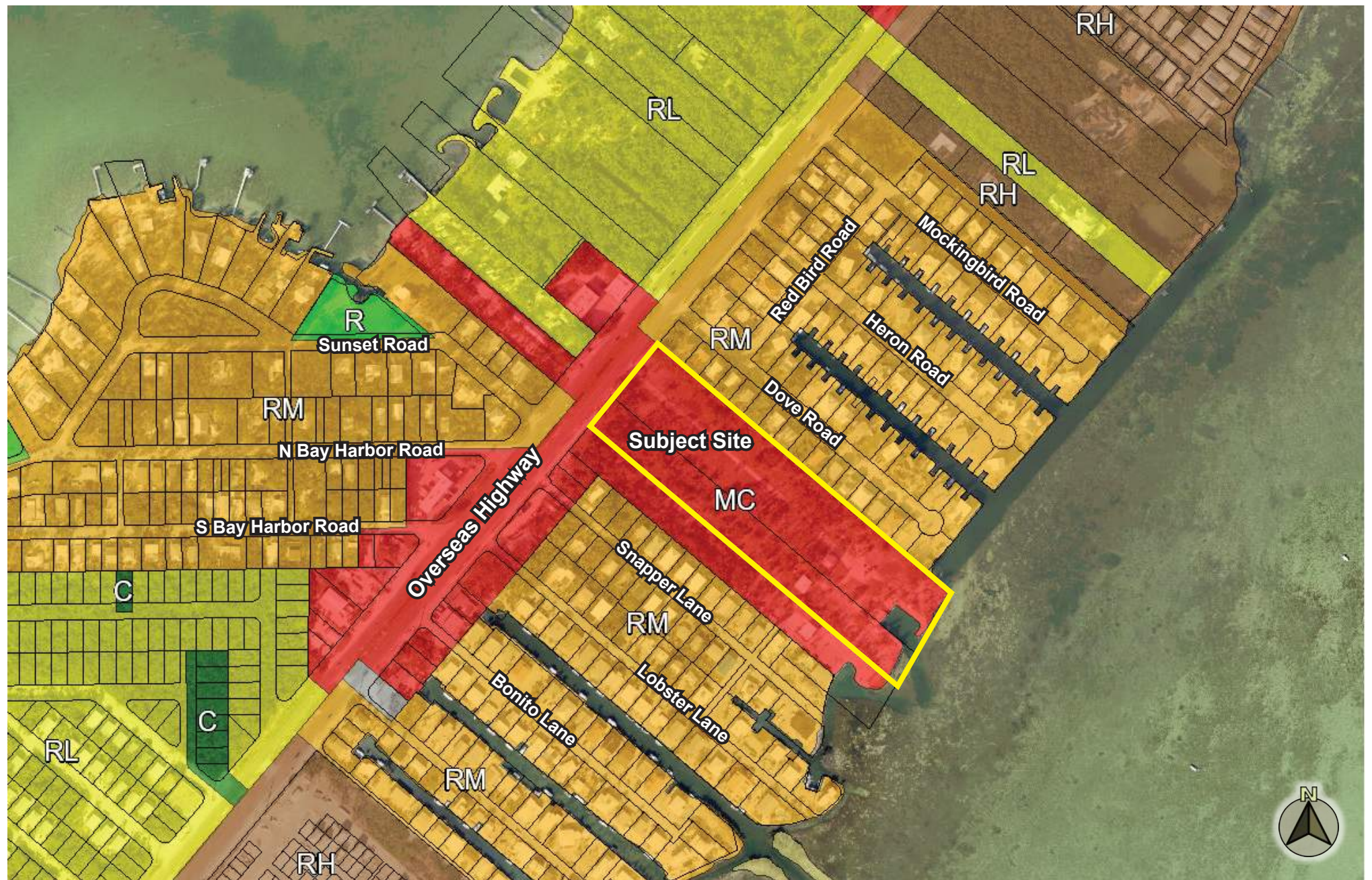
I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

David S. Massey, P.L.S. # 5125

Florida Certificate of Authorization No. LB 7882

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Exhibit 3: Future Land Use Map



