

Miami Economic Associates, Inc.

March 13, 2019

MAR 14 REC'D
2019

Ms. Cheryl Cioffari, AICP
Comprehensive Planning Manager
Monroe County
2798 Overseas Highway
Suite 400
Marathon, FL 33050

Re: Mobile Home Relocation Study

Dear Ms. Cioffari:

Pursuant to your email dated February 27, 2019 which provided Miami Economic Associates, Inc. (MEAI) with notice to proceed, we have performed an analysis to determine, in accordance with Chapter 723.083, F.S., whether an adequate supply of appropriately-priced housing is available within a 50-mile radius of the Waters Edge Colony Trailer Park and the Tropic Palms Mobile Home Park to accommodate the current residents of those properties who own the mobile homes in which they reside if both properties are re-zoned for the development of alternative uses. The two named facilities are located on Stock Island and are both owned by Wreckers Cay Apartments at Stock Island LLC (WCASI).

Chapter 723.083, F.S. states that "no agency of municipal, local, county or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners." It should be noted when considering the language just quoted that it specifically refers to mobile home owners not people who rent a mobile home from the operator of the mobile home park. The Statute in its entirety further defines a mobile home as a residential structure designed to be used as a dwelling, not one originally sold as a recreational vehicle

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In a letter to you dated November 14, 2018, Barton W. Smith, Esq., the counsel for WCASI, informed you that the Waters Edge Colony and the Tropic Palms mobile homes parks in combination have a total of 68 lots, of which 26 at that time were subject to the above-quoted provision of Chapter 723 since the lot was rented to a resident that owned the mobile home in which he or she lived. However, we are also aware that on March 12, 2019, Mr. Smith sent you letter informing you that there are now only 19 mobile homes that are subject to the above-quoted provision of Chapter 723. It is our understanding that in the other seven instances, WCASI has bought out the residents' interests in the mobile homes in which they live. We further understand that WCASI anticipates that that will be the case with the other 19. Both letters referred to in this paragraph are contained in Appendix 1.

Before presenting our findings, one additional issue should be discussed. In determining whether affordably-priced housing is available to the 19 mobile home owners who remain the subjects of our analysis, MEAI assumed that they qualify as being very low- or low-income households, as those terms are defined by the U.S. Department of Housing and Urban Development. Accordingly, we applied the maximum rent and housing price guidelines established for those two income cohorts in Monroe County outlines in the material contained in Appendix 2.

Analytical Findings

The materials that follow provide the findings of MEAI's analysis:

Available Mobile Lots

As the first step in MEAI's research program, we sought to identify other mobile home parks in which to re-locate the remaining 19 mobile homes covered by the Chapter 723.083. In this regard, we began our search with a list of nearly 25 mobile home parks that were supposed to be located within a 50-mile radius of Stock Island, an area that includes the portion of Monroe County that extends from the southernmost tip of Key West to Mile Marker 58. Our survey showed that between one-third and one-half of the properties on that list have either already ceased to exist or in the process of being redeveloped. During the course of our survey, we were only able to confirm the existence of only three vacant lots, all of which are located at the Stadium Mobile Home Park at 1213 Glynn R. Archer Drive in Key West. However, the operator of that property informed us that it is extremely doubtful that any of the mobile homes at Waters Edge Colony or Tropic Palms could, in fact, be relocated to their facility due to code-related issues. After that concern was confirmed in a conversation with an official in the City of Key West's Building Department, we realized that our analysis would need to focus on alternative housing solutions.

Rental Units

As a first step to identifying affordably-priced rental housing within a 50-mile radius of Stock Island, we reviewed the listings of available rental housing on both Zillow.com and Craigslist. Appendix 3 contains copies of 15 listings which we found, including six that

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are affordably-priced for very low-income households according to the maximum rent guidelines shown in Appendix 2 and 9 of which are affordably-priced for low-income households.

During our research of affordably-priced rental units, we also became aware of a project known as The Quarry, which will open within few months on Big Coppit Key at the intersection of Avenue F and Barcelona Drive. The project will be comprised of 208 units and will offer 1-bedroom, 2-bedroom and 3-bedroom apartments. The project has just started taking applications from potential tenants but is not yet quoting specific rents. However, in an article published in the Keys Weekly on September 14, 2018, it was stated that the project was partially funded with \$18 million raised from the sale of low-income tax credits and \$13 million in State Apartment Incentive Loan (SAIL) funds. The article further states that 98 units will be rented at rates affordable to very low- and low-income households. Appendix 4 contains an advertisement announcing the project and the referenced new article.

Based on our findings with respect to rental units, MEAI believes that the 19 mobile home owners at Waters Edge Colony and Tropic Palms who are subject to Chapter 723 should be able to find affordably-priced alternative housing in the form of rental housing.

Owner-occupied Units

MEAI also conducted a search for affordably-priced for-sale units by reviewing the listings on Zillow.com for units within a 50-mile radius of Stock Island. Appendix 5 contains 42 listings of units currently for sale at prices between \$57,500 and \$249,000. The figure at the highest end range just quoted is below the upper end of the maximum sales prices shown in Appendix 2. However, it is important to note that the monthly mortgage payment of all of the listings is below the amount that the 19 residents at Waters Edge Colony and Tropic Palms being considered in this letter are currently paying to rent their lots at those two mobile home parks.

MEAI recognizes that many, perhaps even most, very low- and low-income households have trouble buying housing either because they do not have the cash required for a down payment and/or due to credit-related issues. However, in this instance, it is important to note that the 19 households being herein have already owned their residences. Further, if WCASI purchases their interests in the mobile home in which they currently live, they will have at least a portion of the funds they will need to make a down payment.

In summary, it is possible that at least a portion of the 19 mobile home owners may decide to buy a residence and there are affordably-priced units available.

Conclusion

MEAI believes that a sufficient supply of affordably-priced housing is available to approve the rezoning of Waters Edge Colony and Tropic Palms mobile home parks for alternative use(s).

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Closing

MEAI has appreciated the opportunity to be of assistance to Monroe County. Further, we are prepared to respond to any questions you may have and/or to present our findings publicly.

Sincerely,
Miami Economic Associates, Inc



Andrew Dolkart
President

Appendix 1

Letter of November 14, 2018

SMITH/HAWKS

ATTORNEYS AT LAW

SENT VIA EMAIL

November 14, 2018

Cheryl Cioffari, AICP, Comprehensive Planning Manager
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050
Email: Cioffari-Cheryl@monroecounty-fl.gov

Re: Waters Edge Colony Trailer Park, Tropic Palms Mobile Home Park, Woodson's Trailer
Park Response To Request For Additional Information Dated October 5, 2018

Dear Cheryl,

Please allow this correspondence to serve as a response to your October 5, 2018 letter, requesting responses to the following questions from Wreckers Cay Apartments at Stock Island, LLC ("Wrecker's Cay"), owner of the above-listed properties:

Florida Statutes 723.083 states: "No agency of municipal, local, county, or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners."

Please respond to the following:

1. Do you agree that each of the three (3) mobile home parks listed above are subject to F.S. Chapter 723. If not, please explain why?
2. Total number of mobile home lots in each park.
3. Total number of mobile home lots occupied by non-park owner(s) in each park.
4. Total number of mobile home lots occupied by mobile homes owned by the park owner(s) in each park.
5. Did the park owner(s) follow F.S. 723.081 and notify each mobile home owner? Or, if a homeowner's association exists, did the park owner(s) follow F.S. 723.081 and notify the homeowner's association of the application for rezoning?
6. Do you intend to remove or relocate any mobile home owners residing in any of the three (3) mobile home parks?

Wrecker's Cay responds to the questions as follows:

1. Pursuant to Florida Statute Section 723.002, Chapter 723 applies to "any residential tenancy in which a mobile home is placed upon a rented or leased lot in a mobile home park in which 10 or more lots are offered for rent or lease. This chapter shall not be construed to apply to any other tenancy, including a tenancy in which both a mobile home and a mobile home lot

are rented or leased by the mobile home resident or a tenancy in which a rental space is offered for occupancy by recreational-vehicle-type units which are primarily designed as temporary living quarters for recreational camping or travel use and which either have their own motor power or are mounted on or drawn by another vehicle. When both the mobile home and lot are rented or when fewer than 10 lots are available for rent or lease, the tenancy shall be governed by the provisions of part II of chapter 83, the 'Florida Residential Landlord and Tenant Act.' However, this chapter shall continue to apply to any tenancy in a park even though the number of lots offered in that park has been reduced to below 10 if that tenancy was subject to the provisions of this chapter prior to the reduction in lots. This subsection is intended to clarify existing law."

No mobile homes at Woodson's Trailer Park are owned by their occupants, and all of the rented trailers are owned by Wrecker's Cay. As such, none of the tenancies at Woodson's Trailer Park are subject to Chapter 723.

At Water's Edge Colony Trailer Park, twenty (20) tenants own the mobile homes placed upon lots owned by Wrecker's Cay, and are subject to Chapter 723.

At Tropic Palms Mobile Home Park, six (6) tenants own the mobile homes placed upon lots owned by Wrecker's Cay. It is my understanding that at some juncture, ten or more lots were offered for rent or lease. As such, pursuant to Section 723.002, Chapter 723 applies to six (6) tenancies at Tropic Palms.

2. There are thirteen (13) total mobile home lots at Woodson's Trailer Park. There are fifty-three (53) total lots at Water's Edge Colony Mobile Home Park. There are fifteen (15) total mobile home lots at Tropic Palms Mobile Home Park.
3. At Woodson's Trailer Park, no lots are occupied by mobile homes/trailers owned by individuals/entities other than Wrecker's Cay. At Water's Edge Colony Mobile Home Park, twenty (20) lots are occupied by mobile homes owned by individuals/entities other than Wrecker's Cay. At Tropic Palms Mobile Home Park, six (6) lots are occupied by mobile homes owned by individuals/entities other than Wrecker's Cay.
4. There are six mobile homes owned by Wrecker's Cay that still have occupants. Three have agreed to vacate before the end of January 2019.
5. There is no homeowner's association established at any of the subject mobile home parks. All noticing requirements, including Section 723.081, were followed. Monroe County received Wrecker's Cay's application for land use (zoning) amendment on June 20, 2018, and the letter attached at Exhibit "A" was provided to all mobile home owners on June 25, 2018.
6. Wrecker's Cay does plan to remove/relocate the Chapter 723 tenants at Water's Edge Colony Mobile Home Park and Tropic Palms Mobile Home Park. All requirements of Chapter 723 have been followed to date, and Wrecker's Cay intends to follow them throughout the eviction/abandonment process.

