

Richard Grosso, Esq.
Richard Grosso, P.A.
6919 W. Broward Blvd.
Plantation, FL 33317
Mailbox 142
richardgrosso1979@gmail.com
954-801-5662

via email to:

Schemper-Emily@monroecounty-fl.gov
Roberts-Michael@monroecounty-fl.gov
aguila-ilze@monroecounty-fl.gov

April 22, 2021

Emily Schemper, Sr. Director Planning & Environmental Resources, Monroe County
Michael Roberts, Assistant Director, Environmental Resources, Monroe County
Ilze Aguila, Sr. Coordinator Planning Commission, Monroe County

Re: File #: 2021-038, Thurmond Street Partners, LLC Application for Tier Overlay District
Map Amendment (Received 3/17/2021)

Dear Ms. Schemper, Mr. Roberts and Ms. Aguila,

I write on behalf of the Key Largo Federation of Homeowner Associations to offer the Federations' observations, perspective and questions concerning this application for a Tier Map amendment from Tier I to Tier III for the 2.63-acre parcel.

The application states "1.02 acres of closed canopy hammock is not contiguous with the property and represents only 38 percent of upland areas, the remainder of which is cleared and contains a significant lawful development including a commercial structure, a residence, a guest house and a pool." (App., p. 2 of 5). That statement is unclear. If it is meant to suggest that the entire property should not be designated Tier 1, that approach is inconsistent with Monroe County Code section 130-130 (b), which states "[t]ier boundaries shall follow property lines wherever possible, except where a parcel line or distinct geographical feature, such as a canal or roadway."

But, whatever "not contiguous with the property" means, the statement does not support the requested change. The applicant does not claim that is a changed condition since the original tier designation. Also, science supporting the tier system tells us that a hammock of over an acre in size is itself ecologically valuable. That is reflected in Policy 105.2.1 (3), which emphasizes that tropical hardwood hammocks of an acre or more are not to be placed in Tier III. Also, this hammock's close proximity to the larger intact hammock on the other side of the property makes it even more so. Under Monroe County Code section 130-130 (c) (1)(b), lands that serve as a buffer between natural areas and development are appropriately placed in Tier 1, to reduce

secondary impacts to hardwood hammocks, such as those on this parcel and those on the adjacent federally – owned hammock. What’s more, that hammock, along with all hammock on the property, in the Federation’s opinion, plays a large role in defining the character of the community.

Next, the Existing Conditions Report attached to the application appears to only confirm the correctness of the Tier 1 designation. It explains that the site contain “1.02 acres of closed canopy rockland hammock”, which “is contiguous with ten acres of hammock on federal land.” (ERC, p. 2). The imagery submitted with the application shows the hammock on adjacent federal land is Tier I native habitat. This is presumably why the parcel is designated Tier 1, and why it should remain as such, under Comprehensive Plan Policy 105.2.1, which reads as follows:

“Monroe County shall designate all lands outside of mainland Monroe County, except for the Ocean Reef planned development, into three general categories for purposes of its Land Acquisition Program and smart growth initiatives in accordance with the criteria in Policy 205.1.1. These three categories are: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III). The purposes, general characteristics, and growth management approaches associated with each tier are as follows:

1. Natural Area (Tier I): Any defined geographic area where **all or a significant portion of the land area is characterized as environmentally sensitive** by the policies of this Plan and applicable habitat conservation plan, is to be designated as a Natural Area. New development on vacant land is to be severely restricted and privately owned vacant lands are to be acquired or development rights retired for resource conservation and passive recreation purposes. However, this does not preclude provisions of infrastructure for existing development. Within the Natural Area designation are typically found lands within the acquisition boundaries of federal and state resource conservation and park areas, including isolated platted subdivisions; and **privately-owned vacant lands with sensitive environmental features outside these acquisition areas.**” (emphasis added)

Moreover, as mentioned above, under Policy 105.2.1 (3), tropical hardwood hammocks of an acre or more do not qualify for Tier III designation. As for the offer of a conservation easement, the Tier System is about the larger ecological community and the land uses that are compatible with the Keys’ Tropical Hardwood ecosystems. It goes beyond things like clearing limits, and its purpose includes discouraging development on adjacent or nearby areas that could result over time in encroachment and degradation of the hammocks and the wildlife that use them – whether to understory, shrubs or trees and canopy – from things like light, noise, exotic plants or animals, and other impacts that tend to come with intensive uses and increased human activity.