LEGEND







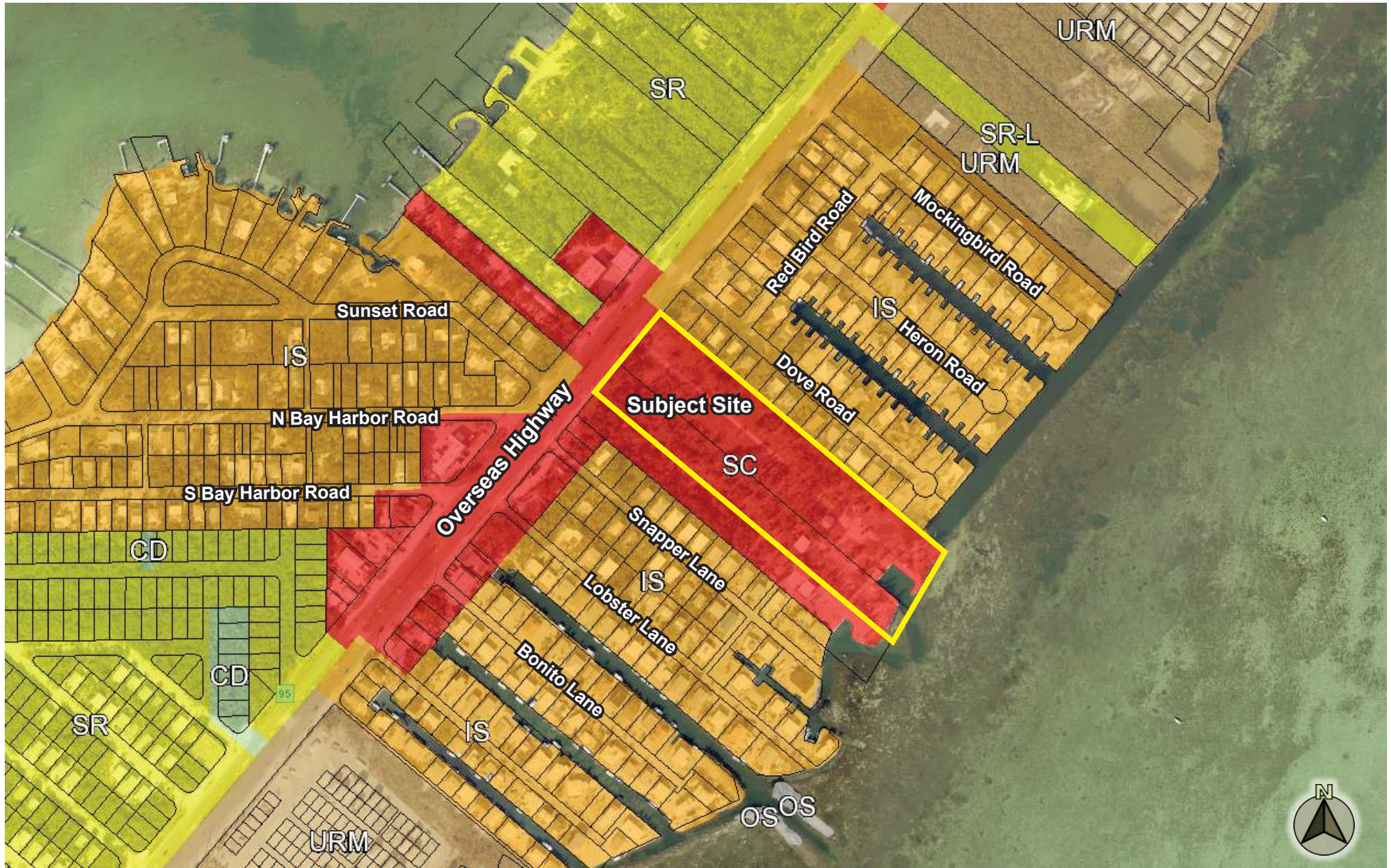
-  Residential Low (RL)
-  Mixed Use/Commercial (MC)
-  Residential Medium (RM)
-  Residential High (RH)
-  Conservation (C)
-  Recreation (R)

Exhibit 4: Zoning Map



LEGEND



Suburban Residential (SR)



Suburban Commercial (SC)



Improved Subdivision (IS)