Cheryl Cioffari, AICP, Comprehensive Planning Manager
Re: Response To Request For Additional Information Dated October 5, 2018
November 14, 2018
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Wrecker's Cay provided to all Chapter 723 tenants the requisite relocation notice, an example of which is attached as Exhibit "A", on June 25, 2018, indicating that the relocation will be effective January 31, 2019. This constitutes more than seven (7) months of notice of relocation, a full month more than the notice required by Section 723.061(1)(d)(2).

Further, Wrecker's Cay has offered financial assistance to the tenants above and beyond statutory requirements, including offering two months of rent-free residency (December 2018 and January 2019), and has offered to work with individual tenants to provide tenant-specific financial assistance to aid in their move or accommodate extenuating circumstances. Wrecker's Cay has provided a list of written list of housing opportunities and links to online resources which will enable them to locate further opportunities.

Despite the provided relocation target date of January 31, 2019, in the event any Chapter 723 tenants have made a legitimate attempt to relocate but have not been able to do so by that date, Wrecker's Cay will continue to work with them to locate and acquire suitable accommodations. Wrecker's Cay has been encouraging Chapter 723 tenants to sign on to a priority housing list for the proposed development, and hopes that many of its existing tenants (provided they are eligible) will become tenants in the proposed affordable/employee housing to be redeveloped on the site.

If you have any questions or concerns, please do not hesitate to contact our office.

Very truly yours,



Barton W. Smith, Esq.
Counsel for Wrecker's Cay Apartments at Stock Island, LLC

Enclosures

BWS/bg

Cc:

Emily Schemper, CFM, AICP, *Acting Senior Director of Planning and Environmental Resources*
[Schemper-Emily@monroecounty-fl.gov]

Christine Hurley, AICP, *Assistant County Administrator*
[Hurley-Christine@monroecounty-fl.gov]

Bob Shillinger, County Attorney
[Shillinger-Bob@monroecounty-fl.gov]

Steve Williams, *Assistant County Attorney*
[Williams-Steve@monroecounty-fl.gov]

Devin Rains, Principal Planner
[Rains-Devin@monroecounty-fl.gov]

Brad Stein, AICP, *Planning and Development Review Manager*
[Stein-Bradley@monroecounty-fl.gov]

**WRECKERS CAY APARTMENTS AT STOCK ISLAND, LLC
WATER'S EDGE COLONY MOBILE HOME PARK
5700 Laurel Avenue
Stock Island, FL 33040**

June 25, 2018

Jose Guevarra, and all others in possession
5700 Laurel Avenue, Lot 33
Stock Island, Florida 33040

Via Posting and Certified Mail/Return
Receipt No. 7017 1070 0000 0064 6890

Re: Notice of Eviction for Change of Use of Land Pursuant to Section 723.061(1) (d),
Florida Statutes

Dear Mobile Home Owner(s), Mobile Home Tenant(s), and/or Mobile Home Occupant(s):

This letter serves as an at least six (6) month notice of an eviction due to a change in the use of land owned by Wreckers Cay Apartments at Stock Island, LLC, as owner of Water's Edge Colony ("Owner") in Stock Island, Monroe County, Florida, generally known as Water's Edge Colony Mobile Home Park ("Water's Edge" or "Park"). The Owner of Water's Edge intends to change the use of the land comprising the Park. This is your notice, pursuant to Section 723.061(1) (d), Florida Statutes, of a change in use of land and the termination of your tenancy at the Park. As such, you are required to vacate the Park by no later than six (6) months after the date of mailing (postmark) of this notice plus five (5) days mailing time, that is, **by no later than January 31, 2019 ("Termination Date")**. The mobile home must either be removed or abandoned by the Termination Date.

**YOU MAY BE ENTITLED TO COMPENSATION FROM THE
FLORIDA MOBILE HOME RELOCATION TRUST FUND,
ADMINISTERED BY THE FLORIDA MOBILE HOME RELOCATION
CORPORATION (FMHRC). FMHRC CONTACT INFORMATION IS
AVAILABLE FROM THE FLORIDA DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION.**

The Florida Mobile Home Relocation Corporation ("FMHRC") is a private corporation, funded by the State of Florida and by mobile home park owners, which provides relocation assistance to mobile home owners. Under the statute governing the corporation, mobile home owners are entitled to compensation up to limits stated in the statute for either: (1) relocating their mobile home from the lot, or (2) abandoning their mobile home onsite, as long as they deliver to the Owner the current title to the mobile home duly endorsed by the owner of record and valid releases of all liens shown on the title. Relocation or abandonment of the mobile home must be completed by no later than the Termination Date stated in this notice.

EXHIBIT A

Please be advised that if a mobile home owner has been approved for payment by FMHRC, the mobile home owner shall be barred from asserting any claim or cause of action under the Florida Mobile Home Act ("Act") directly relating to or arising out of the change in use of the mobile home park against FMHRC, the Owner, or the Owner's successors in interest. No application for funding described above shall be approved by FMHRC if the mobile home owner has filed a claim or cause of action, is actively pursuing a claim or cause of action, has settled a claim or cause of action, or has a judgment against FMHRC, the Owner, or the Owner's successors in interest under the Act directly relating to or arising out of the change in use of the Park, unless such claim or cause of action is dismissed with prejudice. Section 723.0612(9), Florida Statutes.

If you have any questions regarding this notice, please call our Property Manager, ICAMCO, at (305) 396-3045.

Sincerely,

/s/ Water's Edge Colony Mobile Home Park Ownership

Water's Edge Colony Mobile Home Park Ownership,
Wrecker's Cay Apartments at Stock Island, LLC

WRECKERS CAY APARTMENTS AT STOCK ISLAND, LLC
TROPIC PALMS
6125 2nd Street
Stock Island
Key West, FL 33040

June 25, 2018

[Insert name(s)]
And all others in possession,
[Insert address]

Via Certified Mail/Return Receipt
No.
and by Posting

Re: Notice of Eviction for Change of Use of Land Pursuant to Section 723.061(1) (d),
Florida Statutes

Dear Mobile Home Owner, Mobile Home Tenant, and/or Mobile Home Occupant:

This letter serves as an at least six (6) month notice of an eviction due to a change in the use of land owned by Wreckers Cay Apartments at Stock Island, LLC, as owner of Tropic Palms ("Owner") in Key West, Monroe County, Florida, generally known as Tropic Palms Mobile Home Park ("Tropic Palms" or "Park"). The Owner of Tropic Palms intends to change the use of the land comprising the Park. This is your notice, pursuant to Section 723.061(1) (d), Florida Statutes, of a change in use of land and the termination of your tenancy at the Park. As such, you are required to vacate the Park by no later than six (6) months after the date of mailing (postmark) of this notice plus five (5) days mailing time, that is, **by no later than January 31, 2019 ("Termination Date")**. The mobile home must either be removed or abandoned by the Termination Date.

YOU MAY BE ENTITLED TO COMPENSATION FROM THE FLORIDA MOBILE HOME RELOCATION TRUST FUND, ADMINISTERED BY THE FLORIDA MOBILE HOME RELOCATION CORPORATION (FMHRC). FMHRC CONTACT INFORMATION IS AVAILABLE FROM THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

The Florida Mobile Home Relocation Corporation ("FMHRC") is a private corporation, funded by the State of Florida and by mobile home park owners, which provides relocation assistance to mobile home owners. Under the statute governing the corporation, mobile home owners are entitled to compensation up to limits stated in the statute for either: (1) relocating their mobile home from the lot, or (2) abandoning their mobile home onsite, as long as they deliver to the Owner the current title to the mobile home duly endorsed by the owner of record and valid releases of all liens shown on the title. Relocation or abandonment of the mobile home must be completed by no later than the Termination Date stated in this notice.

June 25, 2018

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Please be advised that if a mobile home owner has been approved for payment by FMHRC, the mobile home owner shall be barred from asserting any claim or cause of action under the Florida Mobile Home Act ("Act") directly relating to or arising out of the change in use of the mobile home park against FMHRC, the Owner, or the Owner's successors in interest. No application for funding described above shall be approved by FMHRC if the mobile home owner has filed a claim or cause of action, is actively pursuing a claim or cause of action, has settled a claim or cause of action, or has a judgment against FMHRC, the Owner, or the Owner's successors in interest under the Act directly relating to or arising out of the change in use of the Park, unless such claim or cause of action is dismissed with prejudice. Section 723.0612(9), Florida Statutes.

If you have any questions regarding this notice, please call our Property Manager, ICAMCO, at (305) 396-3045.

Sincerely,

/s/ ICAMCO,
as Authorized Agent for Tropic Palms

Letter of March 12, 2019

SMITH/HAWKS
ATTORNEYS AT LAW

March 12, 2019

Cheryl Cioffari
Monroe County | Planning & Environmental Resources Department
2798 Overseas Highway
Suite 400
Marathon, Florida 33050

**RE: WRECKERS CAY AT STOCK ISLAND APARTMENTS, LLC STATUS OF
FLORIDA STATUTE 723 MOBILE HOME OWNERS**

Dear Cheryl,

As a follow up to our meeting last Tuesday, March 5, 2019, I wanted to confirm that there are now nineteen (19) lots owned by Wreckers Cay at Stock Island Apartments, LLC where the mobile home is owned by the tenant and subject to Chapter 723, Florida Statutes at this juncture. Please feel free to contact me with any questions.

Sincerely,



Barton W. Smith, Esq.