The application, in our opinion, does not demonstrate the existence of the facts necessary to support a change to the current Tier designation.

First, Code section 102-158 (a) states the tier map change process is “not intended to relieve particular hardships, nor to confer special privileges or rights on any person....” Page 3

of the application states the application is submitted in an effort to render moot the issues raised in a current county code enforcement case. Such a claimed justification - resolving a code enforcement case unrelated to the ecological factors governing tier designations – would appear to be contrary to that stated intent.

Next, that section of the code expressly states that the tier change process is “not intended... to permit an adverse change in community character...” The Federation’s opinion is that changes to the tier designation and/ or allowable uses on the property would create an adverse change in community character. Code section 102-158 (d) (7) (d) states that:

“In no event shall an amendment be approved which will result in an adverse change in community character to the sub-area which a proposed amendment affects or to any area in accordance with a Livable CommuniKeys master plan” (emphasis added)

Finally, the application does not appear to contain facts, data or analysis that demonstrate that any of the criteria in Sec. 102-158 (d) (7) exist to support a Tier District change. The application does not explicitly address and demonstrate any:

- * Changed projections (e.g., regarding public service needs) from those on which the existing text or boundary was based. Sec. 102-158 (d) (7) (b) (1).
- * Changed assumptions (e.g., regarding demographic trends) from those on which the existing text or boundary was based. Sec. 102-158 (d) (7) (b) (2).
- * Data errors, including errors in mapping, vegetative types and natural features which contributed to the application of the existing text or boundary. Sec. 102-158 (d) (7) (b) (3).
- * A need for additional detail or comprehensiveness. Sec. 102-158 (d) (7) (b) (5).
- * Data updates. Sec. 102-158 (d) (7) (b) (6)

While the code enforcement matter referenced in the application might be argued to constitute a new issue that arose after the application of the existing boundary designation (per the criteria in Sec. 102-158 (d) (7) (b) (4)), as noted above, we question whether that issue qualifies as relevant to the Tier designation.

The final criteria is found in Sec. 102-158 (d) (7) (b) (7) – “[c]onsistency with the Comprehensive Plan and the principles for guiding development as defined in Section 380.0552, Florida Statutes.” The application did not address these criteria. We will not endeavor to identify the comprehensive plan and statutory policies with which the application conflicts other than to point out that we believe the application is inconsistent with the overall and specific intent and policies in the plan and Chapter 380, Fla. Stat concerning the protection of tropical hardwood hammocks and other natural resources and of the unique community character in the neighborhood of which this parcel is a part.

We thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Grosso". The signature is fluid and cursive, with the first name "Richard" being more prominent than the last name "Grosso".

Richard Grosso

cc:

Dottie Moses, President, Island of Key Largo Federation of Homeowner Associations
Russell Yagel, agent for applicant (RYagel@HLTlaw.com)

Steven E.M. Hartz
Janice Lindsay-Hartz, Ph.D.
113 Long Ben Drive
Key Largo, FL
April 30, 2021

VIA EMAIL to

Schemper-Emily@monroecounty-fl.gov

Roberts-Michael@monroecounty-fl.gov

Aguila-ilze@monroecounty-fl.gov

Emily Schemper, Sr. Director Planning & Environmental Resources, Monroe County
Michael Roberts, Assistant Director, Environmental Resources, Monroe County
Ilze Aguila, Sr. Coordinator Planning Commission, Monroe County

Re File # 2021-038, Thurmond Street Partners, LLC Application for Tier Overlay District Map Amendment (Received 3/17/2021)

