

## AGENDA

PLANNING COMMISSION  
MONROE COUNTY  
August 31, 2016  
10:00 A.M.

MARATHON GOV'T CENTER  
2798 OVERSEAS HIGHWAY  
MARATHON, FL 33050

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### COMMISSION:

Denise Werling, Chairman  
William Wiatt  
Elizabeth Lustberg  
Ron Miller  
Beth Ramsay-Vickrey

#### STAFF:

Mayte Santamaria, Sr. Director of Planning and Environmental Resources  
Steve Williams, Assistant County Attorney  
John Wolfe, Planning Commission Counsel  
Mike Roberts, Sr. Administrator, Environmental Resources  
Tiffany Stankiewicz, Development Administrator  
Emily Schemper, Comprehensive Planning Manager  
Kevin Bond, Planning & Development Review Manager  
Devin Rains, Sr. Planner  
Thomas Broadrick, Sr. Planner  
Barbara Bauman, Planner  
Janene Sclafani, Planner  
Gail Creech, Sr. Planning Commission Coordinator

### COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

- SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

- SWEARING OF COUNTY STAFF

### CHANGES TO THE AGENDA

- APPROVAL OF MINUTES: July 26, 2016

-  
-  
-

### MEETING

New Items:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR APRIL 13, 2016, THROUGH JULY 12, 2016, ROGO (4th QUARTER YEAR 24). ALLOCATION AWARDS WILL BE

ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2015-192)

[2015-192 SR PC 08.31.16.PDF](#)

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR APRIL 13, 2016, THROUGH JULY 12, 2016, NROGO (4th QUARTER YEAR 24). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2015-193)

[2015-193 SR PC 08.31.16.PDF](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO URBAN COMMERCIAL (UC), FOR PROPERTY LOCATED AT 31 OCEAN REEF DRIVE, KEY LARGO, OCEAN REEF CLUB, DESCRIBED AS A PARCEL OF LAND IN SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00081740.000400, AS PROPOSED BY ORU ASSOCIATES INC; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.

(File 2014-091)

[2014-091 SR PC 08.31.16.PDF](#)

[2014-091 Draft Ordinance.PDF](#)

[2014-091 FILE-rev.pdf](#)

[2014-091 Combined Survey.pdf](#)

4. Gulf Drive, Lot 12, Block 28, Key Largo Park PB3-62, Key Largo, Mile Marker 100.5: A public hearing concerning a request for a Variance of 10 feet from the required 25-foot primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the southeastern property line, and a variance of 10 feet from the required 20-foot rear yard setback along the northwestern property line. Approval would result in a primary front yard setback of 15 feet along the Gulf Drive right-of-way and a rear yard setback of 10 feet along the southeastern property line. The variance is requested for the development of a proposed single-family detached dwelling. The subject property is legally described as Lot 12, Block 28, Amended Plat of Key Largo Park, Plat Book 3, Page 62, Key Largo, Monroe County, Florida, having real estate number 00529300-000000.

(File 2016-060)

[2016-060 SR PC 08.31.16.PDF](#)

[2016-060-061 Addtl Comments.PDF](#)

[2016-060 FILE.PDF](#)

[2016-060 Recvd 04.25.16 C-0 Site Plan.pdf](#)

[2016-060 Recvd 04.25.16 Survey.PDF](#)

5. Gulf Drive, Lot 13, Block 28, Key Largo Park PB3-62, Key Largo, Mile Marker 100.5: A public hearing concerning a request for a Variance of 10 feet from the required 25-foot primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the southeastern property line, and a variance of 10 feet from the required 20-foot rear yard setback along the northwestern property line. Approval would result in a primary front yard setback of 15 feet along the Gulf Drive right-of-way and a rear yard setback of 10 feet along the southeastern property line. The variance is requested for the development of a proposed single-family detached dwelling. The subject property is legally described as Lot 13, Block 28, Amended Plat of Key Largo Park, Plat Book 3, Page 62, Key Largo, Monroe County, Florida, having real estate number 00529310-000000.

(File 2016-061)

[2016-061 SR PC 08.31.16.PDF](#)

[2016-060-061 Addtl Comments.PDF](#)

[2016-061 FILE.PDF](#)

[2016-061 Recvd 04.25.16 C-0 Site Plan.pdf](#)

[2016-061 Recvd 04.25.16 Survey.PDF](#)

6. Paul Maggi and Kathleen Ryzoc, 25 Buccaneer Drive, Key Largo, Mile Marker 98: A public hearing concerning a request for a Variance of 15 feet to the required 25-foot primary front yard setback, which is adjacent to the Buccaneer Drive right-of-way. Approval

would result in a primary front yard setback of 10 feet. The variance is requested for the development of a proposed single family dwelling. The subject property is legally described as Block 13, Lot 20, Pirates Cove subdivision (Plat Book 3, Page 18), Key Largo, Monroe County, Florida, having real estate number 00494430-000000.

(File #2016-102)

[2016-102 SR PC 08.31.16.PDF](#)

[2016-102 FILE.PDF](#)

[2016-102 Recvd 06.28.16 Survey.PDF](#)

7. Isle Investors, LLC, 5 Calle Dos, East Rockland Key, mile marker 9.5: A public hearing concerning a request for a Variance of 13 feet, 8 inches to the required 25-foot primary front yard non-shoreline setback, which is adjacent to Calle Dos right-of-way. Approval would result in a primary front yard setback of 11 feet, 4 inches. The variance is requested for the development of a proposed single family dwelling unit. The subject property is legally described as Lot 5, Rockland Village No. 2 (Plat Book 7, Page 17), East Rockland Key, Monroe County, Florida, having real estate number 00149011-000500.

(File 2016-091)

[2016-091 SR PC 08.31.16.PDF](#)

[2016-091 FILE.PDF](#)

[2016-091 Recvd 06.13.16 Site Plan.pdf](#)

[2016-061 Recvd 04.25.16 Survey.PDF](#)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

-  
BOARD DISCUSSION

-  
GROWTH MANAGEMENT COMMENTS

-  
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

---



## MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT  
*We strive to be caring, professional and fair*

To: Planning Commission

Through: Mayté Santamaria, Sr. Director of Planning and Environmental Resources *ms*

From: Tiffany Stankiewicz, Development Administrator

Date: August 18, 2016

Subject: Residential Dwelling Unit Evaluation Report for Quarter 4, Year 24  
Quarter 4, Year 24 (April 13, 2016 through July 12, 2016)

---

**Meeting Date: August 31, 2016**

1 This report has been prepared pursuant to Section 138-26 of the Land Development Regulations  
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the fourth  
3 quarter of year twenty-four which covers the period April 13, 2016 through July 12, 2016.  
4

5 **I) BACKGROUND INFORMATION:**  
6

7 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted  
8 Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The  
9 Ordinance became effective on July 13, 1992, and has been amended periodically.  
10

11 On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and  
12 subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West  
13 and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of  
14 Community Affairs signed the final order deciding the challenge on September 26, 2007  
15 (amended Final Order issued January 2, 2008). The Rate of Growth Ordinance (ROGO) utilizing  
16 the Tier System and overlays, made changes such as subarea boundary districts for allocation  
17 distribution, basis of scoring applications, and administrative relief.  
18

19 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO  
20 allocation scoring system regarding land dedications and Tier III properties containing wetlands  
21 adjacent to Tier 1 properties. The ordinance became effective on December 31, 2012.  
22

1 On April 13, 2016, the BOCC adopted Ordinance #005-2016, Monroe County Year 2030  
 2 Comprehensive Plan. The ordinance became effective on June 20, 2016. The updated  
 3 Comprehensive Plan in part revises ROGO. The new Comprehensive Plan provides for  
 4 additional and revised scoring criteria which will be implemented commencing July 13, 2016.  
 5 Additionally, changes include making all Affordable Housing allocations available and  
 6 establishing no more than one Tier I allocation every two years in the Big Pine Key and No  
 7 Name Key Subarea. The Year 25 ROGO report will reflect these updates.

8  
 9 The following background information regarding applications reviewed this quarter is divided  
 10 into subarea districts: A) Lower Keys Subarea and Upper Keys Subarea and B) Big Pine Key  
 11 and No Name Key Subarea.

12  
 13 **A. Applications reviewed this quarter for Lower & Upper Keys Subareas:**  
 14

	Market Rate	Affordable Housing
*Lower Keys	17	4
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	20	25
****Upper Keys (Adm. Relief)	0	0
<b>TOTAL</b>	<b>37</b>	<b>29</b>

- 15  
 16 \* 2-application rollovers or reapplications from previous quarters.  
 17 \*\* 0 applications are rollovers or reapplications from previous quarters.  
 18 \*\*\* 2-application rollovers or reapplications from previous quarters.  
 19 \*\*\*\* 0 applications are rollovers or reapplications from previous quarters.  
 20

21 **B. Big Pine Key and No Name Key Subarea:**  
 22

- 23 1) On June 23, 1992, the Monroe County Board of County Commissioners adopted  
 24 Ordinance 016-1992, implementing the Residential Dwelling Unit Allocation  
 25 System. The ordinance became effective on July 13, 1992 and has been amended  
 26 from time to time.  
 27  
 28 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida  
 29 Department of Community Affairs, the U.S. Fish and Wildlife Service, and the  
 30 Florida Fish and Wildlife Conservation Commission signed a Memorandum of  
 31 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and  
 32 other protected species in the project area.  
 33  
 34 3) The Livable Communikeys Program (LCP), Master Plan for Future Development  
 35 of Big Pine Key and No Name Key was adopted on August 18, 2004 under  
 36 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential  
 37 dwelling units over a 20-year period at a rate of approximately 10 units per year.  
 38 A minimum of twenty percent of the 10 units per year are to be set aside for  
 39 affordable housing development. Below is a table tracking LCP allocations  
 40 remaining at the conclusion of Quarter 3 Year 24.

1

Liveable Communikeys Master Plan (LCP) 2003-2023					
	Beginning Balance	Allocated through Quarter 3 Year 24	Balance of LCP Allocations *	Deferred Allocations	Balance including Deferred Allocations
<b>Market Rate Allocations</b>	160	115	47	0	47
<b>Affordable Housing Allocations</b>	40	10	18	0	18
<b>Totals</b>	200	125	65	0	65

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

- 1) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no more than five percent of all residential units permitted over the 20-year planning period (*i.e.*, a maximum of 10 units) or a total of H = 0.022 (two percent of the total H), whichever results in the lower H. Development in Tier 1 is tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan that established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-2009).
- 2) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point system. The ordinance became effective on February 5, 2006.
- 3) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth Management Division), The Florida Department of Transportation, and The Florida Department of Community Affairs. The ITP allows the issuance of 200 new residential units through the year 2023.
- 4) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County, Growth Management Division, the Florida Department of Transportation, and the Florida Department of Community Affairs) to ensure that the take of the covered species is minimized and mitigated. The permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.
- 5) The ITP provides specific development limitations on Big Pine Key and No Name Key, including, but not limited to:
  - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20-year life of the HCP shall not exceed H=1.1.
  - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.
  - New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.

- New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
- New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or H=0.022 whichever results in a lower H.
- No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 31, 2015 (12 years into the 20-year permit), the County has issued 103 allocations of the 200 building permits allowed to be issued. The properties comprise 38.3% (0.4208 H) of the total 1.1 ‘H’ allowed, while 89.3% (2.9462 ‘H’) of the total 3.3 ‘H’ mitigation required by the HCP and ITP has been acquired.

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine Key and No Name Key. ROGO allocations for 4 dwelling units totaling 0.0074 H have been issued to date, with 4 of these allocations resulting in building permits and certificate of occupancy totaling 0.0074 ‘H’.

6) **Applications reviewed this quarter for the Big Pine Key and No Name Key Subarea:**

	Market Rate	Affordable Housing
*Big Pine Key and No Name Key	20	0

\* 19 applications are rollovers or reapplications from previous quarters.

**II) ALLOCATION FACTORS:**

- Pursuant to Section 138-24 the number of annual allocations available is 197.
- Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.
- Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.
- Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.
- Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys Subarea and no more than three (3) in the Lower Keys Subarea. The ITP limits Big Pine

1  
2  
3  
4

Key and No Name Key Subarea to ten (10) allocations over a twenty year period or H =0.0220 whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Name	Allocation type	Quarter, Year	Real Estate Number	H-value	Permit Issue Date	Certificate of Occupancy (C/O) Date	Current Status	Tier 1 Allocations Update	
Limited to a maximum 10 or H=.022 whichever is lower over the life of the ITP.	Big Pine	95101813		Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	6/1/2005	9/4/2012	C/O	Big Pine/No Name Keys Subarea: Used 7 not including expireds (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0160 (since Dec. 27, 2004).	
	Big Pine	96101622		Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	5/1/2006	3/6/2008	C/O		
	Big Pine	03102303		Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	4/29/2008	8/4/2010	C/O		
	Big Pine	97101361		Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	12/16/2009	3/29/2012	C/O		
	No Name	96101472 (Not used)	Schleu, Vivienne	Market Rate	Q2Y19 (2011)	00319494.001300				Not Issued		Expired
	No Name	96101470	Schleu, Vivienne	Market Rate	Q2Y20 (2012)	00319494.001000				Not Issued		Expired (7/22/2015)
	No Name	96101469	Schleu, Vivienne	Market Rate	Q2Y20 (2012)	00319494.000900				Not Issued		Expired (7/22/2015)
	No Name	96101464	Schleu, Vivienne	Market Rate	Q3Y20 (2012)	00319494.000500				Not Issued		Expired (7/22/2015)
	No Name	96101463	Schleu, Vivienne	Market Rate	Q4Y20 (2012)	00319494.000400				Not Issued		Expired (7/22/2015)
	No Name	96101473	Schleu, Vivienne	Market Rate	Q4Y20 (2012)	00319494.001400				Not Issued		Expired (7/22/2015)
	No Name	96101462	Schleu, Vivienne	Market Rate	Q4Y21 (2013)	00319494.000300				Not Issued		Expired (1/30/2016)
	No Name	96101461	Schleu, Vivienne	Market Rate	Q2Y22 (2014)	00319494.000200				Not Issued		Expired (1/30/2016)
	No Name	96101460	Schleu, Vivienne	Market Rate	Q2Y22 (2014)	00319494.000100				Not Issued		Expired (1/30/2016)
	No Name	96101465	Schleu, Vivienne	Market Rate	Q3Y22 (2014)	00319494.000600				Not Issued		Expired (1/30/2016)
No Name	96101467	Schleu, Vivienne	Market Rate	Q2Y24 (2016)	00319494.000700	0.0034			Not Issued	Expire (9/5/2016)		
No Name	96101468	Schleu, Vivienne	Market Rate	Q2Y24 (2016)	00319494.000800	0.0025			Not Issued	Expire (9/5/2016)		
No Name	96101471	Schleu, Vivienne	Market Rate	Q2Y24 (2016)	00319494.001100	0.0027			Not Issued	Expire (9/5/2016)		
<b>Subarea Lower: Begin July 14, 2015-July 12, 2016 (Year 24)</b>							0.0160					
Lower Keys maximum annual allocations in Tier 1 is limited to 3.							Lower Keys: Used 0 out of the 3 allowed in Year 24.					
<b>Subarea Upper: Begin July 14, 2015-July 12, 2016 (Year 24)</b>												
Upper Keys maximum annual allocations in Tier 1 is limited to 3.	Largo	10303865	Dietrich, Susanne	Market Rate	Q2Y24 (2016)	00569041.010000						
	Largo	15303881	TD Group Holdings LL	Market Rate	Q3Y24 (2016)	00448380.000000						
	Largo	16300046	Guerrero, Jose	Market Rate	Q3Y24 (2016)	00522250.000000						

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and the Incidental Take Permit:

- 1) Within the Big Pine Key and No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or H=0.0220, whichever results in a lower H over the life of the ITP (2003-2023). A review of the H-impacts used to date (0.0160), shows 0.0006 H remains available for Tier 1 (H limit of 0.0220 - 0.0160 H used = 0.0006).
  - 2) Lower Keys Subarea has three Tier 1 allocations available in Year 24; and
  - 3) Upper Keys Subarea has three Tier 1 allocations available in Year 24.
- F. Item G5 in the ITP specifies, "New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas is limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H-0.0220, whichever results in a lower H."

- 1 G. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent  
 2 of all residential units permitted over the twenty year planning period (i.e., a maximum of  
 3 10 units) or a total H-0.0220 (two percent of the total H), whichever results in a lower H.  
 4  
 5 H. Monroe County Code Section 138-24(a)(5) Big Pine Key and No Name Key states:  
 6 All allocation awards on Big Pine Key and No Name Key are subject to the provisions of  
 7 the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer  
 8 and other covered species, which may affect ROGO allocations under this article.  
 9  
 10 I. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as  
 11 provided for in this division, an allocation award shall expire when its corresponding  
 12 building permit is not picked up after sixty (60) days of notification by certified mail of  
 13 the award or, after issuance of the building permit, upon expiration of the permit or after  
 14 failure of the applicant to submit required plan revisions by the required date set for in  
 15 subsection (j).  
 16

**Table shows: Un-used/Expired Allocation Awards Year 24 Quarter through 2**

Year,Quarter	Subarea	Permit #	Name	Key	Real Estate Number	Tier
Y24 Q2	Upper	15300845	TNT Funding LLC	Largo	00447610.000000	3-A
Y24 Q2	Upper	14300626	Martin, Sharon	Largo	00473700.000000	3-A

- 17  
 18  
 19 J. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market  
 20 Rate and 71 Affordable Housing).  
 21

**Year 24 Allocation Allotment Breakdown by Quarter (July 14, 2015 –July 12, 2016)**

<b>Market Rate:</b>	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Lower Keys	57	14	14	14	15
Big Pine Key and No Name Key	8	2	2	2	2
Upper Keys	61	15	15	15	16
Total:	126	31	31	31	33
<b>Affordable Housing***:</b>					
Big Pine/No Name Keys	6*				
Lower/Upper Keys	220**				

24 Beginning balances for table on previous page:

25 \*Big Pine Key and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1)  
 26 very low, low, & median income (8 allocations rollover from Year 23 + 1 new allocation for Year 24 = 9 allocations) and 2)  
 27 moderate income (8 allocations rollover from Year 23+ 4 Expired allocations + 1 new allocation for Year 24 = 13 allocations). On  
 28 September 16, 2015, the Board of County Commissioners approved Resolution 249-2015 reserving 16 allocation awards (8  
 29 moderate income and 8 median income) for Dick Beal aka Caya Placa for property with real estate number 001110780.000000.  
 30

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19

Therefore, after the reservation the affordable housing allocation breakdown is 1) very low, low, & median income (5 allocations) and 2) moderate income (1 allocation); and

\*\*unincorporated Monroe County excluding the Big Pine and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (122 allocations rollover from Year 23 + 34.5 new allocation for Year 24 = 156.5) allocations and 2) moderate (111 allocations rollover from Year 23 + 34.5 new allocation for Year 24 = 145.5) allocations. On September 16, 2015, the Board of County Commissioners approved two Inter-local Agreements with the City of Marathon for the following: 1) Vaca Bay Senior Apartments 46 from the very low/low income categories and 2) Anchorage Homes 36 from the very low/low income categories. Therefore, after the transfer of allocations agreed to in the Interlocal Agreements the affordable housing allocation breakdown is 1) very low, low, & median income (74.5 allocations) and 2) moderate income (145.5 allocations);

\*\*\* The BOCC adopted the Monroe County 2030 Comprehensive Plan April 13, 2016 which modified the availability of Affordable Housing Allocations. All Affordable Housing allocations are available now. The next quarterly report will be adjusted to reflect the actual totals available.

K. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to the basic allocation available by subarea such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.

Table shows Total Market Rate Allocation Awards Available for ROGO Year 24 Qrt 4 (July 12, 2015-July 12, 2016)				
	Un-Used Market Rate Allocations Qrt 1-Qtr 3	Regular Market Rate Allocations for Qrt 4	Expired Market Rate Allocations from Year 24 through Quarter 2	Total Market Rate Allocations Available for Qrt 4
Lower Keys Subarea	0	15	0	15
Big Pine/No Name Key Subarea	0	2	0	2
Upper Keys Subarea	1	16	2	19
<b>Total Allocations</b>	<b>1</b>	<b>33</b>	<b>2</b>	<b>36</b>

20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

L. Florida Administrative Rule 28-20.140 Comprehensive Plan (2)(b) states: “The number of permits issued annually for residential development under the Rate of Growth Ordinance shall not exceed a total annual unit cap of 197, plus any available unused ROGO allocations from a previous ROGO year. Each year’s ROGO allocation of 197 units shall be split with a minimum of 71 units allocated for affordable housing in perpetuity and market rate allocations not to exceed 126 residential units per year. Unused ROGO allocations may be retained and made available only for affordable housing and Administrative Relief from ROGO year to ROGO year. Unused allocations for market rate shall be available for Administrative Relief. Any unused affordable allocations will roll over to affordable housing. A ROGO year means the twelve-month period beginning on July 13.

Table shows Total Market Rate Allocations Unused ROGO Years 19-23 available for Administrative Relief per Florida Administrative Rule 28-20.140.							
	Unused Market Rate from Yr 19	Unused Market Rate from Yr 20	Unused Market Rate from Yr 21	Unused Market Rate from Yr 22	Unused Market Rate from Yr 23	Unused Market Rate from Yr 24	Total Unused Market Rate Allocations
Lower Keys Subarea	11	44	14	22	7	0	98
Big Pine/No Name Key Subarea	0	0	0	0	0	0	0
Upper Keys Subarea	0	0	0	14	15	2	31
<b>Total Allocations</b>	<b>11</b>	<b>44</b>	<b>14</b>	<b>36</b>	<b>22</b>	<b>2</b>	<b>129</b>

Note: This table does not include all expired market allocations and may be revised to included expired allocation awards.

34  
35

1 **III) EVALUATION AND RANKING:**  
2

3 The evaluation of the allocation applications was performed by the Planning &  
4 Environmental Resources Department pursuant to Monroe County Code and  
5 Comprehensive Plan. Positive and negative points were granted in compliance with the  
6 evaluation criteria contained in Comprehensive Plan Policy 101.5.4 and Section 138-28 of  
7 the LDRs for the Lower, Upper Keys, and Big Pine Key and No Name Key Subarea. An  
8 evaluation report has been provided in accordance with Monroe County Code Section 138-  
9 26.

10  
11 Based on the total points scored, each allocation was ranked by subarea. If applications  
12 received identical scores, they were first ranked by date and time. Please note that any  
13 excess allocations approved must be deducted from the next quarterly allocation period  
14 pursuant to Monroe County Code Section 138-26(e).  
15

16 **IV) RECOMMENDATIONS:**  
17

18 **A. Market Rate Allocations Quarter 4 Year 24:**  
19

20 The number of applications in the Lower Keys, Big Pine Key and No Name Keys, and  
21 Upper Keys Subareas was greater than the quarterly allocation awards available. Per  
22 Section 138-26(b)(7) of the code, the rankings indicate which applications are within the  
23 quarterly allocation, and those applications whose rankings puts them outside the quarterly  
24 allocation. An additional page is attached which identifies the location of each proposed  
25 allocation by island and subdivision.  
26

27 **The Market Rate applications recommended for Quarter 4 Year 24 approval that  
28 are within the quarterly allocations are as follows:**  
29

30 Lower Keys: Applicants ranked 1 through 15.  
31

32 Lower Keys Administrative Relief: No Applicants.  
33

34 Big Pine Key/No Name Key: Applicant ranked 1 through 2 is recommended for  
35 allocation award subject to mitigation availability at the time of permitting.  
36

37 Upper Keys: Applicants ranked 1 through 17.  
38

39 Upper Keys Administrative Relief: No Applicants.  
40

41 **B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 4 Year 24:**  
42

43 There are two affordable housing allocation categories: 1) very low, low, & median  
44 income and 2) moderate income. A total of 220 affordable housing allocations are  
45 available in the two categories 1) very low income, low income and median income (74.5  
46 allocations) and 2) moderate income (145.5 allocations). The Planning Commission may  
47 amend the ratio proportions for affordable housing during any ROGO quarter pursuant to  
48 MCC §138-24(a)(4).

1 There were twenty-nine (29) affordable housing applications submitted this quarter in the  
2 moderate income category and there were zero (0) affordable housing applications  
3 submitted this quarter in the very low, low & median income category.  
4

5 Twenty-nine (29) moderate income affordable housing allocations are recommended for  
6 approval.  
7

8 **C. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 4**  
9 **Year 24:**  
10

11 There are two affordable housing allocation categories: 1) very low, low, & median  
12 income and 2) moderate income. A total of 6 affordable housing allocations are available  
13 in the two categories 1) very low income, low income and median income (5 allocations)  
14 and 2) moderate income (1 allocation). The Planning Commission may amend the ratio  
15 proportions for affordable housing during any ROGO quarter pursuant to MCC §138-  
16 24(a)(4).  
17

18 There were zero (0) affordable housing applications submitted this quarter in the  
19 moderate income category and there were zero (0) affordable housing applications  
20 submitted this quarter in the very low, low & median income category.

**MARKET RATE  
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS - YEAR 24, QUARTER 4 (APRIL 13, 2016 TO JULY 12, 2016)**

Tier Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
MARKET RATE DWELLING UNITS																						
1	*	16102806 Ruiz, Christina	27-Apr-16	10:15 AM	Sugarloaf	Orchid Park	40		00166977.004000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
2	*	16201540 Scott Allen Investment	3-May-16	2:00 PM	Duck	Amd. Plat Harbour Island	25 & 25A		00376951.002700	3	30	0	0	0	0	0	0	4	0	N/A	0	34
3	*	16102568 PP Keys February 16 LLC	25-May-16	9:00 AM	Ramrod	Ramrod Shores 2nd Add.	82		00209940.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
4	*	16102063 Boumerhi, Pierre	25-May-16	12:00 PM	Ramrod	Breezeswept Beach Estates	4	1	00200820.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
5	*	16101289 Keegan, Paul	27-May-16	1:30 PM	Little Torch	Mates Beach No. 3	79		00219770.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
6	*	15106223 DC Miller Consulting Inc.	16-Jun-16	10:43 AM	Big Coppitt	Gulcrest Park Plat 2	19	9	00158510.000100	3	30	0	0	0	0	0	0	4	0	N/A	0	34
7	*	16102615 Clarke, Jerod	16-Jun-16	2:30 PM	Sugarloaf	Orchid Park	47		00166977.004700	3	30	0	0	0	0	0	0	4	0	N/A	0	34
8	*	16102651 Drive In Homebuilders LLC	22-Jun-16	1:57 PM	Stock Island	Maloney		pt 59	00127400.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
9	*	16103704 Hill Homes LLC	24-Jun-16	9:30 AM	Big Coppitt	Coppitt Ext.	9		00151120.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
10	*	16103886 Boumerhi, Pierre	7-Jul-16	11:00 AM	Ramrod	Breezeswept Beach Estates	19	8	00203550.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
11	*	15205310 Aldama, Ivan	8-Jul-16	2:40 PM	Duck	Center Island Sec 2 Pt 1 Toms Harbour	16	3	00379620.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
12	*	16101384 Key Haven Estates, LLC	11-Jul-16	10:52 AM	Key Haven	Key Haven Estates	30		00141132.003000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
13	*	16101888 Bennett, Heather	23-May-16	9:56 AM	Sugarloaf	Vacation Harbour	34		00172061.003400	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
14	*	16103630 Liz II, Ernest	24-Jun-16	9:33 AM	Sugarloaf	Indian Mound Estates	28	8	00170540.000000	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
15	*	15100867 Passalino, James	12-Jul-16	3:00 PM	Shark	Shark Key Amd. & Rev.	3	2	00159252.000900	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
16		13103520 Sampson, Nathanel	24-Feb-14	11:30 AM	Sugarloaf	N Sugarloaf Acres Sec 2	27	13	00117510.005601	1	10	0	0	0	0	0	0	4	2	N/A	0	16
17	@	15201297 Merrill Property Division Tru	13-Oct-15	2:10 PM	Tom's Harbour		Govt 1,2,3,4		00098970.000000	1	10	0	0	0	8	0	-4	0	0	N/A	2	16

\* Indicates a ranking sufficient to receive an allocation award.  
 @ Indicates a ranking subject to additional reviews and approvals.  
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.  
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.  
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**ADMINISTRATIVE RELIEF  
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS - YEAR 24, QUARTER 4 (APRIL 13, 2016 TO JULY 12, 2016)**

Date and Time of Application											Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
Tier Rank	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#													
<b>MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)</b>													-3	-5	4		6	-4	4	1	2	up to 2	Total
<p>* Indicates a ranking sufficient to receive an allocation award.            @ Indicates a ranking subject to additional reviews and approvals.            Point evaluation criteria pursuant to Monroe County Code Section 138.28.            Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.            Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**MARKET RATE  
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 24, QUARTER 4 (APRIL 13, 2016 TO JULY 12, 2016)**

Tier Rank	Permit #	Name	Date and Time of Application				Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/ AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
			-3	-5	6	-4								4	1									
1	*	16300568	Alsina, Emmanuel	3-May-16	12:45 PM	Largo	Largo Sound Park	20	12	00472830.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
2	*	16301639	Posada, Gustavo	16-May-16	02:58 PM	Largo	Bay Harbor Amd	48	1	00489570.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
3	*	15305136	Del Fante, Susan	18-May-16	11:15 AM	Largo	Anglers Park	21	2	00551260.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
4	*	16302739	Fried, Hal	18-May-16	02:41 PM	Largo	Holiday Homesites	1	3	00530380.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
5	*	15305578	Mederos, Adrian	19-May-16	12:30 PM	Largo	Rock Harbor Estates	10	4	00519830.000100	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
6	*	15303072	Gotta Luv It Investments LLC	25-May-16	11:35 AM	Largo	Pamela Villa	12	1	00463750.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
7	*	16302627	Ginjauma, Jesus	2-Jun-16	10:15 AM	Largo	Ocean Park Village	18	3	00445960.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
8	*	16302181	Horstfly Key Largo LLC	8-Jun-16	01:48 PM	Largo	Winston Waterways No. 2 Amd	5	9	00547211.004100	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
9	*	15306014	Perez, Ramon	9-Jun-16	12:00 PM	Largo	Cross Key Waterway Est. Sec. 3	4	2	00468473.002400	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
10	*	14304355	Abit Holdings LLC	16-Jun-16	11:47 AM	Largo	Largo Sound Village	20	7	00475350.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
11	*	16302903	Fernandez, Jr., Juan	12-Jul-16	02:28 PM	Largo	Bahia Mar Estates	4	4	00543910.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
12	*	16303571	Higuera-Castro, Maria	6-Jul-16	10:00 AM	Largo	Twin Lakes 2nd Add.	26		00551005.000200	3	30	0	0	0	0	0	-4	4	0	N/A	0	30	
13	*	16301053	West, Sharon	12-Jul-16	04:40 PM	Largo	Pirates Cove 1st Add.	1	19	00495600.000000	3	30	0	0	0	0	0	-4	4	0	N/A	0	30	
14	*	16300972	Perez, Mirtha	27-Apr-16	02:45 PM	Largo	Key Largo Beach	18	1	00501240.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24	
15	*	14304363	Abit Investments LLC	16-Jun-16	10:45 AM	Largo	Harris Ocean Park Estates	4	1	00446950.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24	
16	*	16302517	Teach, Miles	19-Jun-16	11:30 AM	Largo	Harris Ocean Park Estates	36	2	00447500.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24	
17	*	16303592	Teach, Miles	21-Jun-16	10:28 AM	Largo	Harris Ocean Park Est.	37	2	00447510.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24	
18		15305904	Gotta Luv It Inv. LLC	8-Apr-16	10:45 AM	Largo	Harris Ocean Park Estates	7	4	00448140.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14	
19		15305905	Gotta Luv It Inv. LLC	8-Apr-16	10:46 AM	Largo	Harris Ocean Park Estates	8	4	00448150.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14	
20		16304336	Douma, Tim	8-Jul-16	03:00 PM	Largo	Gulfstream Shores	18	6	00565810.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14	

\* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

M Indicates additional issues to be monitored and addressed prior to permit issuance.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**ADMINISTRATIVE RELIEF  
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND  
ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 24, QUARTER 4 (APRIL 13, 2016 TO JULY 12, 2016)**

Date and Time of Application											Tier	Tier Pts	Wetlands: Tier	Wetlands: Tier	Lot Agg Pts. Sec.	Land Ded Sec.	Mkt in Emp./AFH	Flood	BAT/A	First	Each Add.	Payment to	
Tier Rank	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Designation	138-28(1)	III adj to Tier I with > 50%	III adj to Tier I with < 50%	138-23(4)	138-23(5)	project Sec. 138-23(6)	Zone 'V'	WT	Four Years	Years Sec. 138-23(12)	Acq. Fund	
												-3	-5	4			6	-4	4	1	2	up to 2	Total
<b>MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)</b>																							
<p>* Indicates a ranking sufficient to receive an allocation award.            @ Indicates a ranking subject to additional reviews and approvals.            Point evaluation criteria pursuant to Monroe County Code Section 138.28.            Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.            Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR UPPER AND LOWER KEYS - YEAR 24, QUARTER 4 (APRIL 13, 2016 TO JULY 12, 2016)**

Rank	Permit #	Name	Date and Time of Application				Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
			Date	Time	Key																		
<b>AFFORDABLE DWELLING UNITS</b> <b>Very Low, Low, Median Income</b>  <b>No applicants under Very Low, Low, Median Income</b>  <b>AFFORDABLE DWELLING UNITS</b> <b>Moderate Income</b>																							
1	*@	16300011	Vioces for Florida Key Childrens	25-May-16	02:41 PM	Largo		Pt 37	00087390.000100	3	30	0	0	0	0	0	0	4	N/A	0	N/A	34	
2	*@	16101395	Future Investments of KW, LLC	28-Jun-16	09:05 AM	Stock Island	Maloney	Pt Block 41	00125420.000000	3	30	0	0	0	0	0	0	4	N/A	0	N/A	34	
3	*@	16101404	Future Investments of KW, LLC	28-Jun-16	09:06 AM	Stock Island	Maloney	Pt Block 41	00125420.000000	3	30	0	0	0	0	0	0	4	N/A	0	N/A	34	
4	*@	16101405	Future Investments of KW, LLC	28-Jun-16	09:07 AM	Stock Island	Maloney	Pt Block 41	00125420.000000	3	30	0	0	0	0	0	0	4	N/A	0	N/A	34	
5	*@	16101407	Future Investments of KW, LLC	28-Jun-16	09:08 AM	Stock Island	Maloney	Pt Block 41	00125420.000000	3	30	0	0	0	0	0	0	4	N/A	0	N/A	34	
6	*@	15303613	PL Ocean Residence Holding, LLC	8-Jul-16	03:00 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
7	*@	15303612	PL Ocean Residence Holding, LLC	8-Jul-16	03:01 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
8	*@	15303611	PL Ocean Residence Holding, LLC	8-Jul-16	03:02 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
9	*@	15303610	PL Ocean Residence Holding, LLC	8-Jul-16	03:03 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
10	*@	15303607	PL Ocean Residence Holding, LLC	8-Jul-16	03:04 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
11	*@	15303606	PL Ocean Residence Holding, LLC	8-Jul-16	03:05 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
12	*@	15303605	PL Ocean Residence Holding, LLC	8-Jul-16	03:06 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
13	*@	15303604	PL Ocean Residence Holding, LLC	8-Jul-16	03:07 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
14	*@	15303602	PL Ocean Residence Holding, LLC	8-Jul-16	03:08 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
15	*@	15303600	PL Ocean Residence Holding, LLC	8-Jul-16	03:09 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
16	*@	15303596	PL Ocean Residence Holding, LLC	8-Jul-16	03:10 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
17	*@	15303595	PL Ocean Residence Holding, LLC	8-Jul-16	03:11 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
18	*@	15303642	PL Ocean Residence Holding, LLC	8-Jul-16	03:12 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
19	*@	15303640	PL Ocean Residence Holding, LLC	8-Jul-16	03:13 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
20	*@	15303638	PL Ocean Residence Holding, LLC	8-Jul-16	03:14 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
21	*@	15303637	PL Ocean Residence Holding, LLC	8-Jul-16	03:15 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
22	*@	15303636	PL Ocean Residence Holding, LLC	8-Jul-16	03:16 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
23	*@	15303635	PL Ocean Residence Holding, LLC	8-Jul-16	03:17 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
24	*@	15303631	PL Ocean Residence Holding, LLC	8-Jul-16	03:18 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
25	*@	15303628	PL Ocean Residence Holding, LLC	8-Jul-16	03:19 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
26	*@	15303625	PL Ocean Residence Holding, LLC	8-Jul-16	03:20 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
27	*@	15303622	PL Ocean Residence Holding, LLC	8-Jul-16	03:21 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
28	*@	15303620	PL Ocean Residence Holding, LLC	8-Jul-16	03:22 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	
29	*@	15303618	PL Ocean Residence Holding, LLC	8-Jul-16	03:23 PM	Largo		Pt 8/15	00090810.000000	3	30	0	0	0	0	0	0	0	N/A	0	N/A	30	