Electronic Cc: Emily Schemper, Director of Planning and Environmental Resources
Andy Dolkart

BG

Appendix 2



MONROE COUNTY, FLORIDA
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT
 2798 Overseas Hwy, Suite 400, Marathon, FL 33050; (305)289-2500

Rental Affordable Housing Units Monroe County 2018 Qualifying Income Limits

Income Limits for Single Persons				
Household Size	Very Low 50%	Low 80%	Median 100%	Moderate 120%
1 Person	\$30,900	\$49,400	\$61,800	\$74,160
2 Persons	\$35,300	\$56,450	\$70,600	\$84,720
3 Persons	\$39,700	\$63,500	\$79,400	\$95,280
4 Persons	\$44,100	\$70,550	\$88,200	\$105,840
5 Persons	\$47,650	\$76,200	\$95,300	\$114,360
6 Persons	\$51,200	\$81,850	\$102,400	\$122,880
7 Persons	\$54,700	\$87,500	\$109,400	\$131,280
8 Persons	\$58,250	\$93,150	\$116,500	\$139,800

Per MCC §101-1. *Affordable Housing* Definitions

Income Limits for Married or Domestic Partners				
Household Size	Very Low 50%	Low 80%	Median 100%	Moderate 120%
2 Persons	\$47,067	\$75,267	\$94,133	\$112,960
3 Persons	\$52,933	\$84,667	\$105,867	\$127,040
4 Persons	\$58,800	\$94,067	\$117,600	\$141,120
5 Persons	\$63,533	\$101,600	\$127,067	\$152,480
6 Persons	\$68,267	\$109,133	\$136,533	\$163,840
7 Persons	\$72,933	\$116,667	\$145,867	\$175,040
8 Persons	\$77,667	\$124,200	\$155,333	\$186,400

Per MCC §139-1(a)(6)(j)

Maximum Monthly Rental Rates				
Unit Size	Very Low 50%	Low 80%	Median 100%	Moderate 120%
Efficiency	\$773	\$1,235	\$1,545	\$1,854
1 bedroom	\$883	\$1,411	\$1,765	\$2,118
2 bedrooms	\$993	\$1,588	\$1,985	\$2,382
3 bedrooms	\$1,103	\$1,764	\$2,205	\$2,646
4+ bedrooms	\$1,191	\$1,905	\$2,383	\$2,859

Per MCC §139-1(a)(6)(i) and MCC §101-1. *Affordable Housing* Definitions

Updated 04/03/2018



MONROE COUNTY, FLORIDA
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT
 2798 Overseas Hwy, Suite 400, Marathon, FL 33050; (305)289-2500

Owner Occupied Affordable Housing Units Monroe County 2018 Qualifying Income Limits

Income Limits for Single Persons					
Household Size	Very Low 50%	Low 80%	Median 100%	Moderate 120%	Moderate 160%
1 Person	\$30,900	\$49,400	\$61,800	\$74,160	\$98,880
2 Persons	\$35,300	\$56,450	\$70,600	\$84,720	\$112,960
3 Persons	\$39,700	\$63,500	\$79,400	\$95,280	\$127,040
4 Persons	\$44,100	\$70,550	\$88,200	\$105,840	\$141,120
5 Persons	\$47,650	\$76,200	\$95,300	\$114,360	\$152,480
6 Persons	\$51,200	\$81,850	\$102,400	\$122,880	\$163,840
7 Persons	\$54,700	\$87,500	\$109,400	\$131,280	\$175,040
8 Persons	\$58,250	\$93,150	\$116,500	\$139,800	\$186,400

Per MCC §101-1. *Affordable Housing* Definitions

Income Limits for Married or Domestic Partners					
Household Size	Very Low 50%	Low 80%	Median 100%	Moderate 120%	Moderate 160%
2 Persons	\$47,067	\$75,267	\$94,133	\$112,960	\$150,613
3 Persons	\$52,933	\$84,667	\$105,867	\$127,040	\$169,387
4 Persons	\$58,800	\$94,067	\$117,600	\$141,120	\$188,160
5 Persons	\$63,533	\$101,600	\$127,067	\$152,480	\$203,307
6 Persons	\$68,267	\$109,133	\$136,533	\$163,840	\$218,453
7 Persons	\$72,933	\$116,667	\$145,867	\$175,040	\$233,387
8 Persons	\$77,667	\$124,200	\$155,333	\$186,400	\$248,533

Per MCC §139-1(a)(6)(j)

Maximum Sales Price			
Unit Size	County Median Income	Ratio	Maximum Sales Price
Efficiency	\$84,400	3.75	\$316,500
1 Bedroom	\$84,400	3.75	\$316,500
2 Bedroom	\$84,400	4.25	\$358,700
≥ 3 Bedroom	\$84,400	4.75	\$400,900

Per MCC §101-1. Definition of *Maximum sales price, owner occupied affordable housing unit*

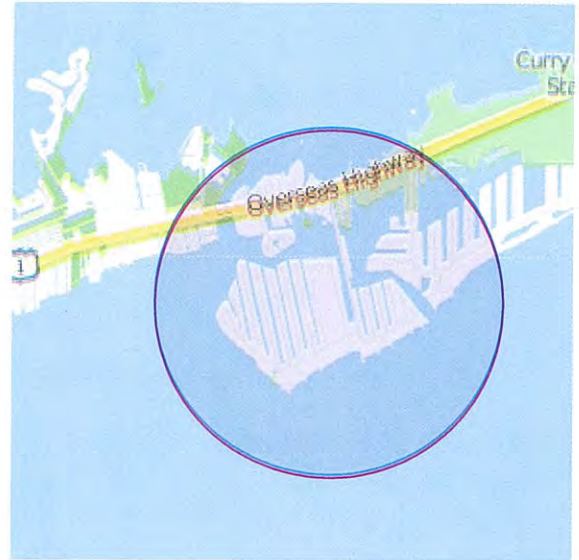
Updated 04/03/2018

Appendix 3

Very Low-Income Units

Contact Information:

\$887 / 3br - 1523ft² - Also a outstanding because it's in the vicinity of high schools as wel (Sugarloaf)



3BR / 2Ba 1523ft²

cats are OK - purrr

dogs are OK - woof

house

w/d hookups

New 4 bedroom Three bath room home rental. Three Bdrms-3.5 Bathroom Property Other features include freshly painted, drive way

QR Code Link to This Post

Contact Information:

\$800 / 3br - 1872ft² - This 3 bedroom, 2 bath home for rent (Key West, FL)

image 3 of 3



house 3BR / 2Ba 1872ft²

Delightful and spacious you know that living will be easy in this 3 bedroom, 2 bath home with lagoon-style waterfall pool on one of the best streets in Pearlman Heights. The open floor plan takes advantage of the private, lushly landscaped backyard with French doors opening from both the living room and large master suite. The master bath has a seating area, spa tub and a separate shower. Imagine entertaining at your pool side bar and covered outdoor dining area.

QR Code Link to This Post



Contact Information:

\$500 3 bedroom 2 bathroom ready to rent for you in florida keys

\$500



apartment

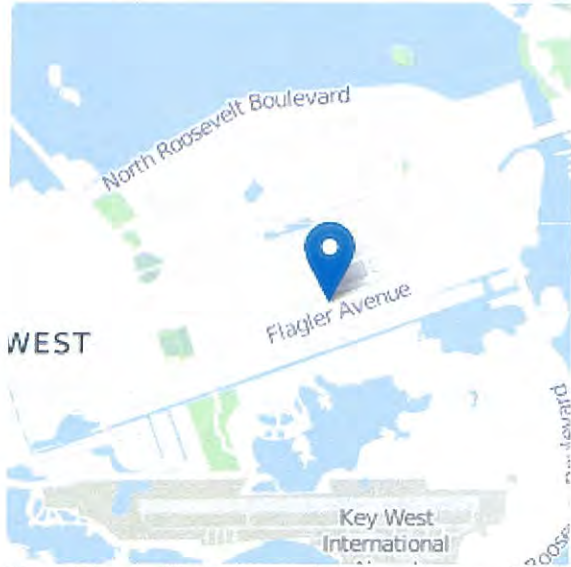
3 bedroom 2 bathroom ready to rent for you in florida keys \$500. I also have 3 animals who live here and we are not looking to add anymore. I have a 2 year old mentally challenged cat, an 85 lb 6 1/2 year old dog, and a 6 1/2 month old puppy. The dogs are very well trained and my cat is special. So being an animal lover is probably needed and preferred. Rent would be \$300 and the deposit is \$100 Duplex (built in 2017) available for lease. 950+ SF on each level of a split entry home. 1 Bedrooms, 1 Bath with a 2 car attached garage. \$350 per month/\$150 security deposit. Tenants pay all utilities (electricity, gas, water/sewer garbage) No smoking - No Pets. Broker owned. For more information call Rocky Mountain Ranch Realty. This house is by no means a party house! We are looking for another super responsible and respectable adult to move in. . But we will pro rate rent for this month. If this sounds like something you would be interested in we would love to have you come by to check the place out and meet us.

QR Code Link to This Post



Contact Information:

\$375 / 1br - Private Apt in New Town Key West (New Town)



Eagle Ave at 17th st

apartment

1BR / 1Ba

laundry on site

off-street parking

Key West efficiency, private entrance, living room, 1 bedroom, bathroom with shower, kitchenette, central, utilities included, off street parking, laundry equipment on property, off street parking. \$375.00 per week 6 mnth lease

Call for appointment to see Denny @ [show contact info](#)

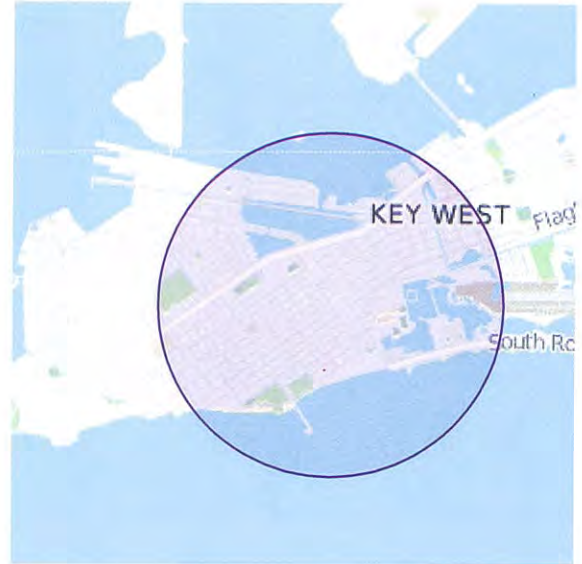
QR Code Link to This Post



Contact Information:

\$800 / 1br - 395ft² - One Bed Room Furnished Studio in Old Town
(327 Margaret St APT 4, Key West, FL)

image 1 of 5



1BR / 1Ba

395ft²

available now

cats are OK - purrr

dogs are OK - woof

furnished

apartment

w/d in unit

attached garage

Furnished Studio in Old Town - Lovely studio apartment on the first floor of the historic Sailmaker's House.