Dear Ms. Schemper, Mr Roberts and Ms Aguila

We are residents of Pirates Cove, a residential community approximately 550 yards to the South of the parcel that is the subject of the above application (the "Subject Parcel") We write to adopt and support the letter of Richard Grosso, Esq , dated April 22, 2021, written on behalf of the Island of Key Largo Federation of Homeowners Associations (the "Federation") We would only add a few additional points

First, the environmental impact of changing the Tier I status of the Subject Parcel is particularly serious in this case In addition to the rare trees and vegetation, the parcel lies just a few hundred yards from Pelican Key, an offshore state-owned bird sanctuary listed in NOAA's Restoration Blueprint as an island in need of environmental protection

The undersigned Janice Lindsay-Hartz, Ph D holds a Bachelor of Science degree from Brown University Summa Cum Laude in Biology She has kayaked on Sunset Cove for about 35 years and has observed a variety of species of birds roost or nest on Pelican Key. She has also observed them flying back and forth to the Subject Parcel

Section 130-130 (c) (1) of the Monroe County Land Use Code states that land that is a "known location of threatened and endangered species" "shall be designated Tier I " The Subject Parcel is an integral part of the habitat of the bird sanctuary and is itself a known location of three threatened bird species observed by Dr. Hartz, the Tri-Color Heron, the Little

Blue Heron and the White Crowned Pigeon, along with other avian species. These species depend upon the habitat. For example, the White Crowned Pigeon eats berries of the poisonwood tree. Not surprisingly, the Existing Conditions Report of the applicant's consultant attached to the application contains an estimate of 36 poisonwood trees.

It should also be noted that in addition to the protection afforded by State and County law to the Subject Parcel, it has also been identified by U.S. Fish and Wildlife as "Species Focus" land, which provides an additional measure of review and protection under the Federal Endangered Species Act, 16 U.S.C. § 1531, et seq.

The noise from the commercial wedding development of the Subject Parcel and the applicant's parcel to the North has had a demonstrable impact upon the birds at Pelican Key. While the applicant and his hundreds of wedding guests watch the fireworks in glee, the threatened species flee. While the birds have thus far returned to a degree after days or weeks, eventually, they will leave, further degrading the environment. This negative effect on wildlife also impacts the Key Largo business community, which depends upon growing ecotourism focused on Sunset Cove and Pelican Key.

Second, as Mr. Grosso has indicated, Tier changes are not appropriate when the proposed use impacts the "unique community character in the neighborhood of which this parcel is a part." We have lived in Pirates Cove for almost 35 years. It is a quiet residential community, originally established in the 1960's, that is extremely diverse. It has single residences and small or tiny homes. And it even has multiple dwelling units. It is home to families and retirees. Among its hundreds of residents are teachers, firemen, police officers, bartenders, and mechanics, as well as business people, government employees and professionals. All of us appreciate the water and the tranquil beauty of Sunset Cove in particular.

The noise and development by the applicant have been disturbing to the neighborhood for many years going back at least to 2016. Attached as Exhibit "A" is a petition filed by over 30 residents with the County Commissioners in 2018 complaining about the development and associated noise. That concern has only grown over the years. Most recently, the Pirates Cove Property Owners and Boating Association, Inc. voted unanimously to join the Federation.

As noted on its website, (See Ex. "B") applicant's property was "built from the ground up to be a wedding venue with extreme privacy." It was not built for low impact residential use. In soliciting the rental of the wedding venue it was advertised as a place where "[y]ou can play music and dance all night." The website used to state:

"Are there noise curfews? Let's not scare anybody. Yes, there are noise curfews throughout all the Florida Keys and most places in the United States. 11 PM Fridays and Saturdays. Other days is 10 PM. The limit includes hotels, restaurants, and private homes. But that doesn't mean you need to stop the party and go to bed. It means you have to be quiet enough that other people can. You are renting an enormous and very private wedding venue. **You can play music and dance all night. Just turn down the**

volume, shut down the heavy bass and turn off the DJ's microphone so the sound isn't traveling for miles through residential areas and you won't have any problems " See Ex "C" (emphasis added)