\* Indicates a ranking sufficient to receive an allocation award.  
 @ Indicates a ranking subject to additional reviews and approvals.  
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.  
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.  
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**MARKET RATE  
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
BIG PINE KEY and NO NAME KEY - YEAR 24, QUARTER 4 (APRIL 13, 2016 TO JULY 12, 2016)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded. Sec. 138-23(5)	Payment to Acq. Fund	Mkt in Emp./AFH project Sec. 138-23(6)	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec. 138-23(12)	Total
<b>MARKET RATE DWELLING UNITS</b>																									
1	*	14101545	Wise, Alan	14-Jul-14	1:45 PM	Big Pine	Pine Channel Estates Sec. 2	27	6	00249560.000000	3	20	0	0	0	0	0	0	0	0	4	0	1	N/A	25
2	*	15101689	Wheeler, Charles	7-May-15	10:00 AM	Big Pine	Pine Channel Est. Sec. 2	15	4	00248540.000000	3	20	0	0	0	0	0	0	0	0	4	0	1	N/A	25
3		15103163	Miller, Rochele	10-Jul-15	9:09 AM	Big Pine	Cahill Pines & Palms	14	6	00244810.000000	3	20	0	0	0	0	0	0	0	0	4	0	1	N/A	25
4		16101245	Hansen, Keith	11-Mar-16	10:15 AM	Big Pine	Cahill Pines & Palms	21	7	00245260.000000	3	20	0	0	0	0	0	0	0	0	4	0	0	N/A	24
5		16101284	Boumerhi, Pierre	13-May-16	1:00 PM	Big Pine	Cahill Pines & Palms	10	7	00245150.000000	3	20	0	0	0	0	0	0	0	0	4	0	0	N/A	24
6		14102226	Anchor CNGO Corp.	13-Jun-14	10:47 AM	Big Pine	Hollerich	32		00285380.000000	3	20	0	0	0	0	0	0	0	0	0	0	2	N/A	22
7		14103524	Severson, Joshua	29-Aug-14	11:04 AM	Big Pine	Atlantis Estates	26		00285491.002600	3	20	0	0	0	0	0	0	0	0	0	0	1	N/A	21
8		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	4	0	4	12	20
9		06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	-4	4	10	20
10		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	4	0	4	N/A	18
11		05105438	Derovanessian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	12	16
12		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
13		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
14		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
15		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
16		12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
17	@	14102030	Strickland, Stephen	21-Sep-15	10:10 AM	Big Pine	Doctors Arm 1st Add	1 & 2	7	00312020.000000	2	10	0	0	0	0	3	0	0	0	0	0	0	N/A	13
18		15103055	Booher, David	12-Aug-15	2:20 PM	Big Pine	Doctors Arm 3rd Add. Sec. A	13		00312571.001400	2	10	0	0	0	0	0	0	0	0	0	0	0	N/A	10
19		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	4	0	4	N/A	8
20		15104795	Radenhausen, Keith	9-Oct-15	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	6	37	00293150.000000	1	0	0	0	0	0	0	0	0	0	4	0	0	N/A	4

\* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.  
 \*D Indicates a ranking deferred due to pending ongoing litigation with the County (see Galleon Bay v. Monroe County and State of Florida, Circuit Court Case NO. CA-K-02-595) and until ownership issues are resolved.  
 \*C Indicates a correction made to the Building Permit number from 07102238 to 07102237 to correspond to legal description on both Building and Planning Applications.  
 @ Indicates a ranking subject to additional reviews and approvals.  
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.  
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.  
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.  
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
BIG PINE KEY AND NO NAME KEY  
YEAR 24, QUARTER 4 (APRIL 13, 2016 TO JULY 12, 2016)**

Rank	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Payment to Acq. Fund	Mkt in Emp./AFH project Sec. 138-23(6)	BAT/AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec. 138-23(12)	Total
<p><b>AFFORDABLE DWELLING UNITS</b> Very Low, Low, Median Income</p> <p>No applicants under Very Low, Low, Median Income</p> <p><b>AFFORDABLE DWELLING UNITS</b> Moderate Income</p> <p>No applicants under Moderate Income</p>																									
<p>* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p>																									
<p>New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0. The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																									



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Monroe County Planning Commission

From: Mayté Santamaria, Sr. Director of Planning and Environmental Resources *ms*  
Tiffany Stankiewicz, Development Administrator

Date: August 18, 2016

Subject: Non-Residential Floor Area Evaluation Report (NROGO)  
Quarter 4, Year 24 (April 13, 2016 through July 12, 2016)

---

**Meeting Date: August 31, 2016**

1 I BACKGROUND:

2  
3 Monroe County Code, Chapter 138, Article III (Sections 138-47 through 138-55) establishes the  
4 Nonresidential Rate of Growth Ordinance (NROGO) and the procedure for allocating the non-  
5 residential floor area.

6  
7 On June 9, 2006, the Federal Fish and Wildlife Service Incidental Take Permit (ITP) #TE083411-0  
8 was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of  
9 Transportation, and 3) Florida Department of Community Affairs for the Threatened and Endangered  
10 Species Incidental Take Permit (ITP) since the permittees have defined the geographic area covered  
11 by their Habitat Conservation Plan (HCP) on Big Pine/No Name Key. The ITP requires the  
12 Permittees to ensure that the take of the covered species is minimized and mitigated. The Permittees  
13 are responsible for meeting the terms and conditions of the ITP and implementing the HCP.

14  
15 On March 15, 2006, the Board of County Commissioners adopted Ordinance 011-2006 to implement  
16 the Tier System, and subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and  
17 Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary,  
18 Department of Community Affairs signed the final order (Final Order DCA07-GM166 for DOAH  
19 Case No. 06-2449GM) deciding the challenge on September 26, 2007.

20  
21 The Tier System made changes such as separate districts for allocation distribution, basis of scoring  
22 applications, and administrative relief. The districts are: A) Lower/Upper Keys and B) Big Pine/No  
23 Name Key for NROGO.

1 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the NROGO allocation  
 2 scoring system regarding land dedications and Tier III properties containing wetlands adjacent to  
 3 Tier 1 properties. The ordinance became effective on December 31, 2012.  
 4

5 On April 17, 2013, the BOCC adopted Ordinance #019-2013, and Ordinance #020-2013, revising  
 6 the NROGO allocation system. The ordinance became effective on July 13, 2013. The amendments  
 7 adopted in April 2013, simplified the NROGO permit allocation system process by:

- 8 • allowing applicants to acquire NROGO awards in less time (up to 4 times a year vs. up to 2  
 9 times a year);
- 10 • increasing the maximum amount of de minimis expansion from 100 sq. ft. to 1,000 sq. ft. for  
 11 new and existing nonresidential developments with an allocation awarded by building permit  
 12 (no competition);
- 13 • commencing NROGO Year 22 (July 13, 2013), distributing the annual NROGO allocation  
 14 proportionately to each of the three ROGO subareas: Upper (239 sq. ft. X 96 DU = 22,944 sq.  
 15 ft.); Lower (239 sq. ft. X 91 DU = 21,749 sq. ft.); and Big Pine/No Name (239 sq. ft. X 10  
 16 DU = 2,390 sq. ft.);
- 17 • increasing the maximum amount of a NROGO allocation from 2,500 sq. ft. to 10,000 sq. ft.  
 18 per allocation period; and
- 19 • creating NROGO bank accounts to establish a codified mechanism to allocate nonresidential  
 20 floor area that went unused or unallocated in previous years or which has been reclaimed.  
 21

22 On April 13, 2016, the BOCC adopted Ordinance #005-2016, Monroe County Year 2030  
 23 Comprehensive Plan. The ordinance became effective on June 20, 2016. The updated  
 24 Comprehensive Plan in part revises NROGO.  
 25

26 **II. AMOUNT OF FLOOR AREA AVAILABLE**

27 Pursuant to Monroe County Code Section 138-53(e)(14), the Planning and Environmental Resources  
 28 Department is providing a notification of the NROGO account balances. The balances are as follows:  
 29  
 30

NROGO Year 24 Balances Available for Quarter 4			
	ANNUAL NROGO	NROGO BANK	
NROGO Year 24	Year 24 Annual Allocation Amount	Subarea Bank Accounts (rollover from Year 23)	Year 24 General (Joint) Bank Total
Big Pine Key and No Name Key subarea	2,390 SF	8,041 SF**	N/A
Upper Keys subarea	22,428 SF	20,460 SF	503,725 SF*
Lower Keys subarea	21,749 SF	21,749 SF	
<i>Totals</i>	46,567 SF	50,250 SF	503,725 SF*

\*The YR 24 Bank Totals includes 20,000 SF in reserves each for the Upper and Lower Keys (for a total of 40,000 SF in reserves). (Ord. 020-2013)

\*\* Includes NROGO SF from expired allocation awards.

Please note, for the table above, square footage for de-minimis applications that are awarded through issuance of a building permit (no public hearing required) will be deducted from the annual NROGO allocation or the NROGO bank.

**III. AMOUNT OF FLOOR AREA REQUESTED:**

There is one applicant requesting commercial floor area for the Year 24 Quarter 4 allocation. The applicant is in the Upper Keys subarea, and there are no applicants in the Big Pine/No Name Key subarea or the Lower Keys subarea.

<b>NROGO YEAR 24 ANNUAL SQUARE FOOTAGE</b>			
	<b>Lower Keys Subarea</b>	<b>Upper Keys Subarea</b>	<b>Big Pine/No Name Keys Subarea</b>
<b>Quarter 1: Square Feet Allocation Available</b>	21,749	22,944	2,390
<b>Quarter 1: Square Feet Awarded</b>	0	0	0
<b>Quarter 2: Square Feet Allocation Available</b>	21,749	22,944	2,390
<b>Quarter 2: Square Feet Awarded</b>	0	0	0
<b>Quarter 3: Square Feet Allocation Available</b>	21,749	22,944	2,390
<b>Quarter 3: Square Feet Awarded*</b>	0	0	0
<b>Quarter 4: Square Feet Allocation Available</b>	21,749	22,944	2,390
<b>Quarter 4: Square Feet Requested</b>	1,240	0	0

**IV. EVALUATION AND RANKING:**

For the annual NROGO allocation, there was an applicant in the Upper Keys subarea with a request within the SF available for Quarter 4. There were no applicants in the Lower Keys subarea and no applicants in the Big Pine/No Name Key subarea for Quarter 4. For the NROGO bank, there were no applicants for Quarter 4.

**V. RECOMMENDATION:**

Based on the preceding information, the Sr. Director Planning & Environmental Resources recommends the following NROGO allocations of Year 24 Quarter 4 be awarded:

**NROGO YEAR 24 ANNUAL SQUARE FOOTAGE**

Lower Keys Subarea

- Permit number 15106372 for Bella Construction of Key West, ranked number one (1), requesting a total of 1,240 square feet of floor area.

Upper Keys Subarea

- None

Big Pine Key and No Name Key Subarea

- None

No Applicants for the NROGO Bank



**MEMORANDUM**  
**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**  
*We strive to be caring, professional and fair*

**To:** Monroe County Planning Commission

**Through:** Mayté Santamaria, Senior Director of Planning & Environmental Resources *MS*

**From:** Emily Schemper, AICP, Comprehensive Planning Manager

**Date:** August 18, 2016

**Subject:** Request by ORU Associates, Inc. to amend the Land Use District (Zoning) Map of the Monroe County Land Development Code from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo.

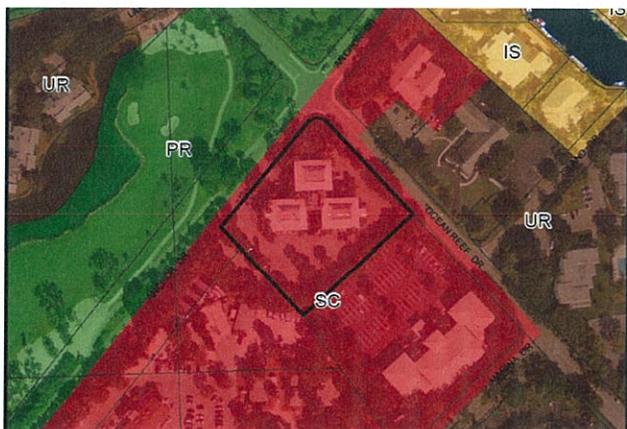
---

**Meeting:** August 31, 2016

---

**I. REQUEST**

On July 2, 2014, Ocean Reef Plaza, LLC, submitted an application requesting to amend the Land Use District (Zoning) Map of the Monroe County Land Development Code from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo, having real estate number 00081740.000400. On August 21, 2014, the applicant requested that the application be held until further notice. On April 20, 2016, the applicant requested that the application be re-instated and processed. On May 9, 2016, a warranty deed was recorded with the Monroe County Clerk, transferring ownership of the property to ORU Associates, Inc. An updated application form and other required documentation was submitted on July 5, 2016. ORU Associates, Inc. (hereafter referred to as "the Applicant") is requesting the same Zoning amendment for the property, from Suburban Commercial (SC) to Urban Commercial (UC).



Existing Zoning



Proposed Zoning

## II. BACKGROUND INFORMATION

### Site Information

**Location:** Ocean Reef, Key Largo

**Address:** 31 Ocean Reef Drive, Ocean Reef Club, Key Largo

**Description:** A parcel of land in Section 7, Township 59 South, Range 41 East, Key Largo

**Real Estate Number:** 00081740.000400

**Owner/Applicant:** ORU Associates, Inc.

**Agent:** Joel Reed

**Size of Site:** 75,651 SF (1.7367 acres) owned outright; 9,674 SF (0.2221 acres) leased

**Land Use District (Zoning):** Suburban Commercial (SC)

**FLUM Designation:** Mixed Use / Commercial (MC)

**Tier Designation:** no tier (Ocean Reef is not subject to the tier system)

**Flood Zones:** AE (EL 9)

**Existing Use:** Commercial Retail and Office

**Existing Vegetation/Habitat:** Scarified

**Community Character of Immediate Vicinity:** Adjacent land has Zoning designations of Suburban Commercial (SC), Urban Residential (UR), and Park and Refuge (PR). Adjacent uses include commercial retail, offices, a church, and a golf course.

The subject property currently has a Zoning designation of Suburban Commercial (SC), and a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC). The property was within a BU-2 (Medium Business) district prior to September 15, 1986 when it was re-designated as SC (the final adoption of the Zoning map was in 1992) (see Exhibits 1 & 2). With the adoption of the Comprehensive Plan's FLUM in 1997, the subject parcel was given its current FLUM designation of MC (see Exhibit 3).

The subject property is currently developed with three retail/office buildings, surrounded by parking lots. Per the Monroe County Property Appraiser's property record card for the site, one of the three buildings was built in 1980; two of the buildings were built in 1982; and the total floor area of the existing buildings is 24,673 square feet.

At its regularly scheduled meeting on July 25, 2016, the Monroe County Development Review Committee (DRC) reviewed and discussed the proposed LUD map amendment and recommended approval.

## III. AMENDMENT REVIEW

### Land Use District Purpose

Per Section 130-47 of the Land Development Code, *the purpose of the UC district is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, professional services and resort activities needs at a regional or multiple planning area scale. This district should be established at discrete nodes along U.S. 1 and should be designed so as to serve the needs of both residents and visitors.*

The subject property serves as a central commercial hub within the Ocean Reef Club, serving both residents and visitors of the entire Ocean Reef community. Although it is not located along U.S.1, it is located at a primary commercial node at the intersection of Ocean Reef Drive and Anchor Drive, an arterial roadway within the Ocean Reef Club.

**Maximum Allocated Density and Intensity by Land Use District**

The table below provides an approximation of the development potential for residential, transient and commercial development. Section 130-156(b) of the Land Development Code states: “The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of development shall not exceed the cumulated permitted intensity of the parcel proposed for development.”

Existing Zoning	Type	Adopted Standards	Development Potential
<b>Suburban Commercial (SC)</b>  1.74 acres (75,651 sf)	Residential Allocated Density	3.0 du/acre	5.2 du
	Transient Maximum Allocated Density	10.0 rooms or spaces/acre	17.4 rooms or spaces
	Nonresidential Maximum Intensity	0.40 FAR	30,260 sf
Proposed Zoning	Type	Adopted Standards	Development Potential
<b>Urban Commercial (UC)</b>  1.74 acres (75,651 sf)	Residential Allocated Density	6.0 du/acre	10.4 du
	Transient Maximum Allocated Density	15.0 rooms or spaces/acre	26.1 rooms or spaces
	Nonresidential Maximum Intensity	0.45 FAR	34,043 sf
<b>Net Change in Development Potential Based on Zoning</b>	<b>Residential: +5.2 dwelling units</b>		
	<b>Transient: +8.7 rooms or spaces</b>		
	<b>Nonresidential: +3,783 sf</b>		

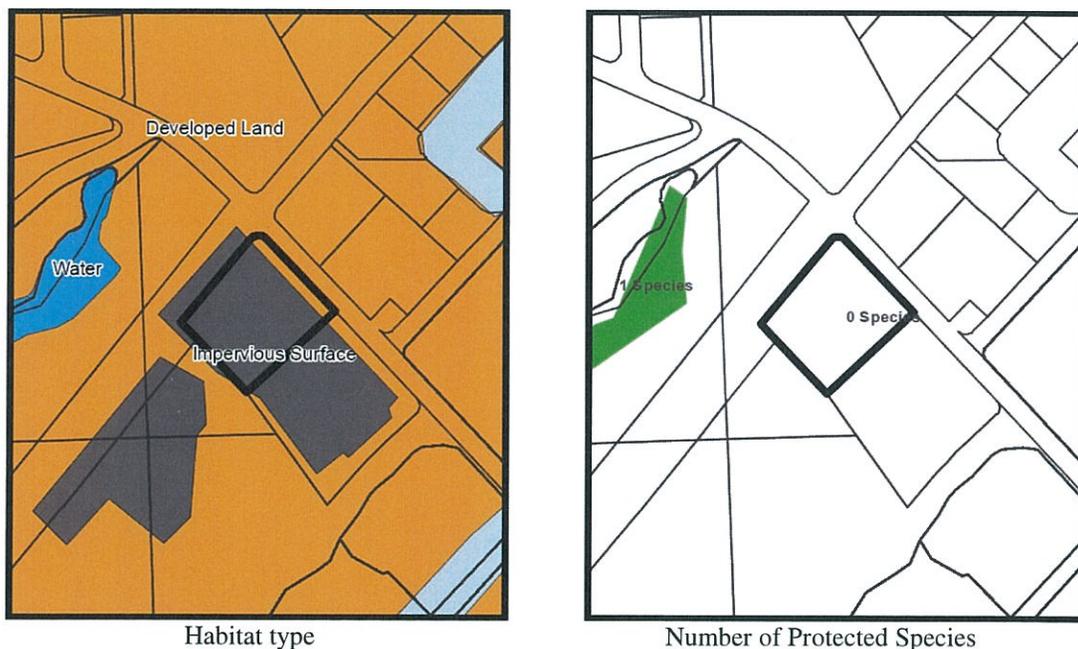
As shown in the table above, the proposed Zoning amendment would result in an increase in residential development potential of 5.2 dwelling units, an increase in transient unit development potential of 8.7 rooms or spaces, and an increase in nonresidential development potential of 3,783 square feet. Within Ocean Reef Club, Monroe County currently does not permit new permanent or transient units beyond those included in the vested rights determination of the Ocean Reef master planned community. Any additional development authorized will be deducted from the vested rights

determination for Ocean Reef. As such, the potential additional units do not impact the County's ROGO balance or evacuation.

### Compatibility with the Surrounding Area and Impact on Community Character

- a. Existing Vegetation/Habitat: Scarified
- b. Existing Tier Designation: no tier (Ocean Reef)
- c. Endangered Species Habitat: zero species focus areas or buffers
- d. Existing Use: Commercial Retail and Office
- e. Community Character of Immediate Vicinity: Adjacent uses include commercial retail, offices, a church, and a golf course.

The subject property is located within the Ocean Reef master planned community, and is adjacent to existing office and commercial uses and a church. The proposed change in Zoning designation is consistent with the commercial character of surrounding land, concentrates increased density and intensity in a centralized area, and is located on a site where it will not impact endangered species or habitat. It is anticipated that the proposed Zoning map amendment for the site will not result in an adverse community change to the surrounding area.



## IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN AND THE MONROE COUNTY LAND DEVELOPMENT CODE

**A. The proposed amendment is generally consistent with the Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan. Specifically, it furthers:**

### Goal 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

**Objective 101.3**

Monroe County shall regulate new residential development based upon the finite carrying capacity of the natural and man-made systems and the growth capacity while maintaining a maximum hurricane evacuation clearance time of 24 hours.

**Objective 101.5**

Monroe County shall regulate future development and redevelopment to maintain and enhance the character of the community and protect natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

**Policy 101.5.6**

The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed use commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

This future land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and nonresidential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the preservation and enhancement of community character and recreational and commercial working waterfronts.

...

**Objective 102.3**

Monroe County shall maintain land development regulations which will direct new development to areas having appropriate topography and soil conditions and to where site disturbance and man's activities will have fewer adverse effects on natural vegetation, terrestrial wildlife, natural landforms and marine resources.

**B. The proposed amendment is consistent with the provisions and intent of the Monroe County Code Land Development Code.**

In accordance with MCC §102-158(d)(5)b., the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of the following factors:

1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based;  
N/A
2. Changed assumptions (e.g., regarding demographic trends);  
N/A

3. Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan;  
Per the Applicant, *the parcel was erroneously given an SC zoning from the original BU-1 zoning which allowed for the original construction of four (4) commercial buildings on the site. Given the changed zoning the owner is not able to build to the density as originally approved.*  
Staff has not been able to verify the original plans for the site which included a fourth commercial building. Staff also points out that the property was zoned BU-2 (Medium Business), rather than BU-1 (Light Business) prior to the adoption of the current zoning maps in 1986. Both the BU-1 and BU-2 districts allowed 50 percent lot coverage for commercial buildings at the time, which would allow additional commercial floor area beyond that within the three existing buildings.
4. New issues;  
N/A
5. Recognition of a need for additional detail or comprehensiveness; or  
The subject property serves as a central commercial hub within the Ocean Reef Club, serving both residents and visitors of the entire Ocean Reef community. Although it is not located along U.S.1, it is located at a primary commercial node at the intersection of Ocean Reef Drive and Anchor Drive, the main arterial roadway within the Ocean Reef Club.
6. Data updates;  
N/A

In accordance with MCC §102-158(d)(5)c., in no event shall an amendment be approved which will result in an adverse community change to the planning area in which the proposed development is located or to any area in accordance with a livable communities master plan pursuant to findings of the board of county commissioners.

Per the applicant:

*The proposed amendment will not result in any adverse community change or impact in the area in which it is located. Ocean Reef Club is a private gated community in which all services are self contained on site. The rezoning will allow for additional office space and retail uses on the site that were originally contemplated in order to serve the Members of Ocean Reef Club. Rezoning will allow for the site to be able to meet the commercial needs of the community. Rezoning will not impact any other bulk regulations requirements such as bufferyards, setbacks, parking, etc. which are the same for both UC and SC zoning district that otherwise if adjusted as a result of the zoning change could result in a negative impact on the surrounding properties and the community.*

Staff points out that the Applicant's statement regarding setbacks is incorrect. If the proposed map amendment from SC to UC is approved, the site will have a reduced primary front yard setback requirement (15' vs 25'). However, regardless of the change in setback requirements, staff believes that the proposed zoning amendment will not result in an adverse community change to the planning

area in which the property is located due to its location within the Ocean Reef Club private gated community and the commercial and institutional character of the immediate area around the site.

## **V. STAFF RECOMMENDATION**

Staff recommends approval of the proposed amendment to the Land Use District (Zoning) Map from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo, having real estate number 00081740.000400.

## **VI. EXHIBITS**

1. Pre-1986 zoning map
2. Current Land Use (Zoning) District map
3. Current Future Land Use Map
4. Proposed Zoning Map Amendment



MONROE COUNTY, FLORIDA  
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS  
ORDINANCE NO. \_\_\_\_ - 2016

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO URBAN COMMERCIAL (UC), FOR PROPERTY LOCATED AT 31 OCEAN REEF DRIVE, KEY LARGO, OCEAN REEF CLUB, DESCRIBED AS A PARCEL OF LAND IN SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00081740.000400, AS PROPOSED BY ORU ASSOCIATES INC; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.

---

**WHEREAS**, Ocean Reef Club Inc. submitted an application on July 2, 2014, for a Land Use District (Zoning) map amendment from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo, having real estate number 00081740.000400; and

**WHEREAS**, on August 21, 2014, the applicant requested that the application be held until further notice; and

**WHEREAS**, on April 20, 2016, the applicant requested that the application be reinstated and processed; and

**WHEREAS**, on May 9, 2016, a warranty deed was recorded with the Monroe County Clerk, transferring ownership of the property to ORU Associates, Inc.; and

**WHEREAS**, on July 5, 2016, an updated application form and other required documentation was submitted by ORU Associates, Inc. (hereafter referred to as "the Applicant") requesting the same Zoning amendment for the property, from Suburban Commercial (SC) to Urban Commercial (UC); and

**WHEREAS**, the Monroe County Development Review Committee considered the proposed amendment at a regularly scheduled meeting held on the 25<sup>th</sup> day of July, 2016; and

1  
2       **WHEREAS**, the Monroe County Planning Commission held a public hearing on the 31<sup>st</sup>  
3 day of August, 2016, for review and recommendation on the proposed Land Use District  
4 (Zoning) map amendment; and

5  
6       **WHEREAS**, the Monroe County Planning Commission adopted Resolution No. P\_\_-\_\_  
7 recommending \_\_\_\_\_ of the proposed amendment; and

8  
9       **WHEREAS**, at a regularly scheduled meeting held on the \_\_\_day of \_\_\_\_\_,  
10 201\_\_, the Monroe County Board of County Commissioners held a public hearing to consider  
11 the proposed Land Use District (Zoning) map amendment; and

12  
13       **WHEREAS**, based upon the documentation submitted and information provided in the  
14 accompanying staff report, the BOCC makes the following Findings of Fact:

- 15  
16       1. Prior to the 1986 adoption of the County’s current land development regulations and  
17 their associated land use district maps, the subject parcel was within an BU-2  
18 (Medium Business) zoning district; and
- 19       2. In 1986, a series of zoning maps, entitled the Land Use District Map, were adopted  
20 for all areas of the unincorporated county. On sheet 56 of the Land Use District Map,  
21 the subject parcel is within a Suburban Commercial (SC) Land Use District; and
- 22       3. Map amendments to the Monroe County Land Use District Map shall not be  
23 inconsistent with the provisions and intent of the Monroe County Comprehensive  
24 Plan; and
- 25       4. Monroe County Code (MCC) §102-158 states that map amendments are not intended  
26 to relieve particular hardships, nor to confer special privileges or rights on any  
27 person, nor to permit an adverse change in community character, analyzed in the  
28 Monroe County Comprehensive Plan, but only to make necessary adjustments in light  
29 of changed conditions or incorrect assumptions or determinations as determined by  
30 the findings of the BOCC; and
- 31       5. MCC §102-158(d)(5)b. provides that one or more of the following criteria must be  
32 met for a map amendment:
  - 33       a. Changed projections (e.g., regarding public service needs) from those on which  
34 the text or boundary was based;
  - 35       b. Changed assumptions (e.g., regarding demographic trends);
  - 36       c. Data errors, including errors in mapping, vegetative types and natural features  
37 described in volume I of the plan [the Comprehensive Plan];
  - 38       d. New issues;
  - 39       e. Recognition of a need for additional detail or comprehensiveness; or
  - 40       f. Data updates; and
- 41  
42       6. Map amendments to the Monroe County Land Use District Map shall not be  
43 inconsistent with the Principles for Guiding Development in the Florida Keys Area of  
44 Critical State Concern; and

1           **WHEREAS**, based upon the documentation submitted and information provided in the  
2 accompanying staff report, the BOCC makes the following Conclusions of Law:  
3

- 4           1. The proposed map amendment is consistent with the provisions of the Monroe  
5 County Code:  
6           a. As required by MCC §102-158, the map amendment does not relieve particular  
7 hardships, nor confer special privileges or rights on any person, nor permit an  
8 adverse change in community character, as analyzed in the Monroe County Year  
9 Comprehensive Plan;  
10           b. As required by MCC §102-158(d)(5)b., the map amendment is needed due to data  
11 errors and recognition of a need for additional detail or comprehensiveness; and  
12
- 13           2. The proposed map amendment is consistent with the provisions and intent of the  
14 Monroe County Year 2030 Comprehensive Plan:  
15           a. The Urban Commercial (UC) Land Use (Zoning) District corresponds with the  
16 subject property's Future Land Use Map designation of Mixed Use/Commercial  
17 (MC), and is consistent with the respective density and intensity standards as set  
18 forth in Policy 101.5.25;  
19           b. The Urban Commercial (UC) Land Use (Zoning) District is consistent with the  
20 purpose of the Mixed Use/Commercial (MC) Future Land Use Map designation,  
21 as set forth in Policy 101.5.6;  
22

23 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
24 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**  
25

26 **Section 1.**     The Monroe County Land Use District (Zoning) map is hereby amended as  
27 follows:  
28

29           The property described as a parcel of land in Section 7, Township 59 South,  
30 Range 41 East, Key Largo, Monroe County, Florida, having Real Estate Number  
31 00081740.000400, is changed from Suburban Commercial (SC) to Urban  
32 Commercial (UC), as shown on Exhibit 1, attached hereto and incorporated  
33 herein.  
34

35 **Section 2.**     **Severability.** If any section, subsection, sentence, clause, item, change, or  
36 provision of this ordinance is held invalid, the remainder of this ordinance shall  
37 not be affected by such validity.  
38

39 **Section 3.**     **Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in  
40 conflict with this ordinance are hereby repealed to the extent of said conflict.  
41

42 **Section 4.**     **Transmittal.** This ordinance shall be transmitted to the Florida State Land  
43 Planning Agency as required by F.S. 380.05(11) and F.S. 380.0552(9).  
44

45 **Section 5.**     **Filing.** This ordinance shall be filed in the Office of the Secretary of the State of  
46 Florida but shall not become effective until approved by the Florida State Land

1 Planning Agency and, if appealed, until the appeal is resolved pursuant to Chapter  
2 120 of the Florida Statutes.

3  
4 **Section 6. Inclusion on the Monroe County Code's Official Land Use District Map.** The  
5 provisions of this Ordinance shall be included and incorporated on to the Official  
6 Land Use District Map of Monroe County.

7  
8 **Section 7. Effective Date.** This ordinance shall become effective as provided by law and  
9 stated above.

10  
11 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,  
12 Florida, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2016.

13  
14 Mayor Heather Carruthers \_\_\_\_\_  
15 Mayor *Pro Tem* George Neugent \_\_\_\_\_  
16 Commissioner Danny L. Kolhage \_\_\_\_\_  
17 Commissioner David Rice \_\_\_\_\_  
18 Commissioner Sylvia Murphy \_\_\_\_\_

19  
20 BOARD OF COUNTY COMMISSIONERS  
21 OF MONROE COUNTY, FLORIDA

22  
23 BY \_\_\_\_\_  
24 Mayor Heather Carruthers

25 (SEAL)

26  
27 ATTEST: AMY HEAVILIN, CLERK

28  
29 \_\_\_\_\_  
30 DEPUTY CLERK

Item #3 ORU Associates Inc - LUD  
Revised FILE

**File #:** 2014-091

**Owner's Name:** ~~Reef Plaza LLC~~ **ORU ASSOCIATES,  
INC.**

**Applicant:** ~~Ocean Reef Plaza LLC~~ **ORU ASSOCIATES, INC**

**Agent:** Joel Reed

**Type of Application:** LUD/Map Amendment

**Key:** Key Largo

**RE:** 00081740-000400

**Additional Information added to File 2014-091**



RC3World, Inc.  
31 Ocean Reef Drive, Suite A-301  
Key Largo, FL 33037  
404-403-2925  
Joelreed55@gmail.com

June 28, 2016

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

Dear Ms. Creech:

Please find attached Revised Application for Land Use District Map (LUD) Amendment Application for your review. As requested, the updated Warranty Deed and Agent Authorization were sent on June 14, 2016.

ORU Associates, Inc. would like to be placed on the agenda for the next DRC meeting scheduled for July 25, 2016. If any additional information is needed please contact accordingly.

Sincerely,  
Joel C. Reed

Enclosure

APPLICATION  
**MONROE COUNTY**  
**PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



**Land Use District Map (LUD) Amendment Application**

**An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.**

Amendment to Land Use District Map Application Fee: \$4,929.00

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

Advertising Costs: \$245.00

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

**Date of Application:** 06 / 14 / 2016  
 Month Day Year

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

<u>RC3WORLD INC</u>	<u>Joel C. Reed</u>		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
<u>31 Ocean Reef Drive, Suite A-301, Key Largo, FL 33037</u>			
Mailing Address (Street, City, State and Zip Code)			
<u>404.403.2925</u>	<u>404.403.2925</u>	<u>404.403.2925</u>	<u>joelreed55@gmail.com</u>
Work Phone	Home Phone	Cell Phone	Email Address

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

<u>ORU ASSOCIATES, INC.</u>	<u>Russ Chinnici</u>		
(Name/Entity)	Contact Person		
<u>137 Thompson Street, Unit 1, New York, NY 10012</u>			
Mailing Address (Street, City, State and Zip Code)			
<u>917-750-6701</u>	<u>russchinnici@aol.com</u>		
Work Phone	Home Phone	Cell Phone	Email Address

**Legal Description of Property:**

(If in metes and bounds, attach legal description on separate sheet.)

<u>7 59 41 Key Largo PT NE 1/4 OF SW 1/4</u>	<u>Ocean Reef</u>	<u>Largo</u>
Block	Lot	Subdivision
<u>00081740-000400</u>	<u>8574983</u>	<u>Key</u>
Real Estate (RE) Number		Alternate Key Number
<u>31 Ocean Reef Drive, Key Largo, FL 33037</u>		<u>Ocean Reef Club</u>
Street Address (Street, City, State & Zip Code)		Approximate Mile Marker

APPLICATION

Current Future Land Use Map Designation(s): Suburban Commercial (SC)

Proposed Future Land Use Map Designation(s): Urban Commercial (UC)

Current Land Use District Designation(s): Mixed-use Commercial (MC)

Total Land Area Affected by Proposed FLUM (in acres): 1.7367 Acres, see attached survey

Tier Designation(s): N/A

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

Per the Monroe County Property Appraisers record card the site is currently developed  
with 24,673 square feet of commercial retail and office uses. There is no residential  
development on the site. Currently there is approximately 30,000 existing square feet of lease-able  
retail / office space.

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:

N/A

- 2. Changed assumptions (e.g., regarding demographic trends):

N/A

- 3. Data errors, including errors in mapping, vegetative types and natural features described in Volume 1 of the plan:

Yes, the parcel was erroneously given an SC zoning from original BU-1 zoning which allowed for the  
original construction of four(4) commercial buildings on the site. Given the changed zoning the owner  
is not able to build to the density as originally approved.

APPLICATION

4. New issues:

N/A

Horizontal lines for additional input.

5. Recognition of a need for additional detail or comprehensiveness:

N/A

Horizontal lines for additional input.

6. Data updates:

N/A

Horizontal lines for additional input.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the map amendment would not result in an adverse community change (attach additional sheets if necessary):

The proposed amendment will not result in any adverse community change or impact in the area in which it is located.

Ocean Reef Club is a private gated community in which all services are self contained on site.

The rezoning will allow for additional office space and retail uses on the site that were originally contemplated in order to serve the Members of Ocean Reef Club. Rezoning will allow for the site to be able to meet the commercial needs of the community. Rezoning will not impact any other bulk regulations requirements such as bufferyards, setbacks, parking, etc. which are the same for both UC and SC zoning district that otherwise if adjusted as a result of the zoning change could result in a negative impact on the surrounding properties and the community.

Has a previous Land Use District Map amendment application submitted for this site within the past two years?

Yes No

If yes, date the application was submitted: / /

Month Day Year

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- TAB 1 [X] Complete Land Use District Map amendment application (unaltered and unbound)
TAB 2 [X] Correct fee (check or money order to Monroe County Planning & Environmental Resources)
TAB 3 [X] Proof of ownership (i.e., Warranty Deed)
TAB 4 [X] Current Property Record Card(s) from the Monroe County Property Appraiser
TAB 5 [X] Location map from Monroe County Property Appraiser
TAB 6 [X] Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
TAB 7 [X] Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)
TAB 8 [X] 300 foot radius map from Monroe County Property Appraiser Office
TAB 9 [X] List of surrounding property owners from 300 foot radius map

APPLICATION

- TAB 10  Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- sixteen (16) sets (at a minimum). Survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat)
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

**If applicable, the following items must be included in order to have a complete application submission:**

(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes  No Code Case file # \_\_\_\_\_ Describe the enforcement proceedings and if this application is being submitted to correct the violation: \_\_\_\_\_

**If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.**

\* \* \* \* \*

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Joel Reed Date: June 14, 2016

See Page 5 for Notary Acknowledgement

APPLICATION

STATE OF Florida

COUNTY OF Miami - Dade

Sworn to and subscribed before me this 15<sup>th</sup> day of June, 20 16,

by JOEL REED, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

\_\_\_\_\_ as identification.  
(TYPE OF ID PRODUCED)

[Handwritten Signature]  
Signature of Notary Public



FANIA M. MAMBRU ORTIZ  
Print, Type or Stamp Commissioned Name of Notary Public  
My commission expires: May 1, 2018

Send complete application package to:

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

June 2, 2016

(Date)



I hereby authorize RC3WORLD, Inc. (Joel C. Reed) be listed as authorized agent  
(Name of Agent)

for ORU Associates, Inc. for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4, Block \_\_\_\_\_,

Subdivision: Ocean Reef, Key (island): Largo

and Real Estate number: 00081740-000400.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Russ Chinnici VP.  
Property Owner(s) Signature

Russ Chinnici  
Printed Name of Owner(s)

**NOTARY:**  
STATE OF ~~FLORIDA~~ New York  
COUNTY OF ~~MONROE~~ New York

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2016.

Russ Chinnici is \_\_\_\_\_ personally known  produced identification

( CT Driver's License Type of Identification), did / did not take an oath.

Megan Little  
Notary



Doc# 2074685 05/09/2016 10:29AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

05/09/2016 10:29AM  
DEED DOC STAMP CL: Krys \$148,456.00

Doc# 2074685  
BK# 2795 Pg# 1312

This Instrument was prepared by:

Linda K. Adler, Esq.  
Carlton Fields Jordan Burt, P.A.,  
4200 Miami Tower  
100 S.E. Second Street,  
Miami, Florida 33131-2114

And after recording returned to:

Gerald Schilian, Esq.  
Schilian & Watarz, P.A.  
All County Title Services, Inc.  
7301-A W. Palmetto Pk. Rd, Suite 305C  
Boca Raton, FL 33433

Property Appraiser  
Identification No. 000-15-00004066

(RESERVED)

## SPECIAL WARRANTY DEED

THIS DEED made on this 29 day of April, 2016, by O REEF PLAZA, LLC, a Florida limited liability company ("Grantor"), whose address is 240 Crandon Boulevard, Suite 250, Key Biscayne, Florida 33149, to ORU ASSOCIATES, INC., a Florida corporation ("Grantee"), whose address is 137 Thompson Street, Unit 1, New York, New York 10012.