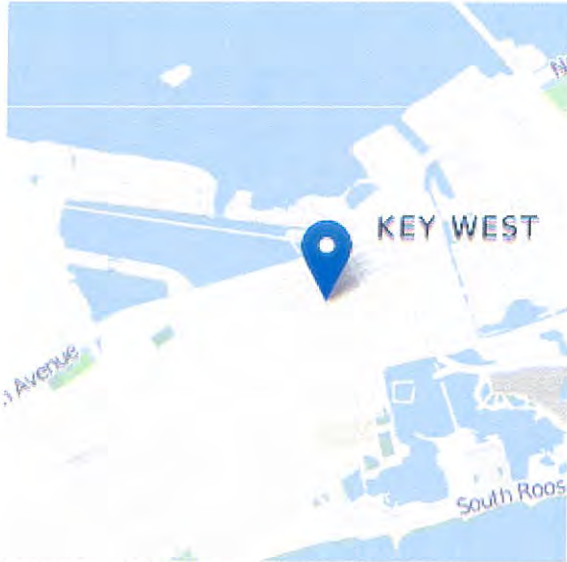
This unit is located only 1.5 blocks from the Historic Seaport and 4.5 blocks from Duval Street. You will be living the Key West Life to its fullest in this highly desired walking neighborhood in Old Town Key West.

The open floor plan maximizes the space in this light and airy studio. Comfortable Queen size bed will inspire sweet dreams and the built in closet will easily store your belongings.

QR Code Link to This Post

Contact Information:

\$400 / 1br - 1 bedroom self contained unit (Mid key west)



Fogarty at 5th

furnished

1BR / 1Ba

available now

apartment

no laundry on site

street parking

Private. Safe clean. Quiet. Swimming pool. Parking. Utilities and wi-fi included. Furnished. 1 person only. No pets. Call do not text Dave.

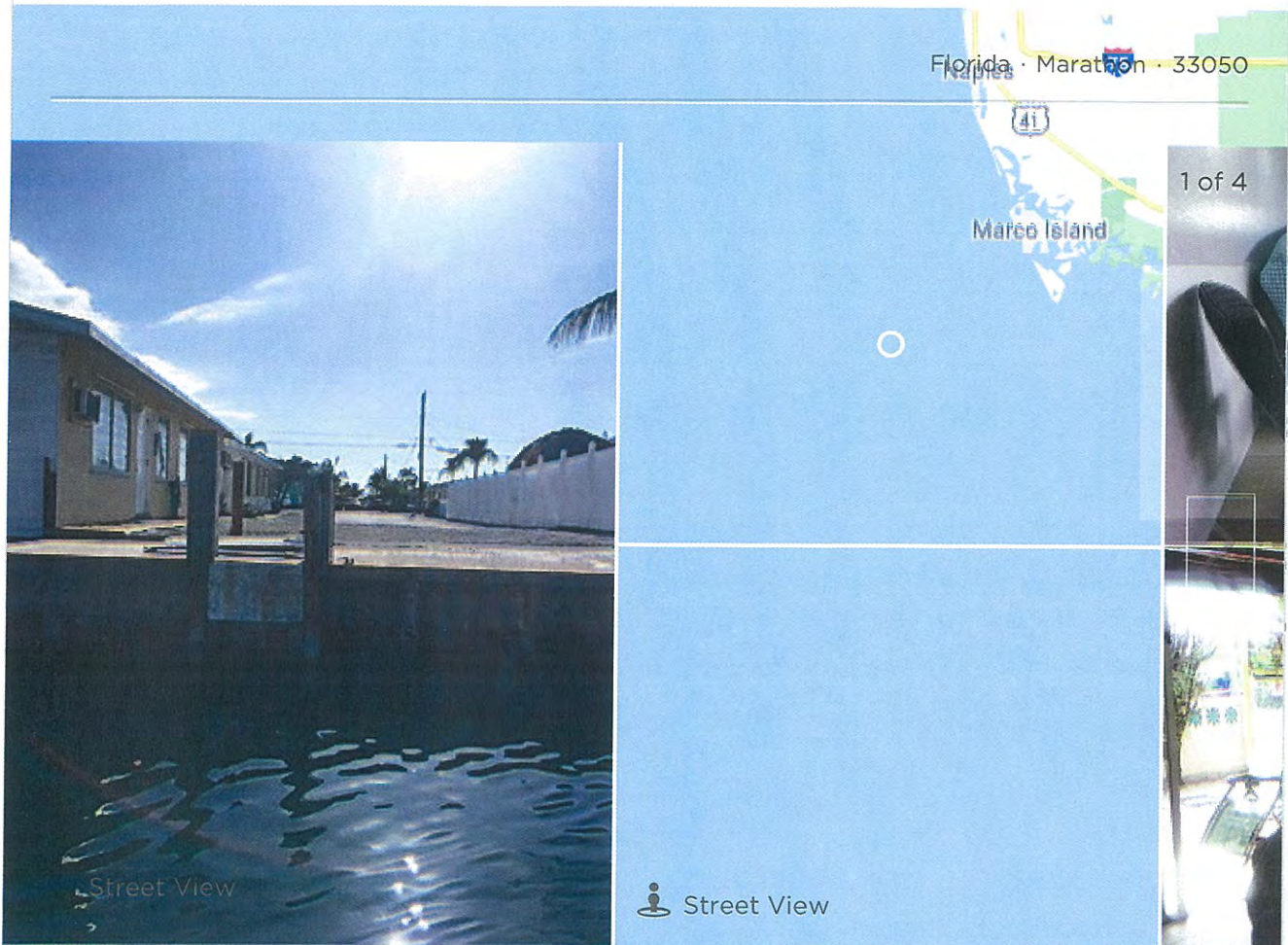
[show contact info](#)

. \$400 weekly. \$1200 to move in. . Available now. live life with no roommates.

QR Code Link to This Post



Low-Income Units



2nd Avenue Ocean[®] Marathon, FL 33050

1 bed · 1 bath · 600 sqft

One lot over from canal. Fully furnished.

FOR RENT
\$1,350

/mo

List your rental on Zillow. It's free!

REQUEST A TOUR

TODAY, MARCH 12

Morning

Afternoon

Evening

TOMORROW, MARCH 13

Morning

Afternoon

Evening

Your first and last name

Phone

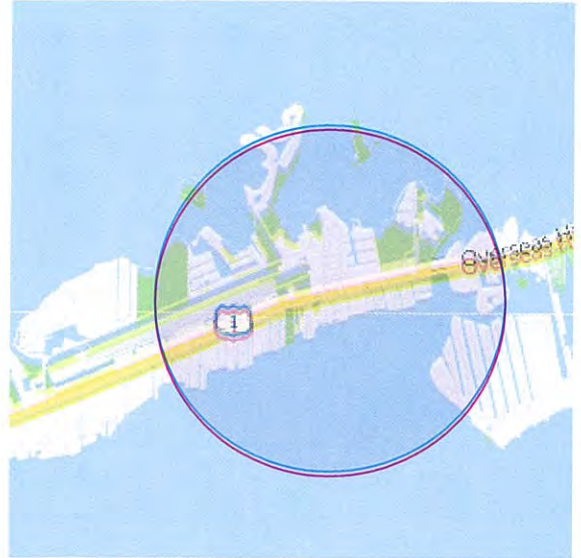
Email

+ ADD A MESSAGE

Contact Information:

\$1350 / 1br - 1 bed 1 bath canal front (marathon fl)

image 1 of 4



apartment

1BR / 1Ba

laundry on site

Beautiful 1 bed 1 bath canal front trailer. 1350 a month plus 1 security deposit. Steady job and references requires plus previous tenat information . Available march 1st 2019.



QR Code Link to This Post



Contact Information:

\$1300 / 1br - 32 foot Carver for rent (KEY WEST)

27 Coralway



furnished

1BR / splitBa

available may 1

apartment

laundry in bldg

no smoking

street parking

Located at the Sunset Marina May 1st no pets everything included...First and 500 security! Pictures to come soon

QR Code Link to This Post



Contact Information:

\$1000 / 300ft² - Old Town - Key West!! 1 Bed/1bth loft home (818 Whitehead St APT 5, Key West, FL)

image 1 of 4



apartment 300ft²

Fully furnished cottage home in the heart of old town key west. This place is perfect for a couple as the house is small and cozy. Loft with Queen Bed overlooking the living room. Cathedral ceiling and Hardwood floors. This place has everything you need to live comfortably while steps from the action of old town key west! Very private and quiet, great neighbors, pool, and outdoor decks. Home was rebuilt in 2005! A unique home on the island! Very modern, very comfortable, an very convenient to Old Town Key West. Located blocks from the Southern Most Tip, Hemingway house, and Duval Street. Heated Pool, private trash, and fully furnished! Short Term , Long Term Rental, and Vacation Rental available. Short Term Rate higher for seasonal reservations.

QR Code Link to This Post



Apartment Features: * Bedrooms: 1 * Bathrooms: 1 * Rent: \$900 * Security Deposit: \$900 * Pet policy: Pets Allowed * Lease Term: negotiable (Minimum 2 Months) * Furnishing: Fully furnished. Interior Amenities: * Stainless Steel Appliances * Hard wood floors * Cooling: Central * Heating: Forced air * Lots of Closet Space * Washing machine/Dryer * Recessed lighting * Closet * Pull out drawers * Private bath * Super fast broadband internet Enjoy service with speeds of 500 Mbps * Washer/Dryer in the unit * Refrigerator * Cooker * Microwave * Security system

Contact Information:

\$1500 / 2br - Asequible~comodidad conveniente en Key West
Luxury Condo ** (KEY WEST)



2BR / 2Ba

available now

cats are OK - purrr

dogs are OK - woof

furnished

apartment

w/d in unit

no smoking

attached garage

wheelchair accessible

Gorgeously furnish private unit, completely remodeled newly renovations beauty unit with kitchen, flooring, bathrooms, closets, blinds, electrical & plumbing. Other features include: large terrace, walk in closets, storage unit

Furnished 2/1 Cottage In Key west

QR Code Link to This Post

Contact Information:

\$1400 / 1br - 626ft² - The Truman Suites - luxury suites with sleep 3 to 4 - Steps from Duval (Truman Avenue, Key West)

image 7 of 13



1BR / 1Ba

626ft²

cats are OK - purrr

dogs are OK - woof

furnished

apartment

w/d in unit

no smoking

street parking

wheelchair accessible

Steps from Duval Street, the Lighthouse, the Hemingway Home, shops, restaurants, and galleries!