Not surprisingly, as admitted above, the music, bass and DJ's announcements have been a constant, ongoing problem for residents of Pirates Cove and the adjacent community of Buccaneer Point. That, of course, has been particularly true of fireworks put on in connection with the weddings. Attached hereto as Exhibit "D" is a letter from Ms Lisa Stevens, a resident whose children were extremely distressed by the fireworks We, our pets, and numerous others have suffered and continue to suffer from all the noise from the applicant's wedding venue

Third, the proposal of a "conservation easement" is not an acceptable substitute for Tier I protection The Tier I designation applies to and protects the entire Subject Parcel It appears that the easement would cover only a portion and not all of the hammock Further, the easement cannot and is not designed to protect against the further development of the Subject Parcel or to afford the entire panoply of legal protection provided by Tier I status

Significantly, the easement would depend upon the credibility of the owner of the property complying. Recently, in 2019 he has been cited by the Florida Department of Environmental Protection for having created a "beach" adjacent to the Subject Parcel by dredging and filling with sand approximately 39 feet of waterfront belonging to the County and the federal government. Mangroves, other plants, and the seagrass bay bottom were damaged or destroyed in the process To this day, TSP continues to exploit this "beach" for taking wedding pictures, for water recreation and for use in website advertising.

It should be noted that a donation of the easement may actually hurt the public interest because it might enable the owner to apply for a reduction in ad valorem and federal income taxes!

Fourth, the application states that all of the development on the Subject Parcel has been lawful Significantly, the agent, Mr. Yagel, has signed the application and he attests the facts to the "best of my knowledge". However, there is no affidavit from Mr McGraw or any other partner of TSP attesting to the accuracy of the facts As part of the review, the County should insist on this

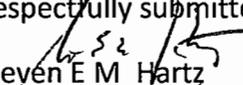
We are especially concerned about video that appeared on the owner's Facebook website indicating what may have been the transformation of environmentally sensitive hammock into sandy beach for barefoot weddings and parking There is a general lack of sandy beach in this part of the Keys. Large sand piles were seen on the Subject Parcel on 6/4/2020 and were subsequently spread around by machinery The County should investigate whether clearing and sand filling has taken place without permitting approval

Fifth, the application states that it " is submitted in an effort to render [pending litigation] issues moot " Granting the Tier change should not be based upon litigation expediency A serious environmental issue should be decided on the basis of the law and

environmental facts To grant a Tier change on the basis of perceived litigation expediency would be a terrible precedent Indeed, it would ensnare the County in no end of legal controversy. It would invite the unscrupulous to violate the law and attempt to obtain Tier and other zoning changes by endless litigation

Finally, we call your attention to the fact that we have constitutionally protected property rights that would be substantially and adversely affected by this requested Tier change or any other change of the zoning of the Subject Parcel We urge you to protect such constitutional rights

Respectfully submitted,


Steven E M Hartz

Janice Lindsay-Hartz, PH D.

cc Mr Russell Yagel

Exhibit "A"

David Rice, Mayor Monroe County

Monroe County Commissioners:
Danny Kolhage
George Neugent
Heather Carruthers
Sylvia Murphy

A meeting concerning general Buttonwood Bay noise was held 2/20/2018 in Sylvia Murphy's board room. It became obvious during that meeting that "Key Largo Lighthouse Beach Weddings" is running a commercial business with two separate venues out of two residential zoned lots off of US1 and Thurmond St in Key Largo. On their business website Lighthouse Weddings offers large party venues with prices starting at \$11500. They also offer catering, music, DJ's, overnight accommodations for 24 guests on property, and a large outdoor tiki bar.

It is apparently common knowledge that noise issues created problems at the Lighthouse Wedding owner's initial oceanfront wedding party venue at 101 Oleander St in the Ocean Shores residential subdivision. The owners crossed over US1 and purchased two adjoining bay front properties zoned single family residence near Thurmond St. On 4/21/15 they formed Key Largo Lighthouse Beach Owners Association located at 2 Thurmond St. The two person association lists the husband as president and the wife as Director. The owners call their two separate party venues Coral Beach and Hidden Beach as seen on signs along side US1 and their wedding business website. The wedding parties flew under the radar until the exponential increase in frequency and resulting noise and have become an intrusion into Pirates Cove Subdivision which is 500 yards from these venues.