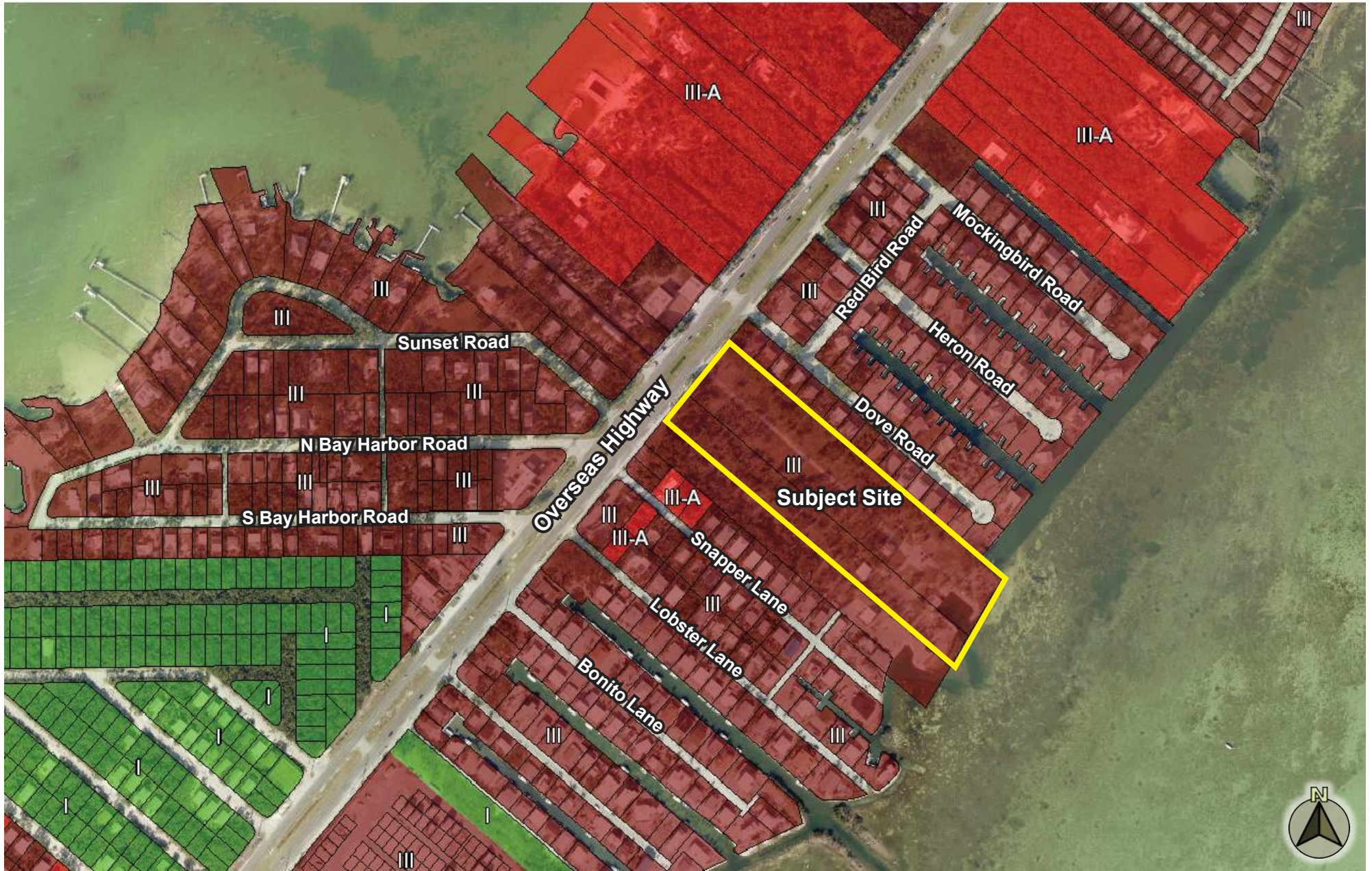
Urban Residential Mobile Home (URM)




Conservation District (CD)



Exhibit 5: Tier Overlay District Map



LEGEND

 Tier 1 - Natural Area (I)

 Tier III-A - Special Protection Area (III-A)

 Tier III - Infill Area (III)