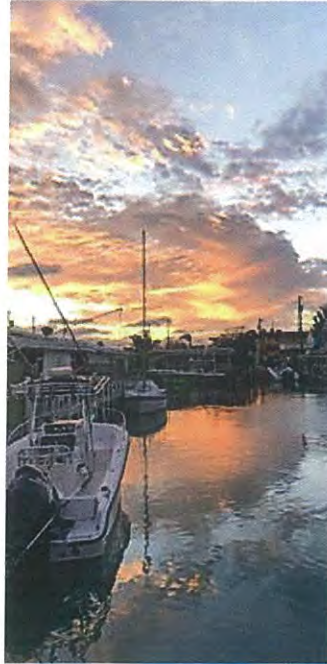
This suite is furnished with a full kitchen, contemporary living room with comfortable furniture, new ultra comfortable mattresses with premium linens, bathroom with Travertine shower and in suite

QR Code Link to This Post

Contact Information:

\$1350 / 1br - 600ft² - Duplex 1b1b Little Venice (Marathon)

image 1 of 11



116 st ocean

1BR / 1Ba

600ft²

available may 5

furnished

duplex

laundry on site

no smoking

off-street parking

1 bedroom 1 bath furnished Utilities

Included and internet and tv \$1350 includes everything. Available monthly possibly yearly. Shared city dock one lot over fishing possible but no boat dockage. Can view from living room. Nice back yard and fenced side yard. Can walk to stores. I am trying to rent seasonal first at \$2100 mo. Available May 5 till July 10. Then Sept to Dec 15

QR Code Link to This Post



reply below

Contact Information:

**\$1200 / 1br - VENTURE OUT RESORT CUDJOE KEY mm23.
FURNISHED TRAILER FOR RENT (CUDJOE KEY)**

image 1 of 5



1BR / 1Ba

available now

furnished

manufactured

no smoking

One bedroom one bath, furnished trailer for rent in Venture Out Resort, Cudjoe Key, mm23.

Access to Resort amenities, pool, tennis, hot tub, basketball, community center and more.

Off street parking. No pets.

Includes Trash, Water, Sewer and Electric up to \$100 a month.

\$1200. a month. F/L/S references and background check.

Available March 1st 2019 mj. Annual lease.

QR Code Link to This Post



email [show contact info](#)



Florida · Key Largo · 33037 · 325 Calusa St # 510



325 Calusa St # 510 Key Largo, FL 33037

FOR RENT
\$1,500

/mo

List your
rental on
Zillow. It's
free!

-- beds · 1 bath ·
2,000 sqft

Motorhome RV Lot is
in the Florida Keys

REQUEST A TOUR

MONDAY, MARCH 18

Morning

Afternoon


Evening

MONDAY, MARCH 25

Morning

Afternoon

Evening

 Your first and last name

 Phone

 Email

+ ADD A MESSAGE

Appendix 4



THE QUARRY



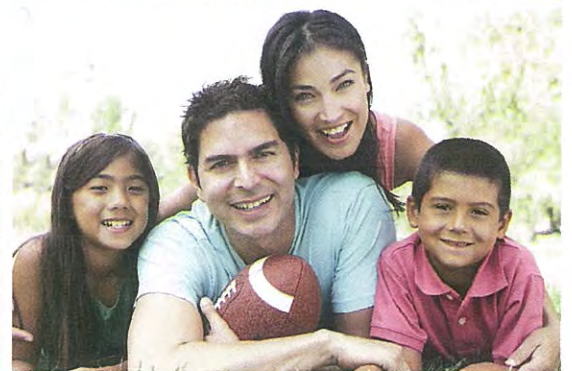
The Quarry is a 208-unit affordable housing community located in Big Coppit Key at the intersection of Avenue F and Barcelona Drive. Located overlooking an old quarry site, the two-story buildings will have beautiful ocean views and access to a community center with state-of-the-art amenities.

Community Amenities

- Community center
- Large swimming pool with sun deck
- Fitness center
- Dog park
- Outdoor pavilion
- Monthly resident activities
- 24 Hour emergency maintenance
- Homeownership program
- Gated community
- Common Area Wi-Fi

Apartment

- Spacious floor plans
- Concrete construction
- Fully-equipped kitchens
- Energy efficient appliances
- Ceiling fans
- Washer/dryer connections
- Washer/dryer rentals available





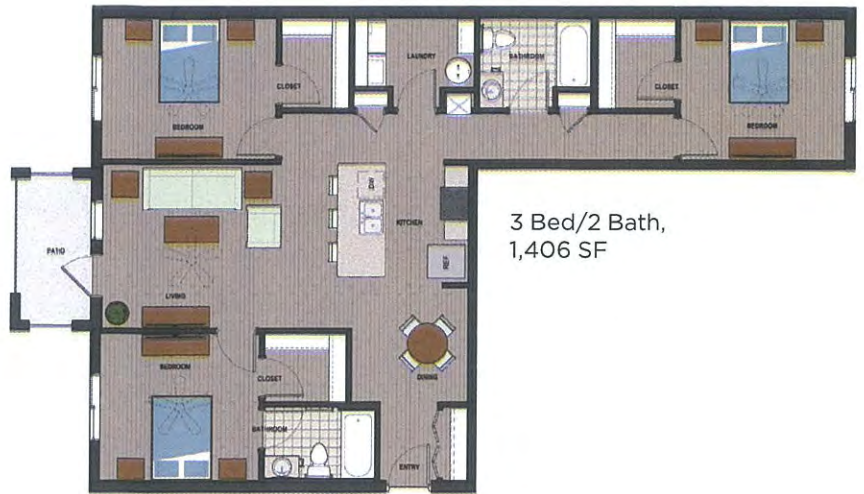
1 Bed/1 Bath, 772 SF



1 Bed/1 Bath, 772 SF



2 Bed/2 Bath, 1,082 SF



3 Bed/2 Bath,
1,406 SF



3 Bed/3 Bath,
1,474 SF

The Quarry Apartments | 0 Betty Rose Drive | Key West, FL 33040 | 305-296-1424
thequarry@royalamerican.com | www.QuarryKeyWest.com



Temporary Leasing Office located at 129 Toppino Industrial Drive, Key West, FL 33040



When some tenants are given their keys to The Quarry Apartments on Big Coppitt Key a year from now, their new homes will be the result of a partnership aiming to fill the void that is Monroe County's affordable housing stock.

The 208-unit rental complex at the intersection of Avenue F and Barcelona Drive has been in the works since 2015, when the Toppino family sought to break ground on the family-owned, 14-acre property it has owned since the early '80s.

The Naval Air Station Key West opposed the project from the start because of increased density in an area affected by noise from the military's flight operations, and a lawsuit followed in 2015.

"We prevailed, they appealed, and we prevailed again in early 2016," said Bart Smith, attorney for the Toppinos.

There were also some project delays because of Hurricane Irma. Finally, construction of the complex is underway.

State and local officials, along with the Toppinos and affordable housing developer Vestcor, gathered on site Monday for a groundbreaking ceremony.



"We've developed over 14,000 apartments and there is not one community we are more excited about, or that has a better view, than The Quarry," said Vestcor Chairman John Rood, adding the 208 units will help address the shortage of workforce housing and "would not have been possible if it



Vestcor President Steve Moore, left, state Rep. Holly Raschein and John Toppino greet one another before the groundbreaking. KATIE ATKINS/Keys Weekly

weren't for the tremendous effort of those at the state and county level."

Rood said the complex will be complete in 2020, with the first units available about a year from now.

It was made possible with \$18 million in equity generated by low-income tax credits from Florida Housing Finance Corp., \$13 million by SAIL (State Apartment Incentive Loan) funds from the state, and \$30 million in loans from BB&T, Suntrust and FNMA, according to Vestcor Marketing Manager Holly Hepler.

The project comprises one-, two- and three-bedroom apartments ranging from 750 to 1,200 square feet, designated for those with very low, low and moderate annual median incomes (AMI).

Ninety-six of the units will be for very low and low annual median incomes (\$30,900 to \$49,400 for a single person), while 112 will be for the moderate category of AMI (\$61,800 for a single person).

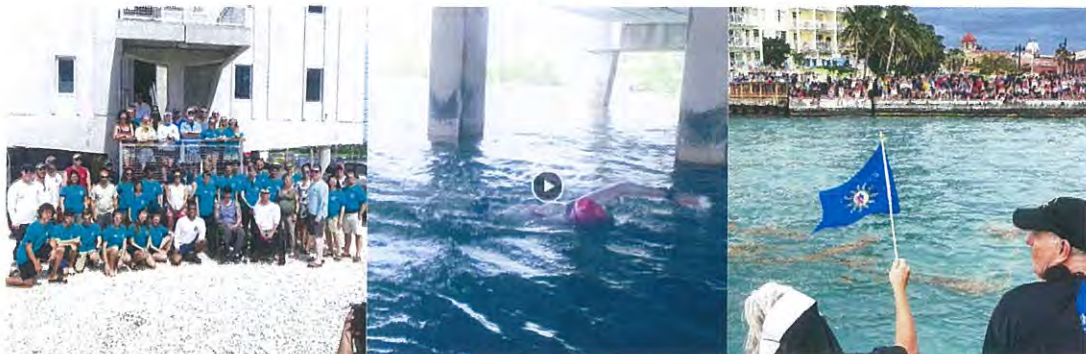
"How appropriate that we're here one year after Hurricane Irma," said U.S. Rep. Carlos Curbelo. "We had an affordable housing crisis before Irma that was made that much worse, and here we are celebrating a new day, a new beginning and new opportunities for the people of the Florida Keys."

KATIE ATKINS

Katie Atkins is a western New York native who, when not working, can probably be found on the beach with her nose in a book. Sweets are her weakness (10 fillings this year), along with pizza and her adopted senior cat, Buddy.

FOLLOW US ON INSTAGRAM

@KEYSWEEKLY



Appendix 5

Public View

Owner View

Florida · Marathon · 33050 · 1361 Overseas Hwy Lot A6



GET MORE INFORMATION

Street View

**1361
Overseas
Hwy LOT
A6
Marathon,
FL 33050**

**2 beds · 1 bath ·
827 sqft**

**FOR SALE
BY OWNER
\$57,500**

Price cut:
-\$2,000 (3/7)
[View](#)
[Zestimate](#)

**EST.
MORTGAGE**

Est.
**Mortgage:
\$233/mo**



Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 1361 Overseas Hwy
LOT A6, Marathon, FL 33050.