There was no commission meeting concerning a zoning change for these two single family residential properties. We the undersigned residents of Pirates Cove Subdivision are concerned with the precedent this may set for our subdivision. We are confused, given the wedding noise problem at the 101 Oleander venue, why this business on the bayside was allowed without neighboring property owner's input. Some of us have been full time residents here in Pirates Cove literally for decades. We respectfully request a solution to this problem.

- John Perotti 109 LONG BEN DRIVE KEY LARGO, FL 3-17-18
- Lydia Hoff (HANNIGAN) 115 LONG BEN DRIVE KL
- Sally Perotti 107 Long Ben Drive Key Largo, FL 3-17-18
- Frank Black 107 Long Ben Dr KL, FL 3/17/18
- Frank Black 107 Long Ben Dr " " " "
- Chris Medeiros 105 Long Ben Dr KL 3/17/18
- Edward Medeiros 105 Long Ben Dr KL 3/17/18
- Mary Lou Joyce 306 Anne Bonny Dr. Key Largo, FL 3/17/18
- TD Dennis 115 Long Ben Drive, Key Largo, FL 33037 3/18/18
- John Jordan 305 Anne Bonny Dr. Key Largo, FL 33037 3/18/18
- John Jordan 305 Anne Bonny Dr, Key Largo, FL 33037 3/18/18
- John Jordan 31 BUCCANEER DR Key Largo, FL 33037
- Hannah Pribyl 31 Buccaneer Dr. Key Largo, FL 33037
- Emily Poth 28 BUCCANEER DR, KEY LARGO FL 33037 3/18/18

David Rice, Mayor Monroe County

Monroe County Commissioners:

Danny Kolhage
George Neugent
Heather Carruthers
Sylvia Murphy

A meeting concerning general Buttonwood Bay noise was held 2/20/2018 in Sylvia Murphy's board room. It became obvious during that meeting that "Key Largo Lighthouse Beach Weddings" is running a commercial business with two separate venues out of two residential zoned lots off of US1 and Thurmond St in Key Largo. On their business website Lighthouse Weddings offers large party venues with prices starting at \$11500. They also offer catering, music, DJ's, overnight accommodations for 24 guests on property, and a large outdoor tiki bar.

It is apparently common knowledge that noise issues created problems at the Lighthouse Wedding owner's initial oceanfront wedding party venue at 101 Oleander St in the Ocean Shores residential subdivision. The owners crossed over US1 and purchased two adjoining bay front properties zoned single family residence near Thurmond St. On 4/21/15 they formed Key Largo Lighthouse Beach Owners Association located at 2 Thurmond St. The two person association lists the husband as president and the wife as Director. The owners call their two separate party venues Coral Beach and Hidden Beach as seen on signs along side US1 and their wedding business website. The wedding parties flew under the radar until the exponential increase in frequency and resulting noise and have become an intrusion into Pirates Cove Subdivision which is 500 yards from these venues.

There was no commission meeting concerning a zoning change for these two single family residential properties. We the undersigned residents of Pirates Cove Subdivision are concerned with the precedent this may set for our subdivision. We are confused, given the wedding noise problem at the 101 Oleander venue, why this business on the bayside was allowed without neighboring property owner's input. Some of us have been full time residents here in Pirates Cove literally for decades. We respectfully request a solution to this problem.