Exhibit 6: Current FEMA Flood Hazard Zones Map

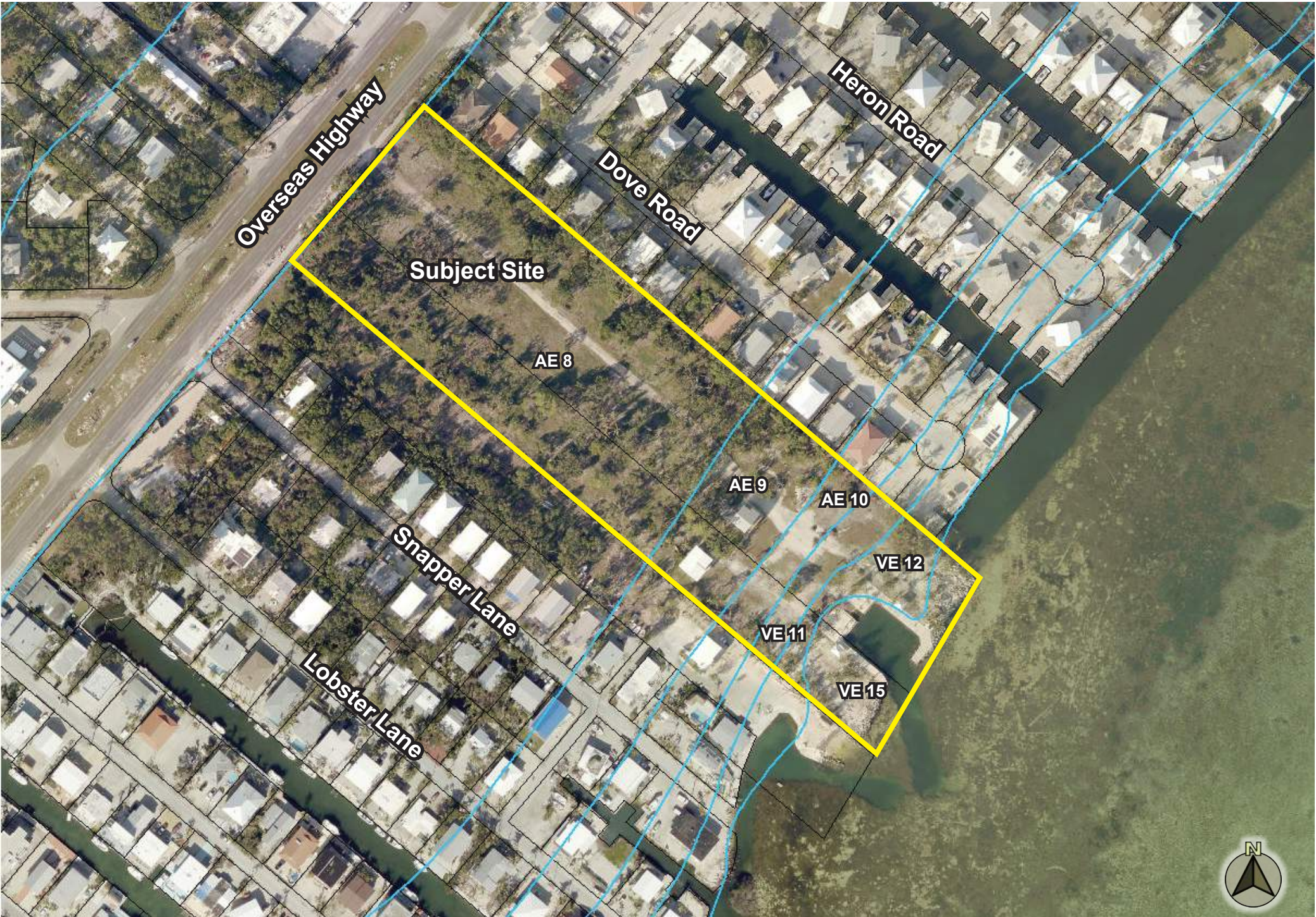
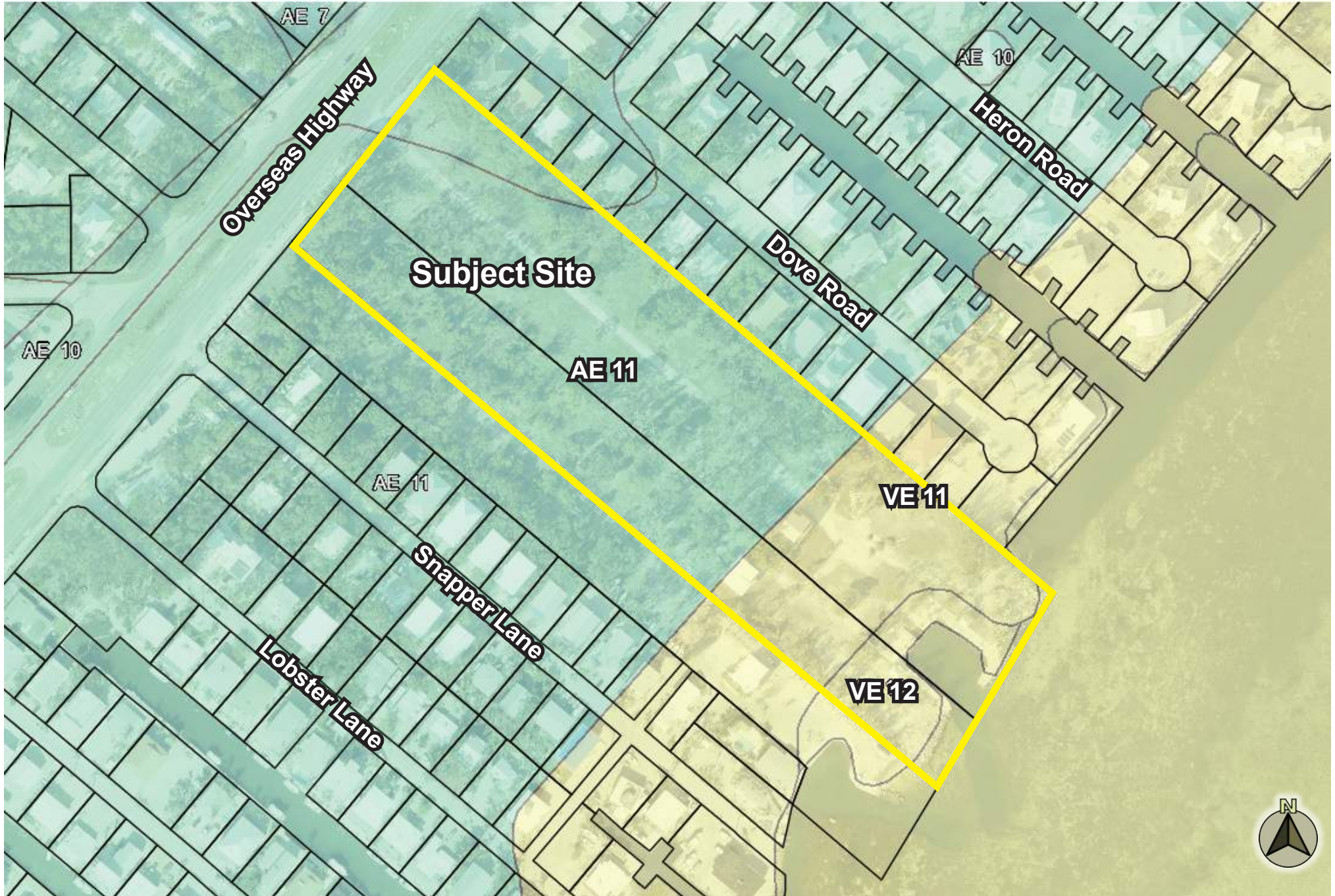




Exhibit 7: Preliminary FEMA Flood Hazard Zones Map



Source: FEMA Preliminary Flood Zone Change Map - Preliminary Flood Zones. Subject to change.