Contact

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does

Public View

Owner View

Florida · Marathon · 33050 · 1361 Overseas Hwy Lot E14



Street View



1 of 10

GET MORE INFORMATION

**1361
Overseas
Hwy LOT
E14
Marathon,
FL 33050**

**3 beds · 2 baths ·
450 sqft**

**FOR SALE
BY OWNER
\$63,900**

Price cut:
-\$1,000 (3/2)
[View](#)
[Zestimate](#)

**EST.
MORTGAGE**

**Est.
Mortgage:
\$259/mo**



Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 1361 Overseas Hwy
LOT E14, Marathon, FL 33050.

Contact

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Marion County FL



Listing Type ▾

Any Price ▾

0+ Beds ▾

More ▾

Florida · Marathon · 33050 · 6099 Overseas Hwy Lot 31e



Street View



1 of 16

Map
Everglades
City

School

Draw

Map

CONTACT AGENT

Street View

**6099
Overseas
Hwy LOT
31E
Marathon,
FL 33050**

**2 beds · 1 bath ·
422 sqft**

**FOR SALE
\$99,000**

[View](#)
[Zestimate](#)

**EST.
MORTGAGE**

**Est.
Mortgage:
\$401/mo**



\$ Get pre-qualified

\$ Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

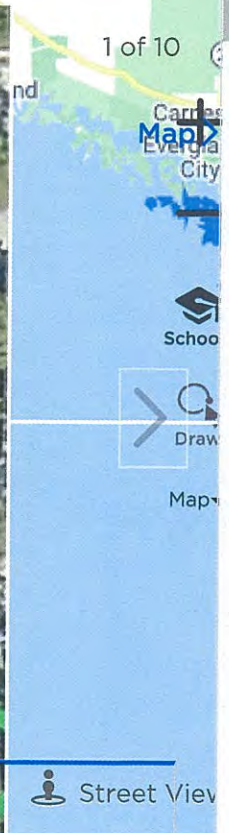
I am interested in 6099 Overseas Hwy
LOT 31E, Marathon, FL 33050.

Contact Agent

☒ I want financing information

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Florida · Ramrod Key · 33042 · 26868 Mariposa Rd



26868
Mariposa
Rd
Ramrod
Key, FL
33042

3 beds · 2 baths ·
872 sqft

FOR SALE
\$125,000

EST.
MORTGAGE
Est.
Mortgage:
\$506/mo



\$ Get pre-qualified

\$ Get pre-qualified

Listed by:

COLLIER

CONTACT AGENT
Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 26868 Mariposa Rd,
Ramrod Key, FL 33042.

Contact Agent

☒ I want financing information

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Florida · Key Largo · 33037 · 325 Calusa St # 121

1 of 7

Map



School



**325
Calusa St
121
Key Largo,
FL 33037**

**2 beds · 1 bath ·
250 sqft**

**FOR SALE
\$134,500**

Price cut:
-\$10,000
(12/31)
Zestimate*:
\$188,514
[View](#)
[Zestimate](#)
[details](#)

**EST.
MORTGAGE
Est.
Mortgage:
\$534/mo**

CONTACT AGENT



Andrew Dolkart



Phone



meaink@bellsouth.net

I am interested in 325 Calusa St # 121,
Key Largo, FL 33037.

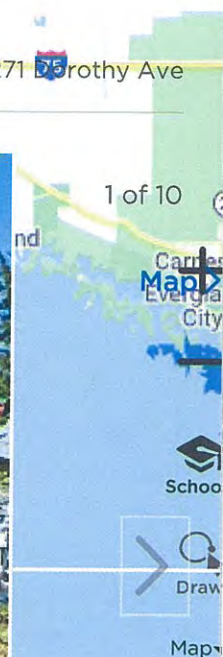
Contact Agent



I want financing information

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Florida · Summerland Key · 33042 · 28271 Dorothy Ave



CONTACT AGENT

Street View

28271
Dorothy
Ave
Little Torch
Key, FL
33042

2 beds · 1.5 baths
· 530 sqft

FOR SALE
\$135,000

EST.
MORTGAGE
Est.
Mortgage:
\$536/mo



Get pre-qualified

Get pre-qualified

Listed by:

COLDWELL

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 28271 Dorothy Ave
Little Torch Key, FL 33042.

Contact Agent

☒ I want financing information

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Florida · Summerland Key · 33042 · 27935 Tarpon Ter



Street View



1 of 7

**27935
Tarpon
Ter
Little Torch
Key, FL
33042**

**2 beds · 1 bath ·
672 sqft**

**FOR SALE
\$139,000**

**EST.
MORTGAGE
Est.
Mortgage:
\$552/mo**



\$ Get pre-qualified

Get pre-qualified

CONTACT AGENT
Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 27935 Tarpon Ter
Little Torch Key, FL 33042.

Contact Agent

☒ I want financing information

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5031 5th
Ave LOT
25
Stock
Island, FL
33040

1 bed · 1 bath · --
sqft

FOR SALE
\$159,000

Price cut:
-\$5,000 (3/3)


View
Zestimate

EST.
MORTGAGE
Est.

Mortgage:
\$631/mo



 **Get pre-qualified**

 Andrew Dolkart

 Phone

✉ meaink@bellsouth.net

I am interested in 5031 5th Ave LOT 25,
Stock Island, FL 33040.

Contact Agent

☒ I want financing information

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Florida · Marathon · 33050 · 6099 Overseas Hwy Lot 65w



Waterfront Mobile Home with 29' Dock

CONTACT AGENT

 Street View

6099
Overseas
Hwy LOT
65W
Marathon,
FL 33050

1 bed · 1 bath ·
400 sqft

FOR SALE

\$159,000

Zestimate®:
\$160,978


EST.
MORTGAGE
Est.

Mortgage:
\$631/mo



\$ Get pre-qualified

⑤ **Get pre-qualified**

 Andrew Dolkart

 Phone

✉ meaink@bellsouth.net

I am interested in 6099 Overseas Hwy.
LOT 65W, Marathon, FL 33050.

Contact Agent

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does

Florida · Marathon · 33050 · 1129 Pebble Beach Ln · Apartment 2

1 of 14



Street View

Street View

**1129
Pebble
Beach Ln
APT 2
Duck Key,
FL 33050**

**1 bed · 1 bath ·
560 sqft**

**FOR SALE
\$178,000**

**EST.
MORTGAGE**

**Est.
Mortgage:
\$706/mo**




\$ Get pre-qualified

\$ Get pre-qualified


Listed by:

COLDWELL

CONTACT AGENT

 **Andrew Dolkart**

 **Phone**

 **meaink@bellsouth.net**

I am interested in 1129 Pebble Beach Ln
APT 2, Duck Key, FL 33050.

Contact Agent

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does

Florida · Marathon 33050 7420 81st St

1 of 13

Map

School

Draw

Map



CONTACT AGENT

Street View

**420 81st
St
Marathon,
FL 33050**

**2 beds · 1 bath ·
852 sqft**

**FOR SALE
\$189,000**

Price cut:
-\$10,000
(2/1)

**EST.
MORTGAGE**

Est.
Mortgage:
\$750/mo



\$ Get pre-qualified

\$ Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 420 81st St, Marathon, FL 33050.

Contact Agent

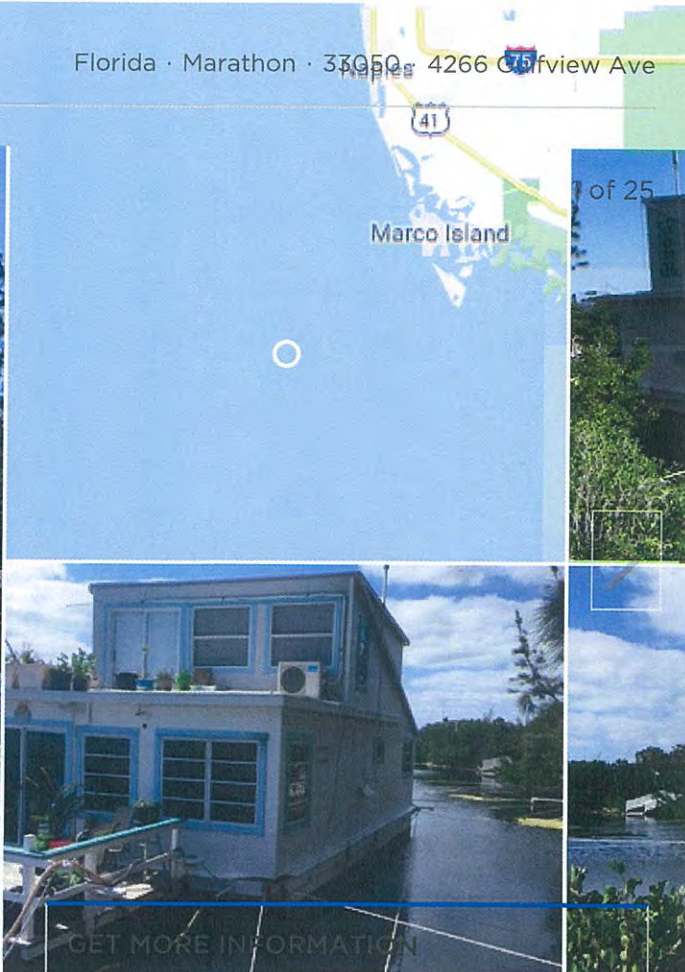
☒ I want financing information

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Public View

Owner View

Florida · Marathon · 33050 · 4266 Gulfview Ave



**4266
Gulfview
Ave
Marathon,
FL 33050**

**3 beds · 2 baths ·
1,200 sqft**

**FOR SALE
BY OWNER
\$189,000**

Price cut:
-\$10,000
(2/22)

[View](#)
[Zestimate](#)

**EST.
MORTGAGE**

Est.
**Mortgage:
\$750/mo**



Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 4266 Gulfview Ave,
Marathon, FL 33050.

Contact

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does

Public View

Owner View

Florida · Marathon · 33050 · 22 72nd St Ocean

1 of 24

Map

School



22 72nd St
Ocean
Marathon,
FL 33050

1 bed · 1 bath ·
408 sqft

FOR SALE
BY OWNER
\$189,900

[View](#)
[Zestimate](#)

EST.
MORTGAGE
Est.