IN CONSIDERATION of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, Grantor does hereby grant, bargain, sell, convey, remise, release, and forever quitclaim to Grantee that real property located in the County of Monroe, State of Florida, and more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof ("Property")

TOGETHER WITH all the estate and rights of Grantor in such property. Grantor does hereby fully warrant the title to the above-described property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and no other.

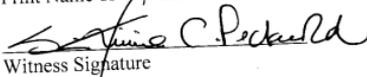
This conveyance is subject to Subject to property taxes for 2016 and subsequent years, covenants, restrictions and public utility easements of record; existing zoning and governmental regulations.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in our presence,

  
\_\_\_\_\_  
Witness Signature

Denise Rojas  
Print Name of Witness

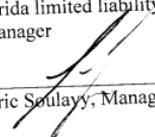
  
\_\_\_\_\_  
Witness Signature

VIRGINIA C. REYNOLDS  
Print Name of Witness

O REEF PLAZA, LLC, a Florida limited liability company

By: 31 OCEAN REEF, LLC, a Florida limited liability company, its manager

By: OCEAN REEF VENTURES, LLC, a Florida limited liability company, its manager

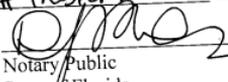
By:   
\_\_\_\_\_  
Eric Soulay, Manager

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me on this 29<sup>th</sup> day of April, 2016, by Eric Soulay, as Manager of OCEAN REEF VENTURES, LLC, a Florida limited liability company, on behalf of the company as the manager of 31 OCEAN REEF, LLC, a Florida limited liability company, on behalf of the company as the manager of O REEF PLAZA, LLC, a Florida limited liability company, in such capacity on behalf of the Company. He  is personally known to me or  produced BRITISH PASSPORT as identification.



DENISE ROJAS-GONZALEZ  
MY COMMISSION # FF 169426  
EXPIRES November 24, 2018  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Notary Public  
State of Florida

My Commission Expires:

Denise Rojas  
\_\_\_\_\_  
Print or Stamp Name of Notary Public

EXHIBIT "A"

Legal Description of Property

A parcel of land being a portion of the Northeast one-quarter of the Southwest one-quarter of Section 7, Township 59 South, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of Monroe County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said NE 1/4 of the SW 1/4 of said Section 7; thence N 2°16'26" W (bearing derived from Florida Coordinate System, East Zone) along the West line of said NE 1/4 of the SW 1/4 of said Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the center line of Ocean Reef Drive, as shown on the plat of "CHANNEL CAY OCEAN REEF PLAT NO. 4", according to the Plat thereof, as recorded in Plat Book 5, Page 122, of the Public Records of Monroe County, Florida; thence S 43°11'40" E along said Northwesterly extension and along the center line of said Ocean Reef Drive for 443.60 feet to an intersection with the Southwesterly extension of the center line of Anchor Drive, "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10", according to the Plat thereof, as recorded in Plat Book 6, Page 118, of the Public Records of Monroe County, Florida; thence S 39°33'31" W along said Southwesterly extension of the center line of said ANCHOR DRIVE for 324.75 feet; thence S 50°26'29" E for 25.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence S 43°11'40" E for 239.23 feet; thence N 46°48'20" E for 294.00 feet to an intersection with the Southwesterly right-of-way line of said Ocean Reef Drive; thence N 43°11'40" W along said Southwesterly right-of-way line for 248.24 feet to the point of curvature of a circular curve concave to the Southeast; thence Northwesterly and Southwesterly along the arc of said curve, having a radius of 25.00 feet and a central angle of 97°14'49" for 42.43 feet to the point of tangency; thence S 39°33'31" W along a line 25.00 feet Southeasterly of as measured at right angles and parallel to said Southwesterly extension of the center line of said Anchor Drive for 267.98 feet to the Point of Beginning.



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 8574983 Parcel ID: 00081740-000400**

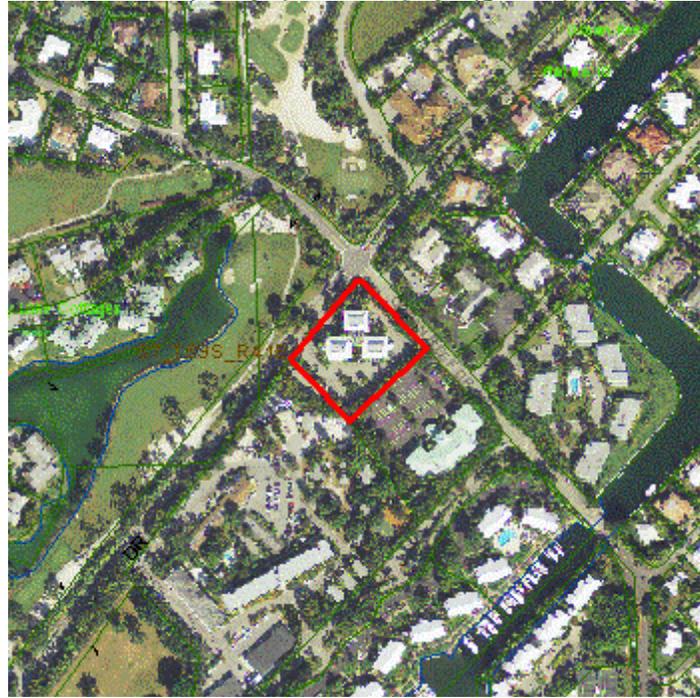
### Ownership Details

**Mailing Address:**  
ORU ASSOCIATES INC  
137 THOMPSON ST APT 1  
NEW YORK, NY 10012-3127

### Property Details

**PC Code:** 17 - OFFICE BUILDINGS 1 STORY  
**Millage Group:** 500R  
**Affordable Housing:** No  
**Section-Township-Range:** 07-59-41  
**Property Location:** 31 OCEAN REEF DR KEY LARGO  
**Legal Description:** 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4 OR435-855/61 OR825-991/97 OR880-2219/20 OR1584-1056/59 OR1584-1060/63 OR1584-1064/65AFF OR1584-1066AFF OR2186-775/76 OR2795-1312/14

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	1.74 AC

### Building Summary

Number of Buildings: 3  
 Number of Commercial Buildings: 3

Total Living Area: 24673  
Year Built: 1980

### Building 1 Details

**Building Type**  
Effective Age 21  
Year Built 1980  
Functional Obs 0

**Condition A**  
Perimeter 700  
Special Arch 0  
Economic Obs 0

**Quality Grade 350**  
Depreciation % 26  
Grnd Floor Area 8,034

**Inclusions:**

**Roof Type**  
Heat 1  
Heat Src 1

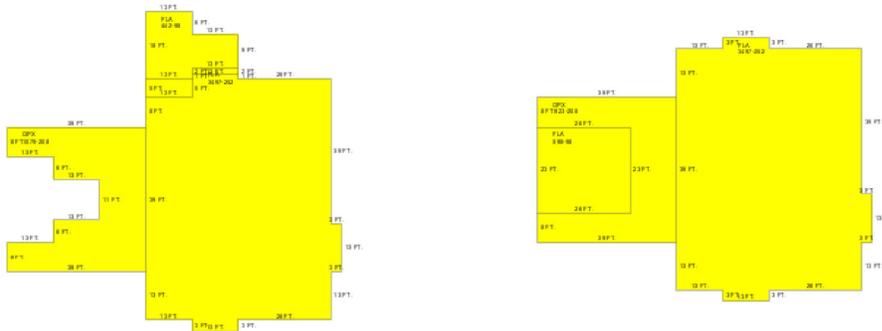
**Roof Cover**  
Heat 2  
Heat Src 2

**Foundation**  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 4  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1979					3,497
2	OPX		1	1979					1,079
3	FLA		1	1979					442
4	OPX		1	1979					923
5	FLA		2	1979					598
6	FLA		2	1979					3,497

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14926	OFF BLDG-1 STY-B	100	N	Y
	14927	OPX	100	N	N
	14928	OFF BLDG-1 STY-B	100	N	Y
	14929	OPX	100	N	N
	14930	OFF BLDG-1 STY-B	100	N	Y
	14931	OFF BLDG-1 STY-B	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5154	C.B.S.	100

**Building 2 Details**

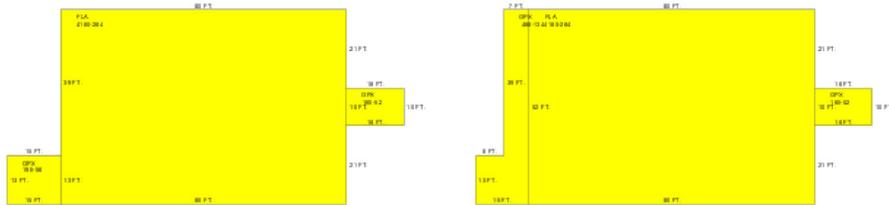
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade</b> 350
<b>Effective Age</b> 21	<b>Perimeter</b> 528	<b>Depreciation %</b> 26
<b>Year Built</b> 1982	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 8,320
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
<b>Heat 1</b>	<b>Heat 2</b>	<b>Bedrooms</b> 0
<b>Heat Src 1</b>	<b>Heat Src 2</b>	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					4,160
2	OPX		1	1982					195
3	OPX		1	1982					160
4	OPX		2	1982					468
5	FLA		2	1982					4,160
6	OPX		2	1982					160

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14933	OFF BLDG-1 STY-B	100	N	Y
	14934	OPX	100	N	N
	14935	OPX	100	N	N
	14936	OPX	100	N	N
	14937	OFF BLDG-1 STY-B	100	N	Y
	14938	OPX	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5155	C.B.S.	100

### Building 3 Details

**Building Type**  
**Effective Age** 21  
**Year Built** 1982  
**Functional Obs** 0

**Condition** A  
**Perimeter** 528  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 350  
**Depreciation %** 26  
**Grnd Floor Area** 8,319

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

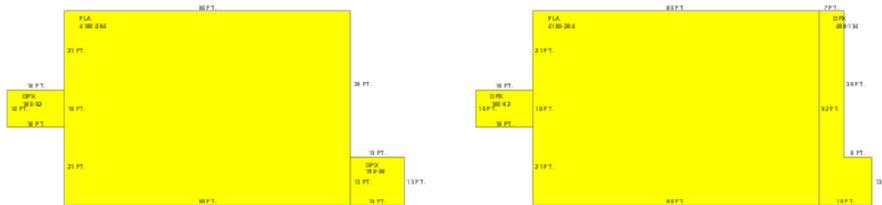
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					4,160
2	OPX		1	1982					160
3	OPX		1	1982					195
4	OPX		2	1982					160
5	FLA		2	1982					4,159
6	OPX		2	1982					468

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

14939	OFF BLDG-1 STY-B	100	N	Y
14940	OPX	100	N	N
14941	OPX	100	N	N
14942	OPX	100	N	N
14943	OFF BLDG-1 STY-B	100	N	Y
14944	OPX	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5156	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	27,448 SF	0	0	1998	1999	2	25
2	PT2:BRICK PATIO	1,300 SF	0	0	2002	2003	2	50

**Appraiser Notes**

OCEAN REEF PLAZA BLDG #1=MAIN BUILDING BLDG #2=WEST WING BLDG #3=EAST WING 03/23/2000 PHOTO ON FILE -- 2001/10/29 SB, TPP ACCOUNT #8965672 - TOWER #77.

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10300811	03/02/2010	03/20/2010	1		INTERIOR REMODEL
12300220	01/31/2012	02/13/2012	1		REMODEL/REPAIR INTERIOR
13303538	10/09/2013	02/02/2016	1		INTERIOR REMODEL/REPAIR
14303111	09/18/2014	11/19/2014	25,000	Commercial	1550 SQ FT INTERIOR REMODEL/REPAIR
15403859	09/09/2015	10/06/2015	25,000		INTERIOR REMODEL/REPAIR
2302964	09/04/2002	11/26/2002	1		PAVERS
02304324	10/18/2002	01/01/2004	1		REROOF
05302753	06/14/2005	12/31/2006	1		INTERIOR OFFICE REMODEL
06304067	10/04/2006	12/31/2006	1		INTERIOR RENOVATION

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	3,210,943	32,305	628,000	7,876,067	5,992,937	0	7,876,067
2014	3,210,943	29,563	628,000	7,876,067	5,448,125	0	7,876,067
2013	3,210,943	31,954	628,000	7,876,067	4,952,841	0	7,876,067

2012	3,210,943	34,345	628,000	7,876,067	4,502,583	0	7,876,067
2011	3,377,745	36,736	628,000	7,844,521	4,093,258	0	7,844,521
2010	3,377,745	39,127	628,000	3,721,144	3,721,144	0	3,721,144
2009	3,544,547	41,518	785,000	3,721,144	3,721,144	0	3,721,144
2008	3,544,547	43,908	785,000	3,721,144	3,721,144	0	3,721,144
2007	2,781,875	46,299	785,000	3,721,144	3,721,144	0	3,721,144
2006	2,847,331	48,690	785,000	3,721,144	3,721,144	0	3,721,144
2005	2,847,331	51,081	785,000	3,721,144	3,721,144	0	3,721,144
2004	2,880,000	53,472	204,100	3,721,144	3,721,144	0	3,721,144
2003	2,880,000	55,863	204,100	3,721,144	3,721,144	0	3,721,144
2002	2,880,000	48,308	204,100	3,721,144	3,721,144	0	3,721,144
2001	2,963,190	50,504	204,100	3,721,144	3,721,144	0	3,721,144
2000	2,963,190	28,985	204,100	3,721,144	3,721,144	0	3,721,144
1999	2,963,190	12,077	204,100	3,179,367	3,179,367	0	3,179,367
1998	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1997	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1996	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1995	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1994	2,675,624	13,285	204,100	2,893,009	2,893,009	0	2,893,009
1993	2,675,624	14,493	204,100	2,515,045	2,515,045	0	2,515,045
1992	2,638,580	15,700	204,100	2,858,380	2,858,380	0	2,858,380
1991	2,638,580	16,908	204,100	2,859,588	2,859,588	0	2,859,588
1990	2,638,580	18,116	204,100	2,860,796	2,860,796	0	2,860,796
1989	2,638,580	19,324	204,100	2,862,004	2,862,004	0	2,862,004
1988	2,458,372	13,066	156,998	2,628,436	2,628,436	0	2,628,436
1987	2,233,355	13,834	156,998	2,404,187	2,404,187	0	2,404,187
1986	2,237,146	14,603	157,000	2,408,749	2,408,749	0	2,408,749
1985	2,208,158	15,371	157,000	2,380,529	2,380,529	0	2,380,529
1984	2,189,753	16,140	157,000	2,362,893	2,362,893	0	2,362,893
1983	2,189,753	16,908	157,000	2,363,661	2,363,661	0	2,363,661
1982	883,728	17,677	157,000	1,058,405	1,058,405	0	1,058,405

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/29/2016	2795 / 1312	21,208,000	WD	99
6/30/1999	1584 / 1056	4,500,000	WD	Q
5/1/1983	880 / 2219	2,600,000	WD	Q
1/1/1981	825 / 991	227,000	WD	Q

This page has been visited 119,389 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176

**RC3WORLD, INC.**

619 Page Ave. NE  
ATLANTA, GA 30307  
PHONE: 404.403.2925  
EMAIL: [joelreed55@gmail.com](mailto:joelreed55@gmail.com)

February 17 2016

Monroe County  
Planning & Environmental Resources Department  
Attn: Ms. Gail Creech, Planning Commission Coordinator  
2798 Overseas Hwy.  
Suite 400  
Marathon, FL 33050

RE: **REQUET TO PROCESS** Zoning Change Application for Ocean Reef Plaza LLC, File #  
2014-091 located at 31 Ocean Reef Drive, Key Largo FL (Ocean Reef Club)

Ms. Creech,

I am writing to request that we once again move forward with the processing of our application 2014-091 for a zone change request at the above address. We had previously requested a "hold" of the application. If you have any questions or concerns please do not hesitate to contact me at 404.403.2925 or [joelreed55@gmail.com](mailto:joelreed55@gmail.com).

Sincerely,

A handwritten signature in blue ink that reads "Joel C. Reed". The signature is written in a cursive style with a large initial 'J'.

Joel C. Reed, AICP

County of Monroe  
Growth Management Division

**Planning & Environmental Resources  
Department**

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Sylvia J. Murphy, District 5  
Mayor Pro Tem Danny L. Kolhage, Dist. 1  
George Neugent, District 2  
Heather Carruthers, District 3  
David Rice, District 4

Date: 7.02.14  
Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for LUD Map Amendment  
Type of application

Ocean Reef Plaza LLC to the Monroe County Planning Department.  
Project / Name

Thank you.

Jail Creech

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

• Pan

• Legend

• Zoom In

MCPA GIS Public Portal  
Major Road

Zoom Out

Address

Find

Identify

Select

Buffer

Measure

Print

Hooks Leads

Help

Click on our [Getting Started](#) tutorial!

2014 Condo

Expand All

2013 Condo

Monroe Overlay

2012 Condo

Subdivisions

Section Lines

2011 Condo

Parcels

Shoreline

2010 Condo

Lot Lines

2009 Condo

Hooks Leads

Easements

2009 Condo

Text Displays

2009 Condo

Qualified Condo Sales

2008 Condo

Qualified Sales

2008 Condo

Transportation

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

Road Centerline

Road Block Name

Right of Way

Zoom-in Zoom-in to a defined extent...

Zoom-out Zoom-out to a defined extent...

Full Extent Zoom to the full extent tool was clicked!