The new preliminary flood zone maps released on 12/27/2019 from FEMA illustrate changes in flood zone areas, which include VE 11 and AE 11 for the site.

Exhibit 8: Property Appraiser Reports



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 00483350-000000
Account# 1592978
Property ID 1592978
Millage Group 500K
Location 95351 OVERSEAS Hwy, KEY LARGO
Address
Legal 13 62 38 PT TRS 5 & 6 AND TR 5A SOUTHCLIFF ESTS PB2-45 KEY LARGO & PT GOVT
Description LOT 1 ISLAND OF KEY LARGO AND ADJ FILLED BAY BTM G40-379/80 OR222-289(II DEED 22818) OR412-805/06 OR425-301/04 OR1379-382/86 OR2468/536D/C
(Note: Not to be used on legal documents.)
Neighborhood 1873
Property SINGLE FAMILY RESID (0100)
Class
Subdivision SOUTHCLIFF ESTATES
Sec/Twp/Rng 13/62/38
Affordable No
Housing



Owner

ROEBLING MARILYN J REVOCABLE TRUST
 PO Box 583
 Tavernier FL 33070

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$160,791	\$142,631	\$142,631	\$142,631
+ Market Misc Value	\$114,677	\$117,269	\$119,864	\$113,855
+ Market Land Value	\$4,623,187	\$4,623,187	\$4,520,930	\$4,498,296
= Just Market Value	\$4,898,655	\$4,883,087	\$4,783,425	\$4,754,782
= Total Assessed Value	\$532,022	\$573,508	\$560,715	\$550,866
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$507,022	\$548,508	\$535,715	\$525,866

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES=HWY TO WATER (01HW)	192,970.00	Square Foot	0	0
RES WATERFRONT UNPERMITTED (01WM)	64,904.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.20	Acreage	0	0

Buildings

Building ID 26810
Style 2 STORY ON GRADE
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1688
Finished Sq Ft 1352
Stories 2 Floor
Condition GOOD
Perimeter 208
Functional Obs 0
Economic Obs 0
Depreciation % 34
Interior Walls DRYWALL
Exterior Walls C.B.S.
Year Built 1959
EffectiveYearBuilt 1994
Foundation CONCRETE SLAB
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type FCD/AIR NON-DC
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 0
Grade 500
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,352	1,352	0
SBF	UTIL FIN BLK	336	0	0
TOTAL		1,688	1,352	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	2010	2011	1	169 SF	1
CONCRETE DOCK	2010	2011	1	360 SF	3
CONC PATIO	2010	2011	1	6858 SF	2
BOAT RAMP	2010	2011	1	736 SF	2
SEAWALL	2010	2011	1	450 SF	1

Exemptions

Exemption	Amount
01 25000 HOMESTEAD 196.031(a)	\$25,000.00
02 ADDL HOMESTEAD 196.031(b)	\$25,000.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1974	\$43,000	Conversion Code		425	301	Q - Qualified	Improved