Mortgage:
\$754/mo



\$ Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 22 72nd St Ocean,
Marathon, FL 33050.

Contact

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does

[Public View](#) [Owner View](#)
 Florida · Marathon · 33050 · 107 Avenue D · Apartment 208

[Public View](#) [Owner View](#)





107
Avenue D
APT 208
Marathon,
FL 33050


2 beds · 2 baths ·
925 sqft


PRE-FORECLOSURE
 Foreclosure
 Estimate:
 \$158,266
 Zestimate*:
 \$213,873

CONTACT A LOCAL AGENT


 Street View


 Andrew Dolkart


 Phone


 meaink@bellsouth.net

I would like advice about selling a home similar to 107 Avenue D APT 208 Marathon FL 33050

Contact Agent

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may

Florida · Summerland Key · 33042 · 701 Spanish Main Dr # 627



Street View

 Street View

701
Spanish
Main Dr #
627
Cudjoe Key,
FL 33042

2 beds · 1 bath ·
 468 sqft

FOR SALE
\$193,500

EST.
 MORTGAGE
 Est.
 Mortgage:
 \$768/mo





 **Get pre-qualified**


 **Get pre-qualified**

Listed by:

COLDWELL

 Andrew Dolkart

 Phone

 meaink@bellsouth.net

I am interested in 701 Spanish Main Dr # 627, Cudjoe Key, FL 33042.

Contact Agent

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does

Florida · Summerland Key · 33042 · 701 Spanish Main Dr # 301


1 of 14



 Map



 School



CONTACT AGENT


 Andrew Dolkart


 Phone


 meaink@bellsouth.net

I am interested in 701 Spanish Main Dr # 301, Cudjoe Key, FL 33042.

Contact Agent

☒ I want financing information

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701
Spanish
Main Dr #
301
Cudjoe Key,
FL 33042

LOT/LAND
\$195,000

Price cut:
 -\$5,000 (3/6)

2,077 sqft

Desirable pull thru RV
 lot in Venture Out

Florida · Marathon · 33050 · 109 Avenue D · Apartment 305



Street View

CONTACT-AGENT

Street View

**109
Avenue D
APT 305
Marathon,
FL 33050**

**1 bed · 1 bath ·
600 sqft**

FOR SALE
\$199,000

Zestimate®:
\$222,178

**EST.
MORTGAGE**

**Est.
Mortgage:
\$790/mo**



\$ Get pre-qualified

\$ Get pre-qualified



David Grego
★★★★★ (83)
26 Recent sales
Island Breeze Realty, LLC
(305) 290-4839

**PREMIER
AGENT**

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 109 Avenue D APT 305, Marathon, FL 33050.

Contact Agent

☒ I want financing information

By pressing Contact Agent, you agree that Zillow



roee County FL



Listing Type ▾

Any Price ▾

0+ Beds ▾

More ▾



Florida · Summerland Key · 33042 · 27949 Lobster Tail Trl



27949
Lobster
Tail Trl
Little Torch
Key, FL
33042

2 beds · 2 baths ·
848 sqft

FOR SALE
\$199,000

EST.
MORTGAGE
Est.
Mortgage:
\$790/mo



\$ Get pre-qualified

\$ Get pre-qualified

Listed by:

COLDWELL**Diane Corliss**

★★★★★ (39)

18 Recent sales
Coldwell Banker Schmitt Real
Estate Co.
(305) 363-7087

PREMIER
AGENT

Andrew Dolkart



Phone



meaink@bellsouth.net

I am interested in 27949 Lobster Tail Trl,
Little Torch Key, FL 33042.

Contact Agent

☒ I want financing information

Florida · Summerland Key · 33042 · 701 Spanish Main Dr # 315



701
Spanish
Main Dr #
315
Cudjoe Key,
FL 33042

1 bed · 1 bath ·
 388 sqft

FOR SALE
\$199,000

EST.
 MORTGAGE
 Est.
 Mortgage:
 \$790/mo




 **Get pre-qualified**


 **Get pre-qualified**


Listed by:

COLLIER

CONTACT AGENT

 Andrew Dolkart

 Phone

 meaink@bellsouth.net

I am interested in 701 Spanish Main Dr # 315, Cudjoe Key, FL 33042.

Contact Agent

☒ I want financing information

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Florida · Marathon · 33050 · 105 Avenue D · Apartment 112



105
Avenue D
APT 112
Marathon,
FL 33050

1 bed · 1 bath ·
600 sqft

FOR SALE
\$199,000

EST.
MORTGAGE

Est.
Mortgage:
\$790/mo



\$ Get pre-qualified

\$ Get pre-qualified

Listed by:

COLDWELL

CONTACT AGENT

Street View

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 105 Avenue D APT 112,
Marathon, FL 33050.

Contact Agent

☒ I want financing information

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Florida · Marathon · 33050 · 105 Avenue D · Apartment 112



**105
Avenue D
APT 112
Marathon,
FL 33050**

**1 bed · 1 bath ·
600 sqft**

**FOR SALE
\$199,000**

**EST.
MORTGAGE
Est.
Mortgage:
\$790/mo**



\$ Get pre-qualified

\$ Get pre-qualified

Listed by:
COLDWELL

CONTACT AGENT

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 105 Avenue D APT 112,
Marathon, FL 33050.

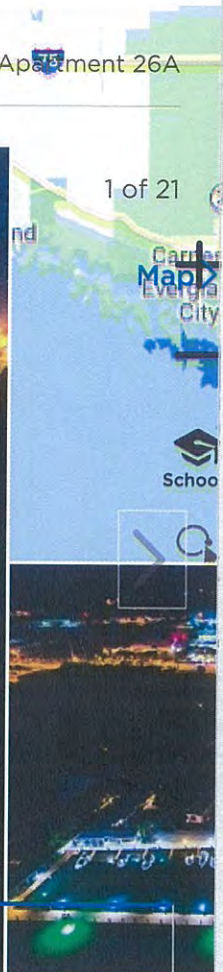
Contact Agent

☒ I want financing information

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Public View

Florida · Marathon · 33050 · 10877 Overseas Hwy · Apartment 26A



**10877
Overseas
Hwy APT
26A
Marathon,
FL 33050**

**1 bed · 1 bath ·
463 sqft**

**NEW
CONSTRUCTION
\$199,999**

**EST.
MORTGAGE
Est.**

**Mortgage:
\$794/mo**



\$ Get pre-qualified

\$ Get pre-qualified

I listed by:

CONTACT AGENT

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 10877 Overseas Hwy
APT 26A, Marathon, FL 33050.

Contact Agent

☒ I want financing information

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Florida · Big Coppitt Key · 33040 · 55 Boca Chica Rd Lot 449




**55 Boca
Chica Rd
LOT 449
Big Coppitt
Key, FL
33040**

**1 bed · 1 bath ·
540 sqft**


FOR SALE
\$207,000

Price cut:
 -\$13,000
 (1/17)
 Zestimate®:
 \$179,596
[View](#)
[Zestimate](#)
[details](#)

EST.
MORTGAGE
 Est.
 Mortgage:
\$821/mo

 Andrew Dolkart

 Phone

 meaink@bellsouth.net

I am interested in 55 Boca Chica Rd,
 LOT 449, Big Coppitt Key, FL 33040

Contact Agent

☒ I want financing information

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Florida · Marathon · 33050 · 7203 Gulf Of Mexico Blvd # 203



CONTACT AGENT

**7203 Gulf
Of Mexico
Blvd #
203
Marathon,
FL 33050**

**2 beds · 3 baths ·
1,602 sqft**

**FOR SALE
\$218,000**

Zestimate®:
\$275,685

[View
Zestimate
details](#)

**EST.
MORTGAGE**

**Est.
Mortgage:
\$865/mo**



Lynn Lucas
★★★★★ (9)
6 Recent sales
Berkshire Hathaway
HomeServices Keys Real
Estate
(855) 800-6070

PREMIER
AGENT



Andrew Dolkart



Phone



meaink@bellsouth.net

I am interested in 7203 Gulf Of Mexico
Blvd # 203, Marathon, FL 33050.



Premier Lender
Rich Tompkins
(305) 393-3926 | NMLS #713377





Pinellas County FL



Listing Type ▾

Any Price ▾

0+ Beds ▾

More ▾



Florida · Summerland Key · 33042 · 27944 Tarpon Ter



Best View



Street View

27944
Tarpon
Ter
Little Torch
Key, FL
33042

2 beds · 1 bath ·
756 sqft

FOR SALE

\$219,000

Zestimate®:

\$208,184

EST.
MORTGAGE

Est.

Mortgage:

\$869/mo



Get pre-qualified



Get pre-qualified



Florida · Stock Island, FL 33040 · 30F Cross St

1 of 12

Map

School

Draw

Map



Street View

CONTACT AGENT

Street View

30F Cross
St
Stock
Island, FL
33040

3 beds · 2 baths ·
720 sqft

FOR SALE
\$219,000

Zestimate®:
\$295,110

[View](#)
[Zestimate](#)
[details](#)

EST.
MORTGAGE

Est.
Mortgage:
\$869/mo



Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 30F Cross St, Stock
Island, FL 33040.

Contact Agent

☒ I want financing information

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roe County FL



Listing Type ▾

Any Price ▾

0+ Beds ▾

More ▾



Florida · Stock Island, FL 33040 · A27 8th Ave

1 of 18

Map
Everyday
City

School

Draw

Map



Street View

CONTACT AGENT

Street View

**A27 8th
Ave
Stock
Island, FL
33040**

**3 beds · 2 baths ·
1,178 sqft**

FOR SALE

\$225,000Zestimate®:
\$315,552[View
Zestimate
details](#)EST.
MORTGAGEEst.
Mortgage:
\$893/mo

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in A27 8th Ave, Stock
Island, FL 33040.

Contact Agent

☒ I want financing information

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Florida · Summerland Key · 33042 · 27982 Snapper Ln

1 of 14

Map
Everglades
City

School

Draw

Map



Street View

Street View

**27982
Snapper
Ln
Little Torch
Key, FL
33042**

**2 beds · 1 bath ·
670 sqft**

**FOR SALE
\$225,000**

**EST.
MORTGAGE
Est.
Mortgage:
\$893/mo**



\$ Get pre-qualified

Get pre-qualified

Listed by:

COLDWELL

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 27982 Snapper Ln,
Little Torch Key, FL 33042.