Address: 3738668 | City, org, mode: 0128064 | Clear

Basemap Select a basemap | Filter parcels within 5 feet of location | Clear

Buffer Results: 53 features found | Zoom | Remove highlight

Export results to: " " Delimited | Go

Search

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
63281	81711 0000	00081711.000000	105542 0750 41 00

Verified GC

✓ 4E CAY HARBOR LLC  
5 SUNSET CAY DR  
KEY LARGO, FL 33037

✓ ADAMS DAVID B AND LINDA M  
1395 LANDS END RD  
LANTANA, FL 33462

✓ BACHER FRED  
24 DOCKSIDE LN  
KEY LARGO, FL 33037

✓ BAILEY JAMES H P JR AND KATHERINE W  
517 EAST FORT MACON RD  
ATLANTIC BEACH, NC 28512

✓ BORRELLO NICOLAS J AND BARBARA  
48A GREAT RING RD  
SANDY HOOK, CT 6482

✓ BOYD DOUGLAS J AND KAREN B  
5124 ARROWHEAD LN  
PLANO, TX 75093

✓ BROWN JANET K REVOCABLE TRUST AGR  
3/20/1992  
5 CROMWELL CT  
OLD SAYBROOK, CT 06475-2542

★ CAPITAL PROPERTIES OF RALEIGH III LLC  
2207 OXFORD RD  
RALEIGH, NC 27608-1636

~~CAY HARBOR CONDO CHALETS~~

★ CHA6 LLC  
801 ELDERBERRY WAY  
BOCA RATON, FL 33486-5528

✓ DALE JERRY M AND PAULETTE  
6455 SW 122ND AVE  
MIAMI, FL 33183-2621

✓ DEMMERLY FRANK R JR AND LYNNE L  
216 E OAK AVE  
MOORESTOWN, NJ 8057

✓ ELLISON MARIANNE H  
PO BOX 352  
DUXBURY, MA 02331-0352

✓ ENK WILLIAM A AND MARY-TERESE  
PO BOX 24203  
BLUE SPRINGS, MO 64013-4203

✓ FERGER JANE D  
25 BAY RIDGE RD  
KEY LARGO, FL 33037

✓ FIRST FINANCIAL GROUP INC  
C/O MARK VANATTA ESQ  
52 E GAY ST  
COLUMBUS, OH 43215-3161

FRAZIER DIANA H DESCENDANTS TRUST  
C/O NOTOPOULOS PHILIP J TRUSTEE  
10 SAINT JAMES AVE STE 1200  
BOSTON, MA 02116-3889

✓ GARDNER JAMES J ESTATE  
C/O MUELLER LINDA G P/R  
9449 MONTGOMERY RD  
CINCINNATI, OH 45242-7640

✓ GUTIERREZ RICARDO  
610 BLUE RD  
CORAL GABLES, FL 33146-1726

✓ HENDERSON WILLIAM MCCAY REV TR  
AGR 9/23/2009  
1917 FRANKLIN AVE  
MCLEAN, VA 22101-5309

✓ HOLL JOSEPH A AND RUTH ANN  
92 MORTON DR  
RAMSEY, NJ 7446

✓ HUGHES LIVING TRUST 5/1/2006  
2985 WILD TURKEY RUN  
SANTA ROSA, CA 95404-8896

✓ JA OCEAN REEF LLC  
1819 JOHN F KENNEDY BLVD STE 360  
PHILADELPHIA, PA 19103-1738

✓ KORSANT PHILIP B AND CATHERINE  
107 ANDROS RD  
KEY LARGO, FL 33037-5204

✓ LEE JOHN  
24 DOCKSIDE LN  
KEY LARGO, FL 33037-5261

✓ LIAUTAUD JAMES J  
2E CAY HBR  
KEY LARGO, FL 33037-5244

★ LOF PARTNERS LLC  
22 BRYCEWOOD DR  
DIX HILLS, NY 11746-4913

✓ MARTIN GEORGE H AND ANNE  
1 SINCLAIR DR APT 117  
PITTSFORD, NY 14534-1736

✓ O R BUSINESS CENTER LLC  
35 OCEAN REEF DR STE 200  
KEY LARGO, FL 33037

✓ O REEF PLAZA LLC  
31 OCEAN REEF DR STE A203  
KEY LARGO, FL 33037-5281

★ added to applicant labels

Verified 1 of 2

✓ OCEAN REEF CHAPEL INC  
32 OCEAN REEF DR  
KEY LARGO, FL 33037

✓ OCEAN REEF CLUB INC  
C/O PRESIDENT  
35 OCEAN REEF DR STE 200  
KEY LARGO, FL 33037-5259

✓ ORC-CH6E CORP  
PO BOX 1  
FRANKLIN LAKES, NJ 07417-0001

✓ OTT WILLIAM V  
57 SEABREEZE AVE  
DELRAY BEACH, FL 33483

✓ PUIG JUAN  
8015 LOS PINOS BLVD  
CORAL GABLES, FL 33143-6454

✓ RODRIGUEZ JA(TONY) AND JUDITH T LIV TR  
12/20/2005 C/O RODRIGUEZ JUDITH T TRUSTEE  
3728 LANCASTER LN  
QUINCY, IL 62301

✓ SCHROEDERS JOHN PAUL AND LUCY E  
3353-55 GALT OCEAN DR  
FORT LAUDERDALE, FL 33308

★ SHEA PETER AND MARY-LEE  
3 LONGWOOD DR  
REDDING, CT 06896-1400

✓ SHEEHAN BOSTON RESIDENCE TRUST 10/29/2008  
C/O SHEEHAN TIMOTHY G AND MARY CHRISTINE  
TRUSTEES  
34 MAIN ST  
WENHAM, MA 01984-1540

★ SMITH STEVEN LYLE  
34 OCEAN REEF DR UNIT CHD-2  
KEY LARGO, FL 33037-5222

✓ SPEAR INVESTMENT ASSOCIATES  
20 SPEAR RD  
RAMSEY, NJ 07446-1288

✓ SUTFIN JOHN S DECLARATION OF TRUST  
1/11/1994  
1042 SANCTUARY TER  
KEY LARGO, FL 33037-3703

✓ TERHUNE STEPHEN K  
5204 N KICKAPOO EDWARDS RD  
EDWARDS, IL 61528-9522

✓ TIFT T W JR  
PO BOX 90907  
ATLANTA, GA 30364-0907

✓ WARREN THE FAMILY 2012 TRUST  
10770 NE BROOMGERRIE RD  
BAINBRIDGE ISLAND, WA 98110-1900

✓ WILLIAMSON GEORGE E II AND CAROL F  
5501 OAK LN  
CORAL GABLES, FL 33156

✓ ZIEGLER JOHN M AND LINDA J  
5748 JARDIN PL  
COLUMBUS, OH 43213-1467

**End of Additional File 2014-091**

**RC3WORLD, INC.**  
411 RIDGEWOOD ROAD NE  
ATLANTA, GA 30307  
PHONE: 404.403.2925  
EMAIL: [joelreed55@gmail.com](mailto:joelreed55@gmail.com)



June 27, 2014

Monroe County  
Planning & Environmental Resources Department  
Attn: Ms. Gail Creech, Planning Commission Coordinator  
2798 Overseas Hwy.  
Suite 400  
Marathon, FL 33050

RE: Zoning Change Application for Ocean Reef Plaza Building located at 31 Ocean Reef Drive

Ms. Creech,

Please find the enclosed original agent authorization for RC3WORLD INC. (Joel Reed) on behalf of Eric Soulvay to act as agent on his behalf for the rezoning request application for Plaza Building at Ocean Reef Club. Please note that the application fee in the amount of \$5,388.00 and the agent authorization letter is being sent under separate cover. If you have any questions or concerns please do not hesitate to contact me at 404.403.2925 or [joelreed55@gmail.com](mailto:joelreed55@gmail.com).

Sincerely,



Joel C. Reed, AICP

RC3WORLD, INC.  
411 RIDGEWOOD ROAD NE  
ATLANTA, GA 30307  
PHONE: 404.403.2925  
EMAIL: [joelreed55@gmail.com](mailto:joelreed55@gmail.com)

RECEIVED

JUL - 1 2014

MONROE CO. PLANNING DEPT

June 27, 2014

Monroe County  
Planning & Environmental Resources Department  
Attn: Ms. Gail Creech, Planning Commission Coordinator  
2798 Overseas Hwy.  
Suite 400  
Marathon, FL 33050

RE: Zoning Change Application for Ocean Reef Plaza Building located at 31 Ocean Reef Drive

Ms. Creech,

Please find the enclosed original agent authorization for RC3WORLD INC. (Joel Reed) on behalf of Eric Soulavy to act as agent on his behalf for the rezoning request application for Plaza Building at Ocean Reef Club. In addition we are enclosing a check in the amount of \$5,388.00 (Includes: \$4929 application fee; \$245 Advertisement fee; \$3.00 per surrounding property owner notice (\$3.00 x 48); and a technology fee of \$20). The remainder of the application for the zone change request is being sent in a separate package. If you have any questions or concerns please do not hesitate to contact me at 404.403.2925 or [joelreed55@gmail.com](mailto:joelreed55@gmail.com).

Sincerely,



Joel C. Reed, AICP

6/26/2014  
(Date)



I hereby authorize RC3WORLD, Inc. (Joel C. Reed) be listed as authorized agent  
(Name of Agent)

for O REEF PLAZA LLC for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4, Block \_\_\_\_\_,

Subdivision: Ocean Reef, Key (island): Largo

and Real Estate number: 00081740-000400

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

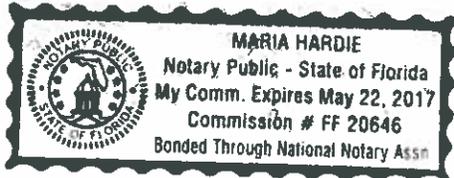
Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

[Signature]  
Property Owner(s) Signature  
ERIC SOULAVY  
Printed Name of Owner(s)

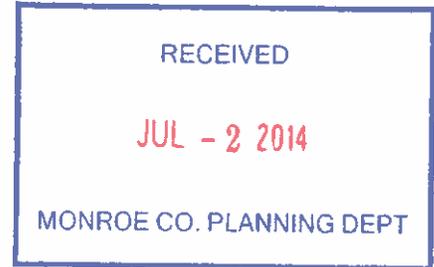
NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2014.  
Eric Soulavay is X personally known \_\_\_\_\_ produced identification  
(Type of Identification), did / did not take an oath.

[Signature]  
Notary



REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION



MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Amendment to Land Use Map District (Residential) Application Fee: \$4,131.00  
Amendment to Land Use District Map (Non-Residential) Application Fee: \$4,929.00

In addition to the above application fees, the following fees also apply to each application:  
Advertising Costs: \$245.00  
Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed  
Technology Fee: \$20.00

Date: 01 / 28 / 2014  
Month Day Year

**Property Owner:**

Ocean Reef Plaza LLC (Eric Soulavay, Managing Member)

Name

31 Ocean Reef Drive, Suite A203, Key Largo FL 33037

Mailing Address

786.473.1890

Daytime Phone

ericoulavy@gmail.com

Email Address

**Agent (if applicable):**

RC3WORLD INC (Joel C. Reed)

Name

411 Ridgewood Road NE, Atlanta GA 30307

Mailing Address

404.403.2925

Daytime Phone

joelreed55@gmail.com

Email Address

**Legal Description of Property:**

(If in metes and bounds, attach legal description on separate sheet)

7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4

OCEAN REEF

LARGO

Block

Lot

Subdivision

Key

00081740-000400

8574983

Real Estate (RE) Number

Alternate Key Number

31 OCEAN REEF DRIVE

OCEAN REEF CLUB

Street Address

Approximate Mile Marker

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION**

**Current Land Use District Designation(s):** SUBURBAN COMMERCIAL (SC)

**Proposed Land Use District Designation(s):** URBAN COMMERCIAL (UC)

**Current Future Land Use Map Designation(s):** MIXEDUSE COMMERCIAL (MC)

**Tier Designation(s)** N/A

**Total Land Area Affected in acres:** 1.7367 ACRES, see attached survey

**Existing Use of the Property** (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

Per the Monroe County property appraisers record card the site is currently developed with 29,873 square feet of commercial retail and office uses. There is no residential development on the site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) **Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:**

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2) **Changed assumptions (e.g., regarding demographic trends):**

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3) **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

Yes, the parcel was erroneously given an SC zoning from the original BU-1 zoning which allowed for the original construction of four (4) commercial buildings on the site. Given the changed zoning the owner is not able to build to the density as originally approved.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4) **New issues:**

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION**

**5) Recognition of a need for additional detail or comprehensiveness:**

N/A

---



---



---

**6) Data updates:**

N/A

---



---



---

**In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the map amendment would not result in an adverse community change (attach additional sheets if necessary):**

The proposed amendment will not result in any adverse community change or impact in the area in which it is located. Ocean Reef Club is a private gated community in which all services are self contained on site. The rezoning will allow for additional office and retail uses on the site that were originally contemplated in order to serve the members of Ocean Reef club. Rezoning will allow for the site to be able to meet the commercial needs of the community. Rezoning will not impact any other bulk regulations requirements such as bufferyards, setbacks, parking, etc. which are the same for both UC and SC zoning district that otherwise if adjusted as a result of the zoning change could result in a negative impact on the surrounding properties and the community.

**Has a previous Land Use District Map amendment application been submitted for this site within the past two years?**

Yes \_\_\_\_\_ Date: \_\_\_\_\_  
No   X  

**All of the following must be submitted in order to have a complete application submittal:**  
(Please check as you attach each required item to the application)

- TAB 1  **Complete Land Use District Map amendment application** (unaltered and unbound); and
- TAB 2  **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and
- TAB 3  **Proof of ownership (i.e. Warranty Deed)**; and
- TAB 4  **Current Property Record Card(s) from the Monroe County Property Appraiser**; and
- TAB 5  **Location map from Monroe County Property Appraiser**; and
- TAB 6  **Copy of current Land Use District Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- TAB 7  **Copy of current Future Land Use Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- TAB 8  **300 foot radius map from Monroe County Property Appraiser Office**
- TAB 9  **List of surrounding property owners from 300 foot radius map**
- TAB 10  **Photograph(s) of site from adjacent roadway(s)**; and

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION**

- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets** (at a minimum survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat); and
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets).** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

**If applicable, the following must be submitted in order to have a complete application submittal:**

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment**

**If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.**

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: \_\_\_\_\_

*Joel C. Reed*

Date: JUNE 26, 2014

Sworn before me this

30

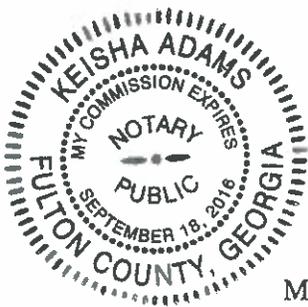
day of June, 2014

*Keisha Adams*

Notary Public

My Commission Expires

9/18/2016



Please send or deliver the complete application package to:  
Monroe County Planning & Environmental Resources Department  
Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050.



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 8574983 Parcel ID: 00081740-000400

### Ownership Details

**Mailing Address:**

O REEF PLAZA LLC  
31 OCEAN REEF DR STE A203  
KEY LARGO, FL 33037-5281

### Property Details

**PC Code:** 17 - OFFICE BUILDINGS 1 STORY

**Millage Group:** 500R

**Affordable Housing:** No

**Section-**

**Township-** 07-59-41

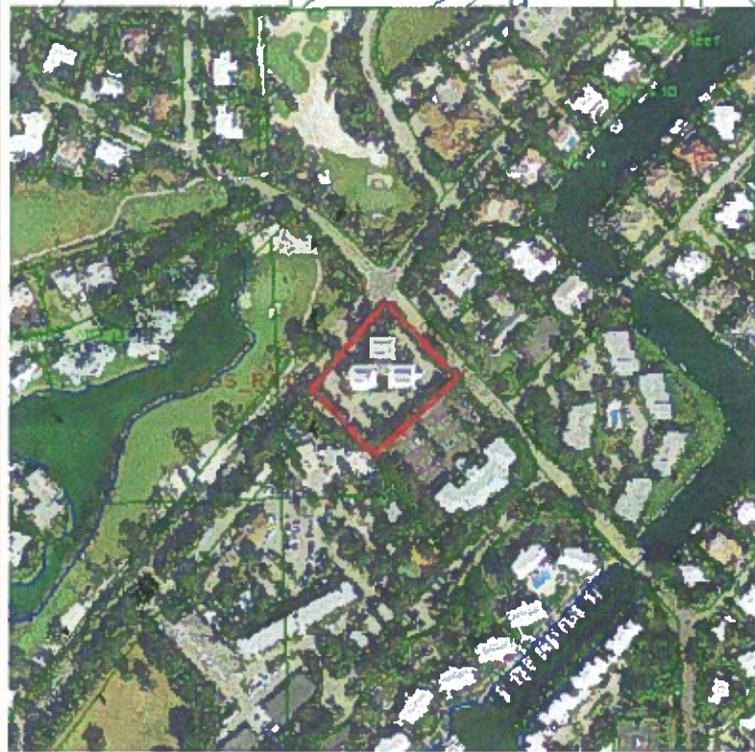
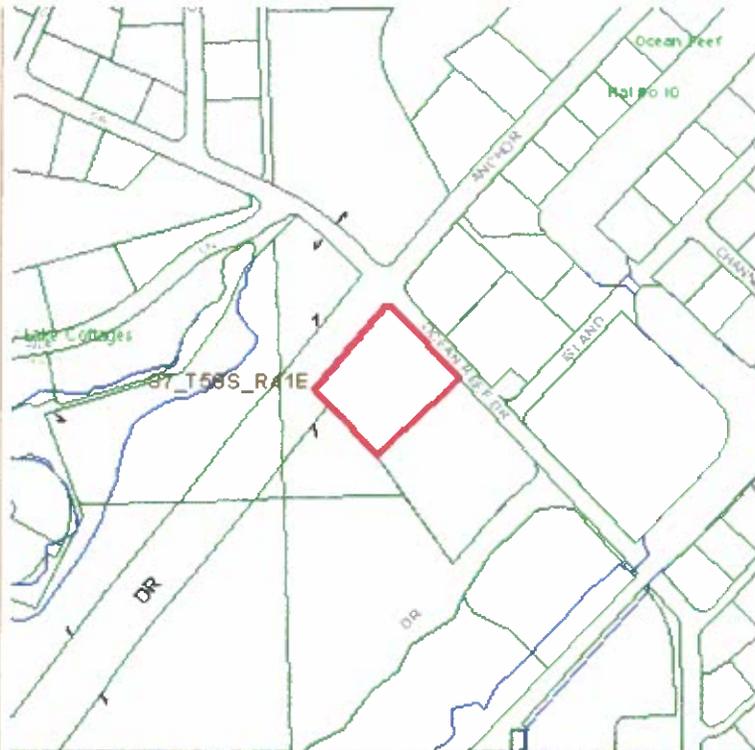
**Range:**

**Property Location:** 31 OCEAN REEF DR KEY LARGO

**Legal** 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4 OR435-855/61 OR825-991/97 OR880-2219/20 OR1584-1056/59

**Description:** OR1584-1060/63 OR1584-1064/65AFF OR1584-1066AFF OR2186-775/76

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	1.57 AC

### Building Summary

Number of Buildings: 3  
 Number of Commercial Buildings: 3  
 Total Living Area: 24673  
 Year Built: 1980

## Building 1 Details

Building Type  
 Effective Age 19  
 Year Built 1980  
 Functional Obs 0

Condition A  
 Perimeter 700  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 23  
 Grnd Floor Area 8,034

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

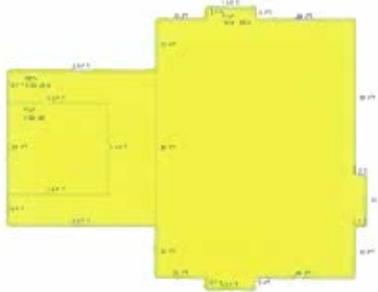
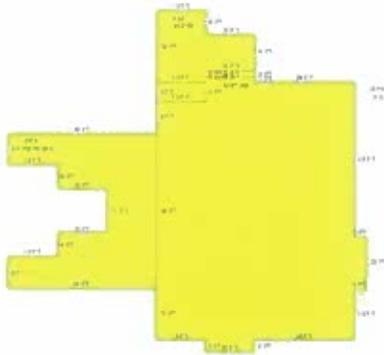
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 4  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1979				3,497
2	OPX		1	1979				1,079
3	FLA		1	1979				442
4	OPX		1	1979				923

5	FLA	2	1979	598
6	FLA	2	1979	3,497
7	OPX	1	1979	923

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14926	OFF BLDG-1 STY-B	100	N	Y
	14927	OPX	100	N	N
	14928	OFF BLDG-1 STY-B	100	N	Y
	14929	OPX	100	N	N
	14930	OFF BLDG-1 STY-B	100	N	Y
	14931	OFF BLDG-1 STY-B	100	N	Y
	14932	OPX	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5154	C.B.S.	100