Gale Raban Gale Raban 75 John Silver Dr.
Key Largo, FL 33037

W.R. King W.R. King 304 ANNE BONNY Key Largo

Alex King Alex King 8565 SW Sea Captain Dr Stuart, FL 34999

Cathy King Cathy King 304 Anne Bonny Dr, Key Largo, FL 33037

Lisa Stevens Lisa Stevens 103 Long Ben DR KL 33037

Juan Stevens Juan Stevens 103 Long Ben Dr KL 33037

302 ANNE BONNY DRIVE KEY LARGO, FL 33037

Alan Deeg 122 Long Ben Dr

STEVEN HARTZ 113 LONG BEN DR, KL

Juanice Lindsay-Hartz 113 Long Ben Dr, KL

Lynn Mishkin 126 Long Ben Drive

Thomas Tietje 114 Long Ben Dr, KL 33037

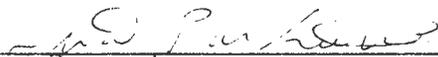
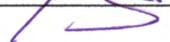
David Rice, Mayor Monroe County

Monroe County Commissioners:
Danny Kolhage
George Neugent
Heather Carruthers
Sylvia Murphy

A meeting concerning general Buttonwood Bay noise was held 2/20/2018 in Sylvia Murphy's board room. It became obvious during that meeting that "Key Largo Lighthouse Beach Weddings" is running a commercial business with two separate venues out of two residential zoned lots off of US1 and Thurmond St in Key Largo. On their business website Lighthouse Weddings offers large party venues with prices starting at \$11500. They also offer catering, music, DJ's, overnight accommodations for 24 guests on property, and a large outdoor tiki bar.

It is apparently common knowledge that noise issues created problems at the Lighthouse Wedding owner's initial oceanfront wedding party venue at 101 Oleander St in the Ocean Shores residential subdivision. The owners crossed over US1 and purchased two adjoining bay front properties zoned single family residence near Thurmond St. On 4/21/15 they formed Key Largo Lighthouse Beach Owners Association located at 2 Thurmond St. The two person association lists the husband as president and the wife as Director. The owners call their two separate party venues Coral Beach and Hidden Beach as seen on signs along side US1 and their wedding business website. The wedding parties flew under the radar until the exponential increase in frequency and resulting noise and have become an intrusion into Pirates Cove Subdivision which is 500 yards from these venues.

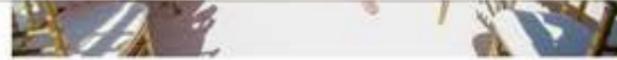
There was no commission meeting concerning a zoning change for these two single family residential properties. We the undersigned residents of Pirates Cove Subdivision are concerned with the precedent this may set for our subdivision. We are confused, given the wedding noise problem at the 101 Oleander venue, why this business on the bayside was allowed without neighboring property owner's input. Some of us have been full time residents here in Pirates Cove literally for decades. We respectfully request a solution to this problem.

	111 Long Ben DR
	114 Long Ben Home Rd 33037
	137 Ann B D. 33037
	" " " "

(237 ANN BENNY)



Exhibit "B"



Experience a totally different destination wedding venue

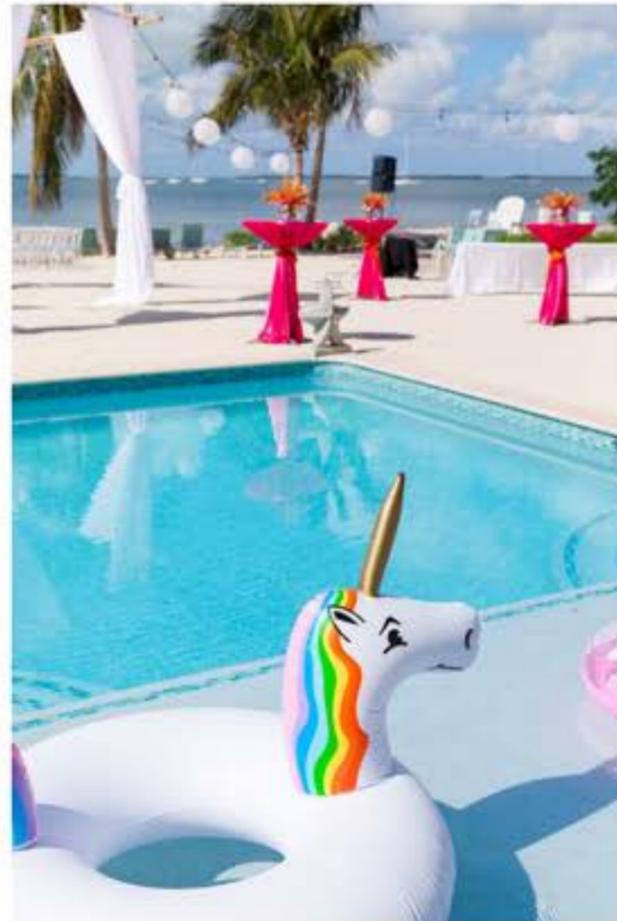
Conquer your fears and shock your guests with this romantic concept in Florida Keys wedding venues. A totally new, private, 3-acre estate nestled on an unknown secluded beach where you can enjoy private time for 4-days and 3-nights with your family and your friends. Turn your average destination wedding budget into a very private destination wedding event that everyone will remember for a lifetime. This four million dollar beach wedding project was built from the ground up to be a wedding venue with extreme privacy.