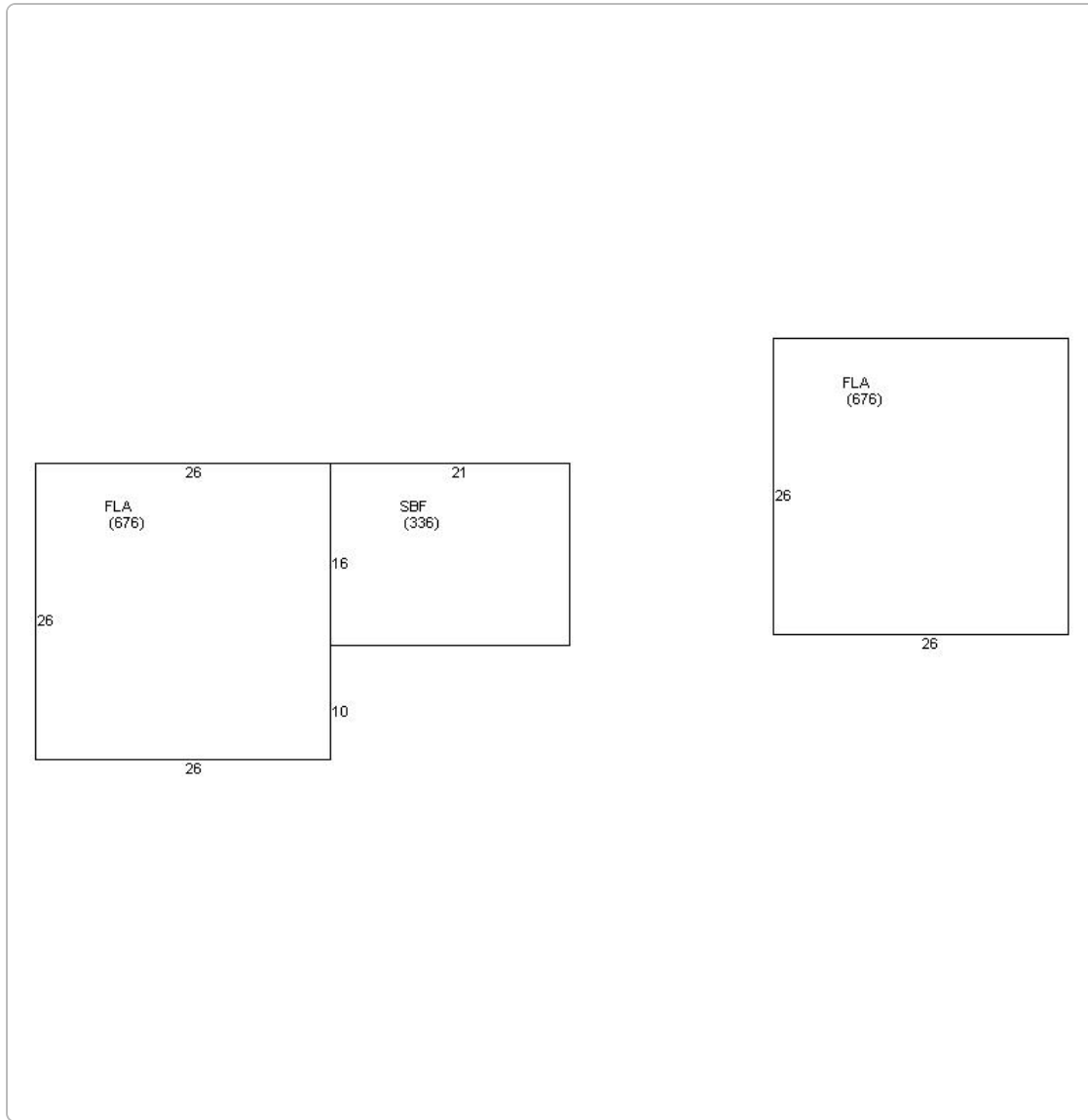
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18300389	10/22/2018	4/2/2019	\$75,000	Residential	REPAIR EXISTING SEAWALL
09301046	3/26/2009	9/27/2010	\$1	Residential	(4) PILINGS
2303681	8/19/2002	1/1/2004	\$1	Residential	REROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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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Disclaimer

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

Summary

Parcel ID 00483360-000000
 Account# 1592986
 Property ID 1592986
 Millage Group 500K
 Location 95325 OVERSEAS Hwy, KEY LARGO
 Address
 Legal 13 62 38 PT TR 5 AND 6 SOUTHCLIFF ESTS PB2-45 KEY LARGO & PT GOVT LOT 1
 Description ISLAND OF KEY LARGO AND ADJ BAY BTM OR222-289(II DEED 22818) OR412-814/15 OR590-797 OR748-740/41L/E OR795-399 OR2468-536D/C OR2490-584/86 OR2491-437/39T/C OR2522-2127/32
 (Note: Not to be used on legal documents.)
 Neighborhood 1873
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision SOUTHCLIFF ESTATES
 Sec/Twp/Rng 13/62/38
 Affordable No
 Housing



Owner

THE ROEBLINGS LLC
 C/O ROEBLING THOMAS MICHAEL
 PO Box 583
 Tavernier FL 33070

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$135,136	\$111,494	\$113,522	\$115,549
+ Market Misc Value	\$32,526	\$32,859	\$33,192	\$30,881
+ Market Land Value	\$3,199,657	\$3,199,657	\$3,138,126	\$3,110,282
= Just Market Value	\$3,367,319	\$3,344,010	\$3,284,840	\$3,256,712
= Total Assessed Value	\$2,830,678	\$2,573,344	\$2,339,404	\$2,126,731
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,367,319	\$3,344,010	\$3,284,840	\$3,256,712

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES=HWY TO WATER (01HW)	137,500.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.08	Acreage	0	0

Buildings

Building ID 26811	Exterior Walls C.B.S.
Style 2 STORY ON GRADE	Year Built 1970
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 1990
Gross Sq Ft 2464	Foundation CONC PILINGS
Finished Sq Ft 1137	Roof Type GABLE/HIP
Stories 2 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CERAM/CLAY TILE
Perimeter 140	Heating Type FCD/AIR NON-DC
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 1
Depreciation % 35	Half Bathrooms 0
Interior Walls DRYWALL	Grade 500
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,137	1,137	0
GBF	GAR FIN BLOCK	1,137	0	0
OUF	OP PRCH FIN UL	95	0	0
PTO	PATIO	95	0	0

TOTAL	2,464	1,137	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1975	2011	1	150 SF	1
SEAWALL	1975	2011	1	200 SF	1
CONC PATIO	1975	2011	1	2372 SF	2
WOOD DOCKS	1975	2011	1	579 SF	3
CHAIN LINK FENCE	2015	2016	1	4500 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/12/2011	\$100	Warranty Deed		2522	2127	11 - Unqualified	Improved
10/8/2010	\$100	Warranty Deed		2491	437	11 - Unqualified	Improved
10/8/2010	\$100	Warranty Deed		2490	584	19 - Unqualified	Improved
2/1/1974	\$11,000	Conversion Code		795	399	Q - Qualified	Improved