**Building 2 Details**

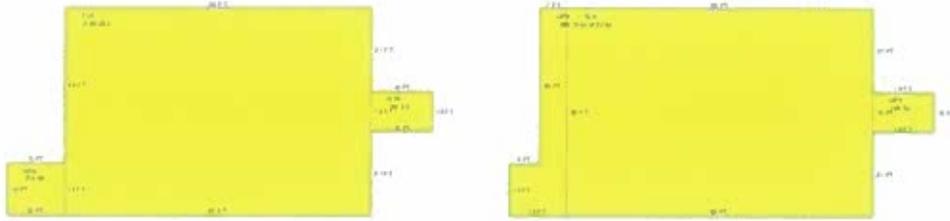
<b>Building Type</b>	<b>Condition <u>A</u></b>	<b>Quality Grade</b> 350
<b>Effective Age</b> 19	<b>Perimeter</b> 528	<b>Depreciation %</b> 23
<b>Year Built</b> 1982	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 8,320
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982				4,160
2	OPX		1	1982				195
3	OPX		1	1982				160
4	OPX		2	1982				468
5	FLA		2	1982				4,160
6	OPX		2	1982				160

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14933	OFF BLDG-1 STY-B	100	N	Y
	14934	OPX	100	N	N
	14935	OPX	100	N	N
	14936	OPX	100	N	N
	14937	OFF BLDG-1 STY-B	100	N	Y
	14938	OPX	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5155	C.B.S.	100

## Building 3 Details

Building Type  
 Effective Age 19  
 Year Built 1982  
 Functional Obs 0

Condition A  
 Perimeter 528  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 23  
 Grnd Floor Area 8,319

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

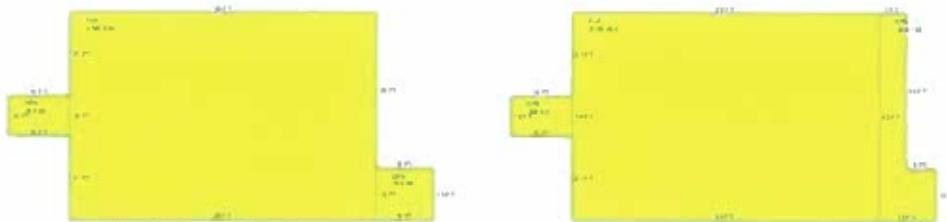
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982				4,160
2	OPX		1	1982				160
3	OPX		1	1982				195
4	OPX		2	1982				160
5	FLA		2	1982				4,159

6	OPX	2	1982	468
---	-----	---	------	-----

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14939	OFF BLDG-1 STY-B	100	N	Y
	14940	OPX	100	N	N
	14941	OPX	100	N	N
	14942	OPX	100	N	N
	14943	OFF BLDG-1 STY-B	100	N	Y
	14944	OPX	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5156	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	27,448 SF	0	0	1998	1999	2	25
2	PT2:BRICK PATIO	1,300 SF	0	0	2002	2003	2	50

**Appraiser Notes**

OCEAN REEF PLAZA BLDG #1=MAIN BUILDING BLDG #2=WEST WING BLDG #3=EAST WING 03/23/2000 PHOTO ON FILE -- 2001/10/29 SB, TPP ACCOUNT #8965672 - TOWER #77.

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13303538	10/09/2013		1		INTERIOR REMODEL/REPAIR
	2302964	09/04/2002	11/26/2002	1		PAVERS
	02304324	10/18/2002	01/01/2004	1		REROOF
	10300811	03/02/2010	03/20/2010	1		INTERIOR REMODEL
	05302753	06/14/2005	12/31/2006	1		INTERIOR OFFICE REMODEL
	06304067	10/04/2006	12/31/2006	1		INTERIOR RENOVATION
	12300220	01/31/2012	02/13/2012	1		REMODEL/REPAIR INTERIOR

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	3,210,943	31,954	628,000	7,876,067	4,952,841	0	7,876,067
2012	3,210,943	34,345	628,000	7,876,067	4,502,583	0	7,876,067
2011	3,377,745	36,736	628,000	7,844,521	4,093,258	0	7,844,521
2010	3,377,745	39,127	628,000	3,721,144	3,721,144	0	3,721,144
2009	3,544,547	41,518	785,000	3,721,144	3,721,144	0	3,721,144
2008	3,544,547	43,908	785,000	3,721,144	3,721,144	0	3,721,144
2007	2,781,875	46,299	785,000	3,721,144	3,721,144	0	3,721,144
2006	2,847,331	48,690	785,000	3,721,144	3,721,144	0	3,721,144
2005	2,847,331	51,081	785,000	3,721,144	3,721,144	0	3,721,144
2004	2,880,000	53,472	204,100	3,721,144	3,721,144	0	3,721,144
2003	2,880,000	55,863	204,100	3,721,144	3,721,144	0	3,721,144
2002	2,880,000	48,308	204,100	3,721,144	3,721,144	0	3,721,144
2001	2,963,190	50,504	204,100	3,721,144	3,721,144	0	3,721,144
2000	2,963,190	28,985	204,100	3,721,144	3,721,144	0	3,721,144
1999	2,963,190	12,077	204,100	3,179,367	3,179,367	0	3,179,367
1998	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1997	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1996	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1995	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1994	2,675,624	13,285	204,100	2,893,009	2,893,009	0	2,893,009
1993	2,675,624	14,493	204,100	2,515,045	2,515,045	0	2,515,045
1992	2,638,580	15,700	204,100	2,858,380	2,858,380	0	2,858,380
1991	2,638,580	16,908	204,100	2,859,588	2,859,588	0	2,859,588
1990	2,638,580	18,116	204,100	2,860,796	2,860,796	0	2,860,796
1989	2,638,580	19,324	204,100	2,862,004	2,862,004	0	2,862,004
1988	2,458,372	13,066	156,998	2,628,436	2,628,436	0	2,628,436
1987	2,233,355	13,834	156,998	2,404,187	2,404,187	0	2,404,187
1986	2,237,146	14,603	157,000	2,408,749	2,408,749	0	2,408,749
1985	2,208,158	15,371	157,000	2,380,529	2,380,529	0	2,380,529
1984	2,189,753	16,140	157,000	2,362,893	2,362,893	0	2,362,893
1983	2,189,753	16,908	157,000	2,363,661	2,363,661	0	2,363,661
1982	883,728	17,677	157,000	1,058,405	1,058,405	0	1,058,405

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/30/1999	1584 / 1056	4,500,000	<u>WD</u>	<u>Q</u>
5/1/1983	880 / 2219	2,600,000	<u>WD</u>	<u>Q</u>
1/1/1981	825 / 991	227,000	<u>WD</u>	<u>Q</u>

This page has been visited 83,447 times.

Monroe County Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176



## Detail by Entity Name

### Florida Limited Liability Company

O REEF PLAZA, LLC

### Filing Information

<b>Document Number</b>	L06000009500
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	01/26/2006
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	08/09/2013
<b>Event Effective Date</b>	NONE

### Principal Address

240 CRANDON BLVD., SUITE 250  
KEY BISCAWAYNE, FL 33149

Changed: 08/09/2013

### Mailing Address

240 CRANDON BLVD., SUITE 250  
KEY BISCAWAYNE, FL 33149

Changed: 08/09/2013

### Registered Agent Name & Address

FLORIDA CORPORATE SERVICES, LLC  
3006 AVIATION AVENUE, STE. 2A  
COCONUT GROVE, FL 33133

Name Changed: 08/09/2013

Address Changed: 08/09/2013

### Authorized Person(s) Detail

#### Name & Address

Title MGR

31 OCEAN REEF, LLC  
240 CRANDON BLVD., SUITE 250  
KEY BISCAYNE, FL 33149

- See attached Corporate  
paperwork for 31 Ocean Reef, LLC

**Annual Reports**

Report Year	Filed Date
2011	03/30/2011
2012	03/21/2012
2013	03/19/2013

**Document Images**

[08/09/2013 -- LC Amendment](#)

View image in PDF format

[03/19/2013 -- ANNUAL REPORT](#)

View image in PDF format

[03/21/2012 -- ANNUAL REPORT](#)

View image in PDF format

[03/30/2011 -- ANNUAL REPORT](#)

View image in PDF format

[02/18/2010 -- ANNUAL REPORT](#)

View image in PDF format

[02/27/2009 -- ANNUAL REPORT](#)

View image in PDF format

[01/14/2008 -- ANNUAL REPORT](#)

View image in PDF format

[01/11/2007 -- ANNUAL REPORT](#)

View image in PDF format

[03/20/2006 -- LC Amendment](#)

View image in PDF format

[01/26/2006 -- Florida Limited Liability](#)

View image in PDF format

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

31 OCEAN REEF, LLC

### Filing Information

<b>Document Number</b>	L13000006854
<b>FE/EIN Number</b>	NONE
<b>Date Filed</b>	01/14/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Effective Date</b>	01/14/2013

### Principal Address

240 CRANDON BLVD.  
SUITE 250  
KEY BISCAVNE, FL 33149

### Mailing Address

240 CRANDON BLVD.  
SUITE 250  
KEY BISCAVNE, FL 33149

### Registered Agent Name & Address

FLORIDA CORPORATE SERVICES, LLC  
3006 AVIATION AVENUE  
SUITE 2A  
COCONUT GROVE, FL 33133

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

SOULAVY, ERIC  
240 CRANDON BLVD., STE. 250  
KEY BISCAVNE, FL 33149

### Annual Reports

**No Annual Reports Filed**

**Document Images**

[08/01/2013 -- CORLCMMRES](#)

View image in PDF format

[01/14/2013 -- Florida Limited Liability](#)

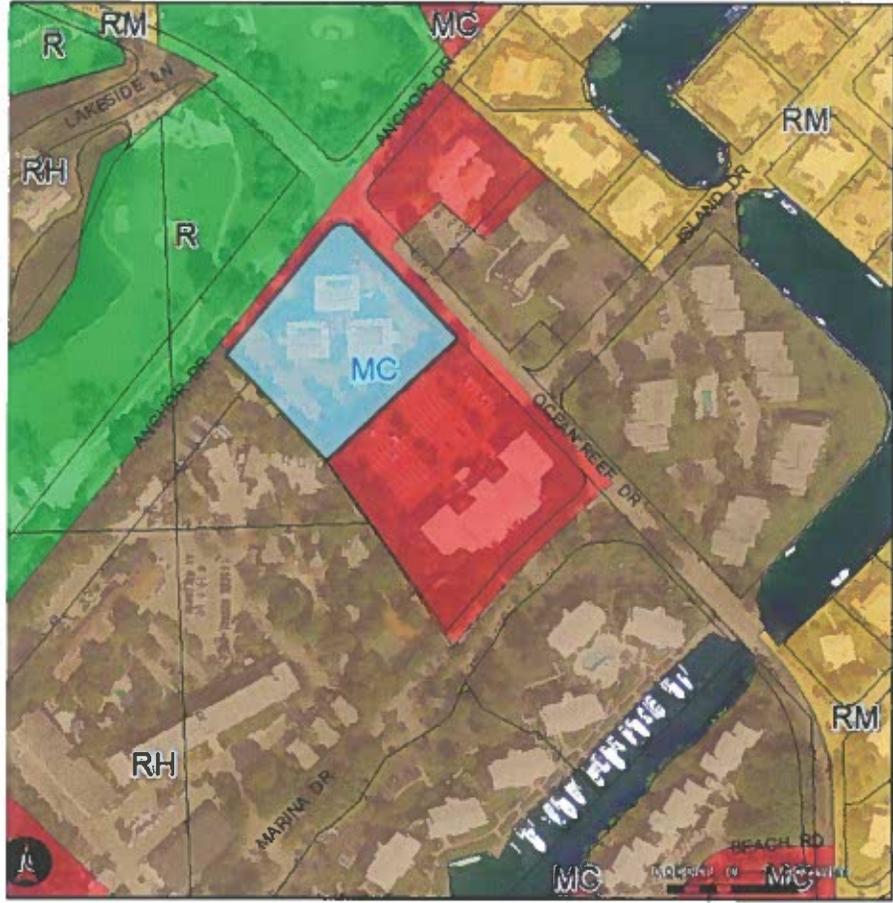
View image in PDF format

---

Copyright © and Privacy Policies  
State of Florida, Department of State



# Map FUTURE LAND USE MAP = MC

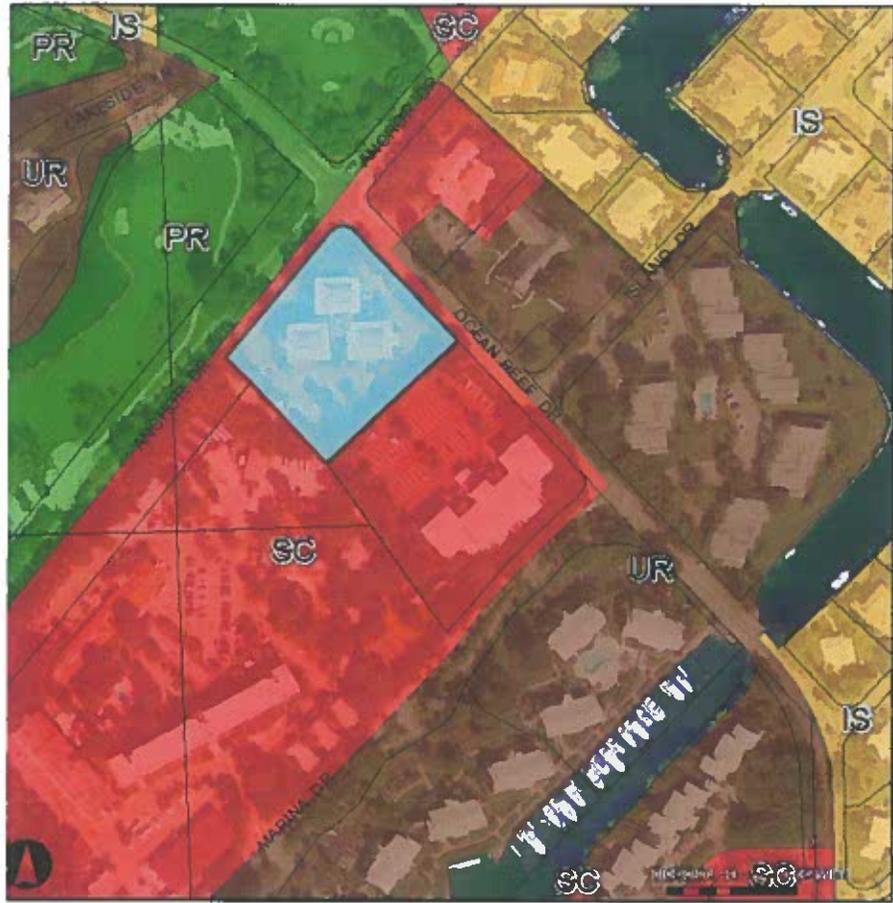


- Parcels
  - fileMarker
  - roads
  - Parcels
  - Future Land Use Map (FLUM)
  - Future Land Use Map (FLUM) (continued)
  - Future Land Use Map (FLUM) (continued)
- E - Education
  - I - Industrial
  - INS - Institutional
  - M - Military
  - MC - Mixed Use/Commercial
  - MCF - Mixed Use/Commercial Fishing
  - MN - Mainland Native
  - PB - Public Buildings/Grounds
  - PF - Public Facilities
  - R - Recreation
  - RC - Residential Conservation
  - RH - Residential High
  - RL - Residential Low
  - RM - Residential Medium
  - UNDS - Undesignated
  - A - Agriculture
  - AD - Airport District
  - C - Conservation

0081740-000400 (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	N
0081740-000400	0759 41 00081740000400	OCEAN REEF PLAZA LLC	31 OCEAN REEF DR	STE A203		KEY LARGO	FL	33037-5281			17 81740.0004	00081740-000400	8574983	500R	10010	FK33	24673	4500000	06	1999	Q	1584	1056	3

# Map ZONING = SC



- Parcels**
  - FileMarker
  - Loads
  - Parcels
  - Zoning
  - Airport
  - Area of County Critical Concern
  - Commercial Fish Areas
- Zoning (continued)**
- Commercial Fishing Special District
  - Commercial Fishing Village
  - Conservation District
  - Destination Resort
  - Incorporated
  - Industrial
  - Improved Subdivision -/Duplex/Masonry
  - Maritime Industries
  - Military Facilities
  - Mainland Native
  - Mixed Use
- Zoning (continued)**
- Native Area
  - Offshore Island
  - Park and Refuge
  - Resolution 277-1986
  - Research Park
  - Recreational Vehicle
  - Sparsely Settled
  - Suburban Commercial
  - Suburban Residential -/Limited
  - Urban Commercial
- Zoning (continued)**
- Urban Residential
  - Urban Residential Mobile Home
  - Urban Residential Mobile Home Limited

## 0081740-000400 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	NI
0081740-000400	0759 41 00081740000400	OCEAN REEF PLAZA LLC		31 OCEAN REEF DR STE A203		KEY LARGO	FL	33037-5281			17 81740.0004	00081740-000400	8574983	500R		10010 FK33	24673	4500000	06	1999	Q	1584	1056	3

Print Find RE Number Find AK Number Search Owner Name 1:2,525

Results  
Clear All

- 00081740-000400 (1)
  - Parcels (1)
    - 00081740-000400
 

OBJECTID	{OBJECTID}
RECHAR	00081740-000
PARCELNO	0759 41 0008

Map Contents

- MonroeCountySDE\_Environmental\_Layout\_public
  - Overview
  - MCPA
  - Habitat 2009
  - Tier Overlay District
  - Zoning
  - Future Land Use Map (FLUM)
  - 2006 Orthophotography
  - 2009 Orthophotography
  - 2012 image catalog

NOTED as "impervious Surface"