Hidden Beach

-  Private Estate.
-  Alcohol BYO.
-  On-Site Accommodations.
-  Live Video Tours Offered.

[GET VENUE PRICING](#)

 49 wedding reception photos



Do you include chairs and tables?

100 white resin padded wedding chairs and 10 six-foot in diameter round tables are included and delivered to one location on the morning of your event. Setup is done by your decorator. It is straightforward and inexpensive to change to different table shapes and sizes or to rent additional chairs if needed. Changing the style and color of chairs and tables to match your decor is simple and affordable.

Tables do not include linens. Linens are part of your decor package. Your decorator has full details.

What time does the wedding end?

Short answer, you can stay up and party all night. This isn't like a hotel or restaurant. It is your private wedding venue. There are no other guests. Nobody will tell you that the party is over. It is all yours and only yours 24 hours per day.

Are there noise curfews?

Let's not scare anybody. Yes, there are noise curfews throughout all the Florida Keys and most places in the United States. 11 PM Fridays and Saturdays. Other days is 10 PM. The limit includes hotels, restaurants, and private homes. But that doesn't mean you need to stop the party and go to bed. It means you have to be quiet enough that other people can. You are renting an enormous and very private wedding venue. You can play music and dance all night. Just turn down the volume, shut down the heavy bass and turn off the DJ's microphone so the sound isn't traveling for miles through residential areas and you won't have any problems.

Just a warning. The police can and do close down parties and fine the renters if there are complaints.

What is the most cost effective way to have my Florida destination wedding?

One word, midweek. You get the same venue with the same amenities, the same everything but at a much lower cost, plus hotel rooms are less expensive. And the best vendors are more likely to be available. It is a great deal.



Exhibit "D"

-----Original Message-----

From: greenandwhite09 <greenandwhite09@aol.com>

To: Williams-Steve <Williams-Steve@MonroeCounty-FL.Gov>; mcpherson-cynthia <mcpherson-cynthia@monroecounty-FL.gov>

Sent: Fri, Apr 20, 2018 5:02 pm

Subject: Noise Ordinance

To Whom It May Concern,

I am unable to attend the hearing set for 04/26/18 but I would to share the experiences we are having in our neighborhood.

On numerous occasions we have had to deal with the excessive noise coming from Key Largo Lighthouse Beach Weddings, including music and fireworks. My boys are usually in bed before 8:00pm. On Saturday 02/17/17 around 8:15pm my boys were startled out their sleep because of the fireworks. One of my boys thought a bomb was going off. This was just after the shootings in Parkland. He was so nervous he was unable to sleep soundly. On another occasion my daughter was downstairs in her room. I was telling her to turn down her music. As it turned out, the music was coming from the Key Largo Lighthouse Beach Weddings. It's not unusual to hear loud music and noise coming from this establishment.

We live here partly for the peace and quiet in the keys, and Pirates Cove in particular. This is not an occasional disturbance. It happens on a regular basis.

I appreciate your time. Please contact me if I can be of further assistance.

Thank you,

Lisa Stevens
[103 Long Ben Dr.](#)
[Key Largo, FL 33037](#)