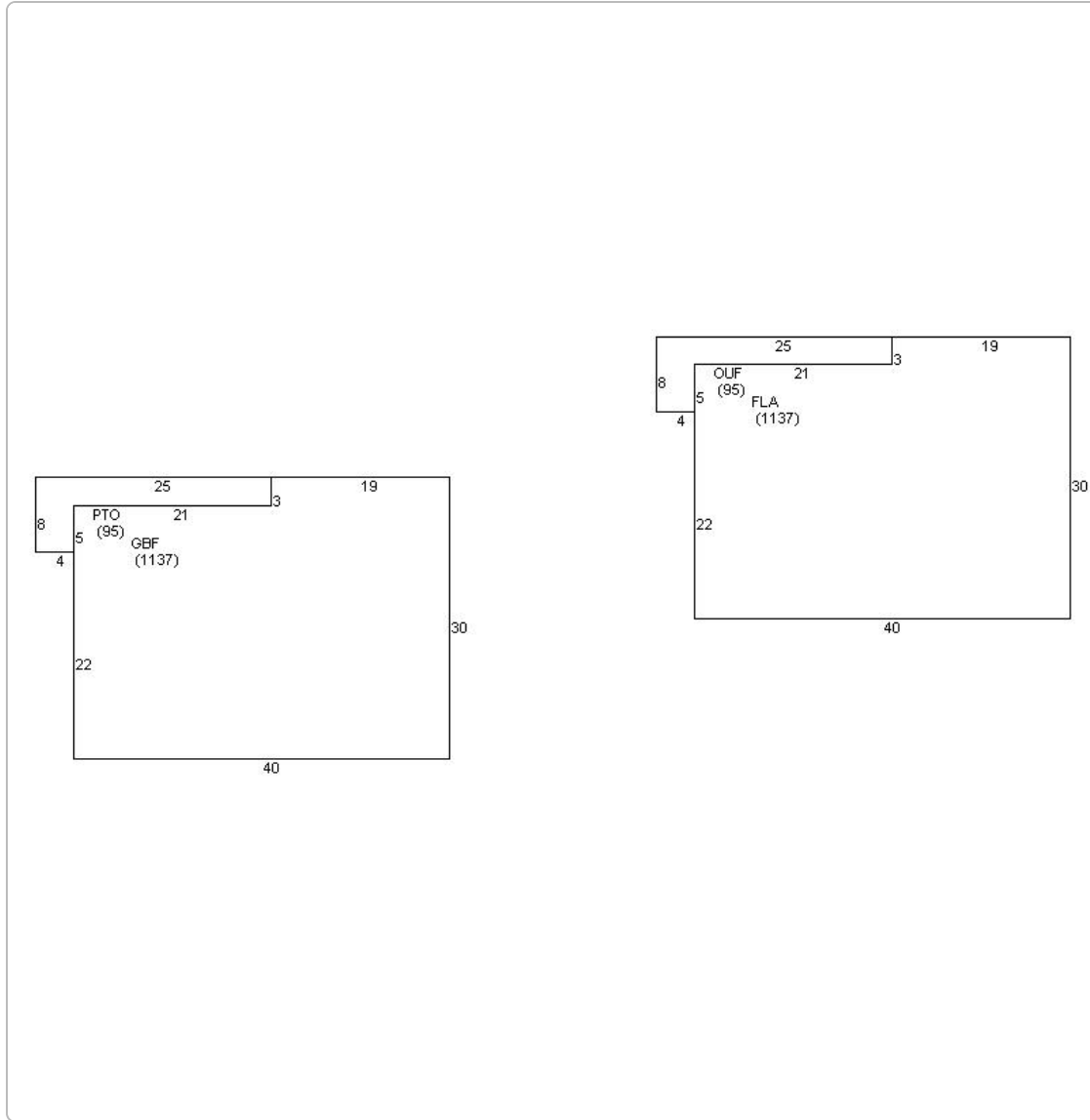
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14305835	1/6/2015	3/13/2015	\$6,700	Residential	CHAIN LINK FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



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No data available for the following modules: Exemptions.

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Exhibit 9

Sec. 130-93. - Suburban Commercial District (SC).