Contact Agent

☒ I want financing information

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Florida · Stock Island, FL 33040 · 25D 10th Ave

1 of 12

Map

School

Draw

Map



Street View

CONTACT AGENT

Street View

25D 10th
Ave
Stock
Island, FL
33040

3 beds · 2 baths ·
924 sqft

FOR SALE
\$225,000

[View](#)
[Zestimate](#)

EST.
MORTGAGE
Est.
Mortgage:
\$893/mo



[\\$ Get pre-qualified](#)

[\\$ Get pre-qualified](#)

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 25D 10th Ave, Stock
Island, FL 33040.

Contact Agent

☒ I want financing information

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Florida · Stock Island, FL 33040 · 12C 9th Ave



Street View

CONTACT AGENT

Street View

12C 9th
Ave
Stock
Island, FL
33040

4 beds · 2 baths ·
1,440 sqft

FOR SALE
\$227,500

Zestimate®:
\$234,708

EST.
MORTGAGE
Est.
Mortgage:
\$903/mo



\$ Get pre-qualified

\$ Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 12C 9th Ave, Stock
Island, FL 33040.

Contact Agent

☒ I want financing information

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Florida · Summerland Key · 33042 · 27974 Tarpon Ter

1 of 15

Map

School

Draw

Map



Street View

Street View

27974
Tarpon
Ter
Little Torch
Key, FL
33042

2 beds · 1 bath ·
672 sqft

FOR SALE
\$229,000

Zestimate®:
\$219,769

EST.
MORTGAGE
Est.
Mortgage:
\$909/mo



\$ Get pre-qualified

\$ Get pre-qualified

CONTACT AGENT

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 27974 Tarpon Ter,
Little Torch Key, FL 33042.

Contact Agent

☒ I want financing information

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Florida · Stock Island · 33040 · 6800 Maloney Ave Lot 17



Street View

Street View

**6800
Maloney
Ave LOT
17
Stock
Island, FL
33040**

1 bed · 1 bath ·

FOR SALE
\$229,000

EST.
MORTGAGE
Est.
Mortgage:
\$909/mo



\$ Get pre-qualified

Get pre-qualified

Listed by:

CONTACT AGENT

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 6800 Maloney Ave
LOT 17, Stock Island, FL 33040.

Contact Agent

☒ I want financing information

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Florida · Summerland Key · 33042 · 27982 Snapper Ln



Street View

Street View

27982
Snapper
Ln
Little Torch
Key, FL
33042

2 beds · 1 bath ·
670 sqft

FOR SALE
\$225,000

EST.
MORTGAGE
Est.
Mortgage:
\$893/mo



\$ Get pre-qualified

\$ Get pre-qualified

Listed by:

COLDWELL

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 27982 Snapper Ln,
Little Torch Key, FL 33042.

Contact Agent

☒ I want financing information

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Lee County FL



Listing Type ▾

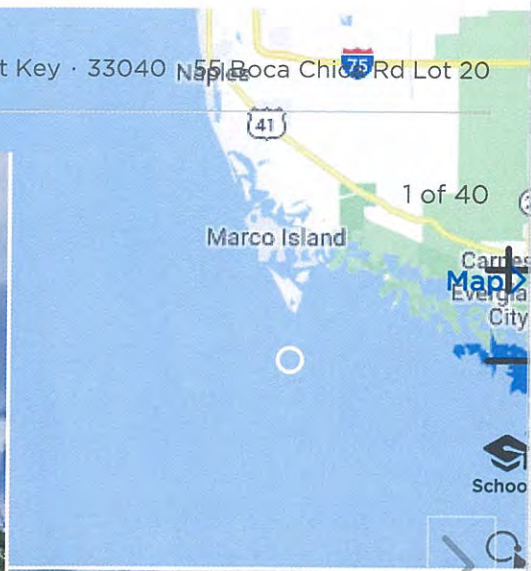
Any Price ▾

0+ Beds ▾

More ▾



Florida · Big Coppitt Key · 33040 55 Boca Chica Rd Lot 20



CONTACT AGENT

**55 Boca
Chica Rd
LOT 20
Key West,
FL 33040**

**2 beds · 1 bath ·
820 sqft**

FOR SALE
\$235,000

Price cut:
-\$14,500

(3/7)

Zestimate®:
\$250,117

**EST.
MORTGAGE**

**Est.
Mortgage:
\$933/mo**



Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 55 Boca Chica Rd
LOT 20, Key West, FL 33040.

Contact Agent

☒ I want financing information

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Florida · Marathon · 33050 · 105 Avenue D · Apartment 102



Street View

CONTACT AGENT

Street View

105
Avenue D
APT 102
Marathon,
FL 33050

2 beds · -- baths ·
600 sqft

FOR SALE
\$237,000

Price cut:
-\$11,700 (1/17)

EST.
MORTGAGE

Est.
Mortgage:
\$941/mo



Get pre-qualified

Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 105 Avenue D APT
102, Marathon, FL 33050

Contact Agent

☒ I want financing information

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Florida · Marathon · 33050 · 10871 7th Avenue Gulf

1 of 11

Map



School

Draw

Map



Street View

PREMIER
AGENT



Street View

10871 7th
Avenue
Gulf
Marathon,
FL 33050

3 beds · 2 baths ·
1,033 sqft

FOR SALE
\$237,900

Price cut:
-\$212,000
(1/17)

EST.
MORTGAGE

Est.
Mortgage:
\$944/mo



\$ Get pre-qualified

\$ Get pre-qualified



Wanda Brock

★★★★★ (36)

18 Recent sales
Coldwell Banker Schmitt Real
Estate Co.
(305) 712-6048



Andrew Dolkart



Phone



meaink@bellsouth.net

I am interested in 10871 7th Avenue
Gulf, Marathon, FL 33050.

Contact Agent

☒ I want financing information

Florida · Key Largo · 33037 193 2nd Ct



Street View

CONTACT AGENT

© Miami MLS © 19

Street View

193 2nd Ct
Key Largo,
FL 33037

3 beds · 2 baths ·
684 sqft

FOR SALE
\$239,000

Zestimate:
\$241,207

EST.
MORTGAGE
Est.
Mortgage:
\$948/mo



\$ Get pre-qualified

Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 193 2nd Ct, Key Largo, FL 33037.

Contact Agent

☒ I want financing information

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Marion County FL



Listing Type ▾

Any Price ▾

0+ Beds ▾

More ▾



Florida · Marathon, FL 33050 · 439 83rd St



Street View

CONTACT AGENT

Street View

**439 83rd
St
Marathon,
FL 33050**

**2 beds · 2 baths ·
1,018 sqft**

FOR SALE
\$239,000

EST.
MORTGAGE
Est.
Mortgage:
\$948/mo



\$ Get pre-qualified

\$ Get pre-qualified

Listed by:

COLDWELL

Andrew Dolkart

Phone

meaink@bellsouth.net

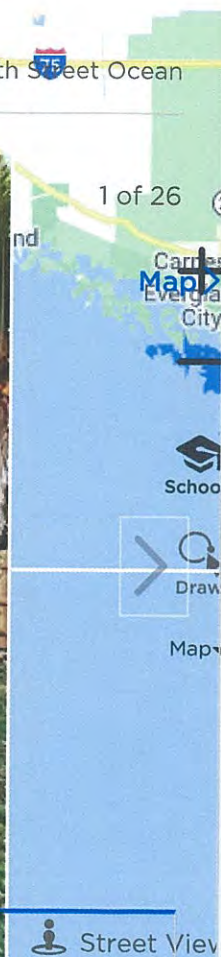
I am interested in 439 83rd St,
Marathon, FL 33050.

Contact Agent

☒ I want financing information

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Florida · Marathon · 33050



181 109th
Street
Ocean
Marathon,
FL 33050

2 beds · 2 baths ·
800 sqft

FOR SALE
\$239,900

Price cut:
-\$10,000
(2/21)

EST.
MORTGAGE
Est.

Mortgage:
\$952/mo



Get pre-qualified

Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 181 109th Street
Ocean, Marathon, FL 33050.

Contact Agent

☒ I want financing information

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Florida · Marathon 33050 75 81 46th St

1 of 35

Map
Everglades
City

School

Draw

Map



CONTACT AGENT

Street View

**281 46th
St
Marathon,
FL 33050**

**2 beds · 2 baths ·
1,148 sqft**

**FOR SALE
\$241,500**

Price cut:
-\$3,400
(2/19)

**EST.
MORTGAGE**

Est.
**Mortgage:
\$958/mo**



\$ Get pre-qualified

\$ Get pre-qualified

Andrew Dolkart

Phone

meaink@bellsouth.net

I am interested in 281 46th St, Marathon, FL 33050.

Contact Agent

☒ I want financing information

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Florida · Summerland Key · 33042 · 701 Spanish Main Dr # 313

1 of 33



CONTACT AGENT

701
Spanish
Main Dr #
313
Cudjoe Key,
FL 33042

2 beds · 1 bath ·
 748 sqft

FOR SALE
\$242,500

Zestimate:
 \$246,879


EST.
 MORTGAGE


Est.
 Mortgage:
 \$962/mo





Get pre-qualified


Get pre-qualified


 Andrew Dolkart


 Phone


 meaink@bellsouth.net

I am interested in 701 Spanish Main Dr # 313, Cudjoe Key, FL 33042.

Contact Agent

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does



Cudjoe County FL



Listing Type ▾

Any Price ▾

0+ Beds ▾

More ▾



Florida · Summerland Key · 33042 · 701 Spanish Main Dr # 395

1 of 29

Map
Everglades
City

School



CONTACT AGENT

701
Spanish
Main Dr #
395
Cudjoe Key,
FL 33042

2 beds · 1 bath ·
672 sqft

FOR SALE

\$249,000

Price cut:

-\$15,900

(3/8)

Zestimate®:

\$244,063

EST.

MORTGAGE

Est.

Mortgage:

\$988/mo



Andrew Dolkart



Phone



meaink@bellsouth.net

I am interested in 701 Spanish Main Dr #
395, Cudjoe Key, FL 33042.

Contact Agent

☒ I want financing information

By pressing Contact Agent, you agree that Zillow Group and real estate professionals may call/text you about your inquiry, which may involve use of automated means and prerecorded/artificial voices. You don't need to consent as a condition of buying any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Zillow does