- (a) The following uses are permitted as of right in the Suburban Commercial district:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of less than 2,500 square feet of floor area;
 - (2) Institutional residential uses, involving less than ten dwelling units or rooms;
 - (3) Commercial apartments involving less than six dwelling units;
 - (4) Commercial recreation uses limited to:
 - a. Bowling alleys;
 - b. Tennis and racquet ball courts;
 - c. Miniature golf and driving ranges;
 - d. Theaters;
 - e. Health clubs; and
 - f. Swimming pools;
 - (5) Institutional uses;
 - (6) Parks;
 - (7) Public buildings and uses;
 - (8) Accessory uses;
 - (9) Vacation rental use of nonconforming detached and attached dwelling units, if a special vacation rental permit is obtained under the regulations established in section 134-1;
 - (10) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
 - (11) Attached wireless communications facilities, as accessory uses, pursuant to section 146-5(d);
 - (12) Replacement of an existing antenna-supporting structure pursuant to section 146-5(b);
 - (13) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e);
 - (14) Satellite earth stations, as accessory uses, pursuant to section 146-5(f);
 - (15) Attached and detached dwellings involving less than six units, designated as employee housing as provided for in section 139-1;
 - (16) Wastewater nutrient reduction cluster systems that serve less than ten residences; and
 - (17) Public infrastructure and utilities, provided that:
 - a. The parcel(s) proposed for development shall be separated from any established residential use by a class C bufferyard. As determined by the Planning Director, the bufferyard may be required on all property lines adjacent to an established residential principal use to screen the use from view.
 - b. A solid fence may be required upon determination by the Planning Director.
- (b) The following uses are permitted as minor conditional uses in the Suburban Commercial district, subject to the standards and procedures set forth in chapter 110, article III:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 2,500 but less than 10,000 square feet of floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or

- c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and of less than 2,500 square feet in floor area; provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (3) Institutional residential uses involving ten to 20 dwelling units or rooms, provided that:
 - a. Access to U.S. 1 is by way of:
 - 1. An existing curb cut;
 - 2. A signalized intersection; or
 - 3. A curb cut that is separated from another curb cut on the same side of U.S. 1 by at least 400 feet;
- (4) Commercial apartments involving six to 18 dwelling units, provided that:
 - a. The hours of operation of the commercial uses are compatible with residential uses;
 - b. Access to U.S. 1 is by way of:
 - 1. An existing curb cut;
 - 2. A signalized intersection; or
 - 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - c. Tourist housing uses, including vacation rental uses, of commercial apartments are prohibited;
- (5) Hotels of fewer than 25 rooms, provided that:
 - a. One or more of the following amenities are available to guests:
 - 1. Swimming pool;
 - 2. Docking facilities; or
 - 3. Tennis courts;
- (6) Campgrounds and recreational vehicle parks, provided that:
 - a. The parcel proposed for development has an area of at least five acres;
 - b. If the use involves the sale of goods and services, other than the rental of camping sites or recreational vehicle parking spaces, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and
 - c. The parcel proposed for development is separated from all adjacent parcels of land by at least a class C bufferyard;
- (7) Light industrial uses, provided that:
 - a. The parcel proposed for development does not have an area of greater than two acres;
 - b. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - c. All outside storage areas are screened from adjacent use by a solid fence, wall or hedge at least six feet in height;

- (8) Attached and detached dwellings involving six to 18 units, designated as employee housing as provided for in section 139-1; and
 - (9) Commercial recreation uses (indoor and outdoor), excluding amusement or sea life parks and drive-in theaters, provided that:
 - a. The parcel of land proposed for development does not exceed five acres;
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - c. All outside lighting is designed and located so that light does not shine directly on any established residential use;
- (c) The following uses are permitted as major conditional uses in the Suburban Commercial district subject to the standards and procedures set forth in Chapter 110, Article III:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 10,000 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and greater than 2,500 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (3) Institutional residential uses involving 20 or more dwelling units or rooms; provided that:
 - a. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - b. Tourist housing uses, including vacation rental uses, of institutional residential units are prohibited;
 - (4) Hotels providing 25 or more rooms, provided that:
 - a. The hotel has restaurant facilities on the premises;
 - b. One or more of the following amenities are available to guests:
 1. Swimming pool; or
 2. Docking facilities; or
 3. Tennis courts; and
 - c. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or

3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (5) Marinas, provided that:
 - a. The parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
 - b. The sale of goods and services is limited to fuel, food, boating, diving and sport fishing products;
 - c. All outside storage areas are screened from adjacent uses by a fence, wall or hedge of at least six feet in height;
 - d. Any commercial fishing activities are limited to the landing of catch, mooring and docking of boats and storage of traps and other fishing equipment; and
 - e. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet;
 - (6) Agricultural uses, limited to mariculture, provided that:
 - a. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - b. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height;
 - (7) Heliports or seaplane ports, provided that:
 - a. The helicopter is associated with a government service facility, a law enforcement element or a medical services facility;
 - b. The heliport or seaplane port is a Federal Aviation Administration certified landing facility;
 - c. The landing and departure approaches do not pass over established residential uses or known bird rookeries;
 - d. If there are established residential uses within 500 feet of the parcel proposed for development, the hours of operation for non-emergency aircraft shall be limited to daylight; and
 - e. The use is fenced or otherwise secured from entry by unauthorized persons;
 - (8) New antenna-supporting structures, pursuant to section 146-5(a);
 - (9) Attached and detached dwellings involving more than 18 units, designated as employee housing as provided for in section 139-1.

([Ord. No. 006-2016](#), § 1(Exh. 1), 4-13-2016; [Ord. No. 016-2019](#), § 1, 5-22-2019; [Ord. No. 010-2020](#), § 1, 2-19-2020, eff. 6-4-2020)