# Surrounding Property Owners (300' Buffer) Map



✓ 4E CAY HARBOR LLC  
5 SUNSET CAY DR  
KEY LARGO , FL 33037

✓ ADAMS DAVID B AND LINDA M  
1395 LANDS END RD  
LANTANA , FL 33462

✓ BACHER FRED  
24 DOCKSIDE LN  
KEY LARGO , FL 33037

✓ BAILEY JAMES H P JR AND  
KATHERINE W  
517 EAST FORT MACON RD  
ATLANTIC BEACH , NC 28512

✓ BORRELLO NICOLAS J AND  
BARBARA  
48A GREAT RING RD  
SANDY HOOK , CT 6482

BOYD DOUGLAS J AND KAREN B  
5124 ARROWHEAD LN  
PLANO , TX 75093

✓ BROWN JANET K REVOCABLE  
TRUST  
5 CROMWELL CT  
OLD  
SAYBROOK , CT 06475-2542

CAY HARBOR CONDO CHALETs  
,

✓ DALE JERRY M AND PAULETTE  
6455 SW 122ND AVE  
MIAMI , FL 33183-2621

✓ DEMMERLY FRANK R JR AND  
LYNNE L  
216 E OAK AVE  
MOORESTOWN , NJ 8057

✓ ELLISON MARIANNE H  
PO BOX 352  
DUXBURY , MA 02331-0352

✓ ENK WILLIAM A AND MARY-TERESE  
PO BOX 24203  
BLUE  
SPRINGS , MO 64013-4203

✓ FERGER JANE D  
25 BAY RIDGE RD  
KEY LARGO , FL 33037

FINK DANIEL W AND LYN  
PO BOX 3997  
WILMINGTON , DE 19807-0997

FINLEY HOLDINGS LTD  
24 DOCKSIDE LN PMB 499  
KEY LARGO , FL 33037-5261

✓ FIRST FINANCIAL GROUP INC  
C/O MARK VANATTA ESQ  
52 E GAY ST  
COLUMBUS , OH 43215-3161

✓ GARDNER JAMES J  
20 DOLPHIN LN  
KEY LARGO , FL 33037-5214

✓ GUTIERREZ RICARDO  
610 BLUE RD  
CORAL  
GABLES , FL 33146-1726

✓ HENDERSON WILLIAM MCCAY REV  
TR  
1917 FRANKLIN AVE  
MCLEAN , VA 22101-5309

✓ HOLL JOSEPH A AND RUTH ANN  
92 MORTON DR  
RAMSEY , NJ 7446

HUDSON DENNIS AND CAROL K  
600 W MEYER BLVD  
KANSAS CITY , MO 64113-1544

✓ HUGHES LIVING TRUST 5/1/2006  
2985 WILD TURKEY RUN  
SANTA ROSA , CA 95404-8896

✓ JA OCEAN REEF LLC  
1819 JOHN F KENNEDY BLVD  
STE 360  
PHILADELPHIA , PA 19103-1738

JAIKINS LINDA W BANKRUPTCY  
ESTATE  
C/O MUKAMAL BARRY E  
TRUSTEE  
1 SE 3RD AVE FL 10  
MIAMI , FL 33131-1710

✓ KORSANT PHILIP B AND  
CATHERINE  
107 ANDROS RD  
KEY LARGO , FL 33037-5204

✓ LEE JOHN  
24 DOCKSIDE LN  
KEY LARGO , FL 33037-5261

✓ LIAUTAUD JAMES J  
2E CAY HBR  
KEY LARGO , FL 33037-5244

✓ MARTIN GEORGE H AND ANNE  
1 SINCLAIR DR APT 117  
PITTSFORD , NY 14534-1736

✓ O R BUSINESS CENTER LLC  
35 OCEAN REEF DR  
KEY LARGO , FL 33037

✓ O REEF PLAZA LLC  
31 OCEAN REEF DR STE A203  
KEY LARGO , FL 33037-5281

OCEAN REEF ACQUISITION CORP  
35 OCEAN REEF DR STE 200  
KEY LARGO , FL 33037-5259

✓ OCEAN REEF CHAPEL INC  
32 OCEAN REEF DR  
KEY LARGO , FL 33037

✓ OCEAN REEF CLUB INC  
C/O PRESIDENT  
35 OCEAN REEF DR STE 200  
KEY LARGO , FL 33037-5259

✓ ORC-CH6E CORP  
PO BOX 1  
FRANKLIN  
LAKES , NJ 07417-0001

✓ OTT WILLIAM V  
57 SEABREEZE AVE  
DELRAY BEACH , FL 33483

✓ PUIG JUAN  
8015 LOS PINOS BLVD  
CORAL  
GABLES , FL 33143-6454

✓ RODRIGUEZ JA(TONY) AND JUDITH  
T LIV TR  
C/O RODRIGUEZ JUDITH T  
TRUSTEE  
3728 LANCASTER LN  
QUINCY , IL 62301

✓ SCHROEDERS JOHN PAUL AND  
LUCY E  
3353-55 GALT OCEAN DR  
FORT LAUDERDALE , FL 33308

✓ SHEEHAN BOSTON RESIDENCE  
TRUST  
C/O SHEEHAN TIMOTHY G AND  
MARY CHRISTINE TRUSTEES  
34 MAIN ST  
WENHAM , MA 01984-1540

SHIPLEY WILLIAM III AND MICHELLE  
1335 HILLTOP PL  
YORK , PA 17403

✓ SPEAR INVESTMENT ASSOCIATES  
20 SPEAR RD  
RAMSEY , NJ 07446-1288

✓ SUTFIN JOHN S DECLARATION OF  
TRUST  
1042 SANCTUARY TER  
KEY LARGO , FL 33037-3703

✓ TERHUNE STEPHEN K  
5204 N KICKAPOO EDWARDS  
RD  
EDWARDS , IL 61528-9522

✓ TIFT T W JR  
PO BOX 90907  
ATLANTA , GA 30364-0907

TIMKEN PROPERTIES INC  
34895 GROESBECK  
CLINTON  
TOWNSHIP , MI 48035

✓ WARREN THE FAMILY 2012 TRUST  
10770 NE BROOMGERRIE RD  
BAINBRIDGE  
ISLAND , WA 98110-1900

✓ WILLIAMSON GEORGE E II AND  
CAROL F  
5501 OAK LN  
CORAL GABLES , FL 33156

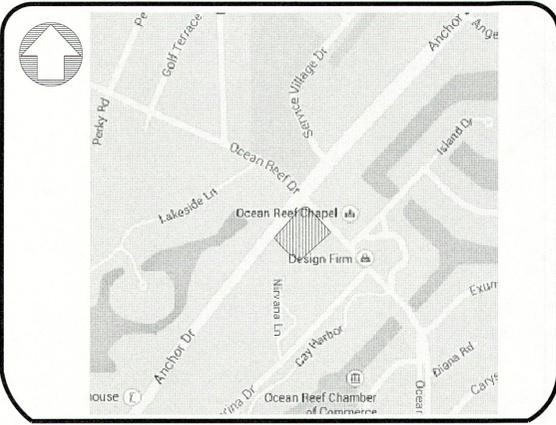
✓ ZIEGLER JOHN M AND LINDA J  
5748 JARDIN PL  
COLUMBUS , OH 43213-1467



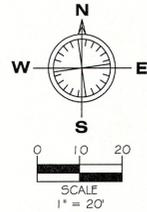


SECTION 7 - TOWNSHIP 59 SOUTH - RANGE 41 EAST  
LYING AND BEING IN KEY LARGO, MONROE COUNTY FLORIDA

# MAP OF BOUNDARY SURVEY



LOCATION MAP  
NOT TO SCALE



LEGEND		
CONC.	= CONCRETE	TEMPORARY BENCHMARK
(C)	= CALCULATED	ELECTRIC BOX
C.B.S.	= CONCRETE BLOCK STUCCO	SANITARY SEWER MANHOLE
R/W	= RIGHT-OF-WAY	SIGN
CL	= CENTERLINE	PALM TREE
BL	= BASE LINE	TREE
P.B.	= PLAT BOOK	UNIDENTIFIED MANHOLE
PG.	= PAGE	OVERHEAD WIRE
9.98'	= ELEVATION	IRON FENCE
○	= WOOD POWER POLE	CONCRETE LIGHT POLE
—	= CHAIN LINK FENCE	STORM DRAINAGE MANHOLE
—	= GUY ANCHOR	BOLLARD
—	= BASELINE	ORNAMENTAL TREE
—	= CATCH BASIN	
—	= WATER VALVE	
—	= WATER METER	
—	= FFBAL BOX	

**SURVEYOR'S REPORT:**

**DATE OF SURVEY:**

The date of completion of the original field Survey was on **April 28, 2014**.

The date of completion of the office drafting work was on **May 1, 2014**.

**LEGAL DESCRIPTION:**

A Parcel of Land being a portion of the NE 1/4 of the SW 1/4 of Section 7, Township 59 South, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows: Commence at the SW corner of said NE 1/4 of the SW 1/4 of said Section 7; thence N02°16'26"W [Bearing derived from Florida Coordinate System, East Zone] along the West line of said NE 1/4 of the SW 1/4 of said Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the centerline of OCEAN REEF DRIVE, as shown on the Plat of "CHANNEL CAY OCEAN REEF PLAT No. 4", according to the Plat thereof as recorded in Plat Book 5, Page 122 of the Public Records of MONROE COUNTY, FLORIDA; thence S43°11'40"E along said Northwesterly extension and along the centerline of said OCEAN REEF DRIVE for 443.60 feet to an intersection with the Southwesterly extension of the centerline of ANCHOR DRIVE, "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No. 10", according to the Plat thereof, as recorded in Plat Book 6, Page 118, of the Public Records of MONROE COUNTY, FLORIDA; thence S39°33'31"W along said Southwesterly extension of the centerline of said ANCHOR DRIVE for 324.75 feet; thence S50°26'29"E for 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S43°11'40"E for 239.23 feet; thence N46°48'20"E for 294.00 feet to an intersection with the Southwesterly Right-of-Way line of said OCEAN REEF DRIVE; thence N43°11'40"W along said Southwesterly Right-of-Way line for 248.24 feet to the point of curvature of a circular curve concave to the Southeast; thence Northwesterly and Southwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 97°14'49" for 42.43 feet to the point of tangency; thence S39°33'31"W along a line 25.00 feet Southwesterly of as measured at right angles and parallel to said Southwesterly extension of the centerline of said ANCHOR DRIVE for 267.98 feet to the POINT OF BEGINNING, Containing 1.7367 acres more or less.

**TOGETHER WITH THE LEASE OF**

A Parcel of land being a portion of the NE 1/4 of the SW 1/4 of Section 7, Township 59 South, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows: Commence at the SW corner of said NE 1/4 of the SW 1/4 of said Section 7; thence N02°16'26"W [Bearing derived from Florida Coordinate System, East Zone] along the West line of said NE 1/4 of the SW 1/4 of said Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the centerline of OCEAN REEF DRIVE, as shown on the Plat of "CHANNEL CAY OCEAN REEF PLAT No. 4", according to the Plat thereof as recorded in Plat Book 5, Page 122 of the Public Records of MONROE COUNTY, FLORIDA; thence S43°11'40"E along said Northwesterly extension and along the centerline of said OCEAN REEF DRIVE for 443.60 feet to an intersection with the Southwesterly extension of the centerline of ANCHOR DRIVE, as shown on the Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No. 10", according to the Plat thereof, as recorded in Plat Book 6, Page 118, of the Public Records of MONROE COUNTY, FLORIDA; thence S39°33'31"W along said Southwesterly extension of the centerline of said ANCHOR DRIVE for 324.75 feet; thence S50°26'29"E for 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S43°11'40"E for 200.43 feet; thence S87°54'18"W for 74.46 feet; thence N43°11'40"W for 144.34 feet to an intersection with the Southeasterly Right-of-Way line of the aforementioned Southwesterly extension of ANCHOR DRIVE; thence along Right-of-Way line N39°33'31"E for 56.56 feet to the POINT OF BEGINNING.

Containing 85.321 Square Feet or 1.96 Acres, more or less, by calculations.

**PROPERTY ADDRESS:**

31 Ocean Reef Drive, Key Largo, Florida 33037  
Parcel Identification No. 00081740-000400

**ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

**PERTINENT INFORMATION USED FOR THE PREPARATION OF THE BOUNDARY SURVEY:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of ANCHOR DRIVE with an assumed bearing of N39°33'31"E, said line to be considered a well established and monumental line.

This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation 9.0, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 125129 (KEY LARGO), Map No. 0584, Suffix K, Map Revised Date: February 18, 2005.

Plat of "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", recorded in Plat Book 4, Page 83, Monroe County Records.

Plat of "CHANNEL CAY OCEAN REEF PLAT No. 4", recorded in Plat Book 5, Page 122, Monroe County Records.

Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No. 10", recorded in Plat Book 6, Page 118, Monroe County Records.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Land Boundary Information System (LABINS) web site.

Benchmark: # T-275  
Elevations: 1.08 Feet [NAVD 88], 2.64 Feet [NGVD 29]  
Description: Benchmark disc stamped "T 275 1948" fastened to a metal rod with base plate driven into coral rock, near the southeast end of the runway of Ocean Reef Airport.

Legal Description was furnished by client.

**RESTRICTIONS:**

Since no other information was furnished other than that is cited in the sources of data, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Monroe County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**PURPOSE OF SURVEY**

The Survey was ordered for the purpose of Architectural Design.

**CLIENT INFORMATION:**

This Boundary Survey was prepared at the insistence of and certified to:

O REEF PLAZA, LLC

**ENCROACHMENTS:**

As Shown on Survey

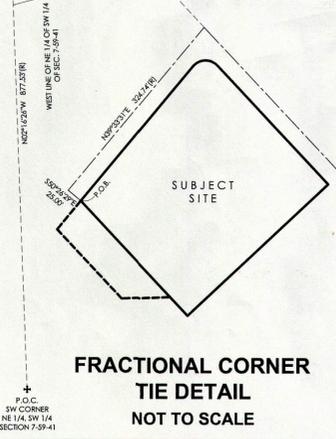
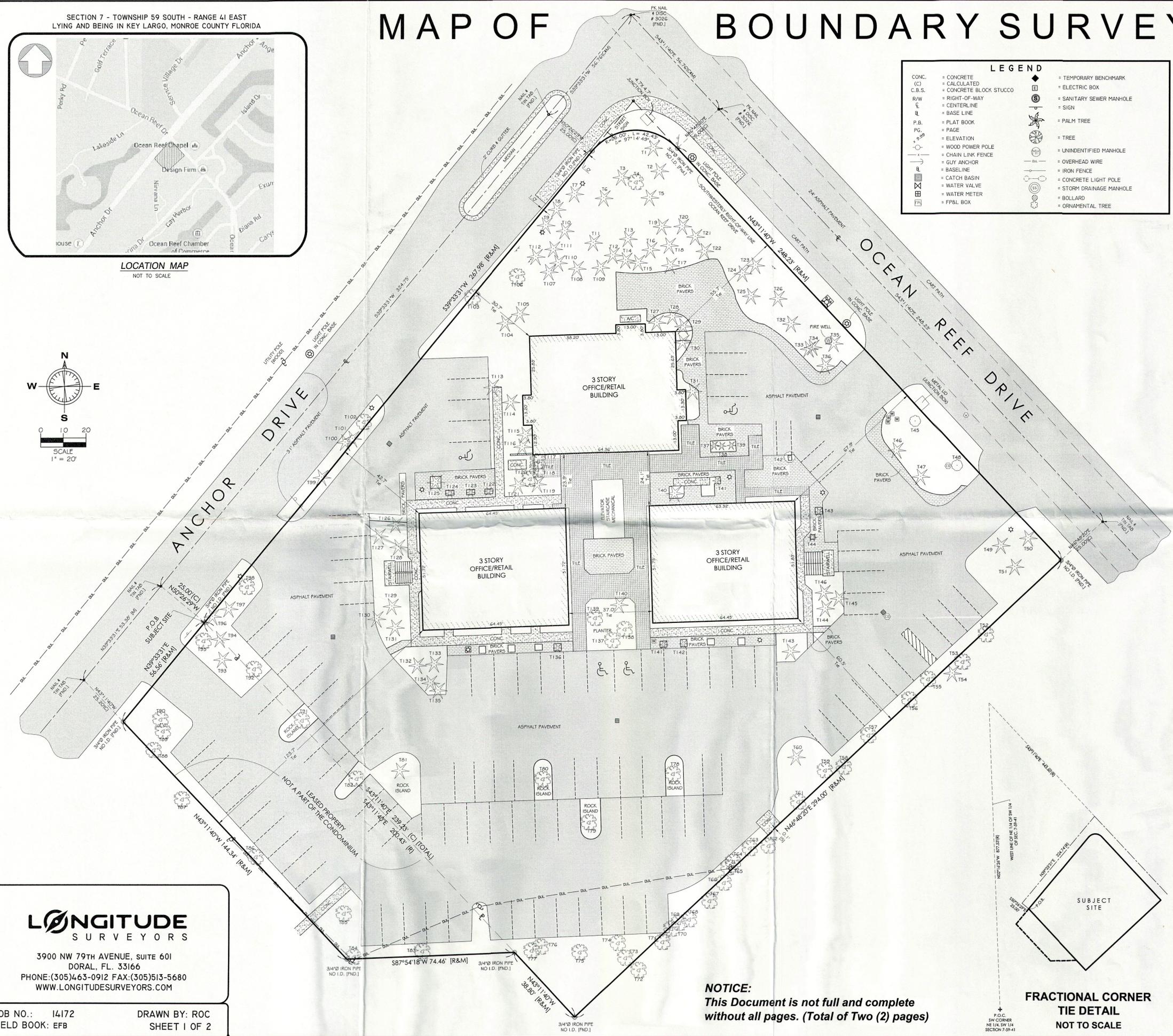
**SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**LONGITUDE SURVEYORS LLC.**, a Florida Limited Liability Company  
Florida Certificate of Authorization Number LB7335

By: *Jose Senas* 05/20/14  
Signature Date:  
**Jose Senas, PSM**  
Registered Surveyor and Mapper LS5938  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



**NOTICE:**  
This Document is not full and complete  
without all pages. (Total of Two (2) pages)

**LONGITUDE SURVEYORS**  
3900 NW 79TH AVENUE, SUITE 601  
DORAL, FL. 33166  
PHONE: (305) 463-0912 FAX: (305) 513-5680  
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14172 DRAWN BY: ROC  
FIELD BOOK: EFB SHEET 1 OF 2



L:\14172 Plaza Blvd, Key Largo, FL 33037.dwg 5/22/2014 3:05:01 PM EJT

# MAP OF BOUNDARY SURVEY

PLAZA BUILDING EXISTING TREES MASTER LIST					
OCEAN REEF PLAZA, OCEAN REEF, KEY LARGO, FLORIDA					
NUMBER	Botanical Name	Common Name	DBH	Height	Spread
1	Unknown	Palm	8"	8'	12'
2	Unknown	Palm	18"	15'	18'
3	Unknown	Palm	20"	13'	18'
4	Senegalia greggii	Acacia	6"	12'	15'
5	Unknown	Palm	18"	15'	18'
6	Unknown	Palm	20"	15'	18'
7	Unknown	Palm	18"	13'	18'
8	Unknown	Palm	15"	23'	18'
9	Unknown	Palm	15"	23'	18'
10	Unknown	Palm	15"	23'	18'
11	Unknown	Palm	12"	18'	16'
12	Unknown	Palm	12"	18'	16'
13	Unknown	Palm	12"	18'	16'
14	Unknown	Palm	12"	18'	16'
15	Unknown	Palm	12"	18'	16'
16	Unknown	Palm	12"	15'	18'
17	Unknown	Palm	8"	27'	16'
18	Unknown	Palm	8"	10'	18'
19	Unknown	Palm	10"	12'	18'
20	Unknown	Palm	8"	25'	18'
21	Unknown	Palm	8"	15'	16'
22	Unknown	Palm	8"	23'	16'
23	Unknown	Palm	8"	6'	8'
24	Unknown	Palm	4"	7'	8'
25	Unknown	Palm	4"	6'	8'
26	Unknown	Palm	4"	6'	8'
27	Unknown	Palm	8"	23'	16'
28	Unknown	Palm	8"	23'	16'
29	Unknown	Palm	8"	20'	16'
30	Unknown	Palm	8"	20'	16'
31	Unknown	Palm	8"	20'	16'
32	Unknown	Palm	4"	6'	8'
33	Unknown	Palm	20"	24'	10'
34	Unknown	Palm	12"	22'	18'
35	Unknown	Palm	8"	18'	15'
36	Unknown	Palm	12"	18'	14'
37	Unknown	Twin palm	12"	8'	12'
38	Unknown	Twin palm	24"	30'	15'
39	Unknown	Twin palm	12"	8'	12'
40	Unknown	Palm	10"	22'	12'
41	Unknown	Palm	8"	13'	8'
42	Roseodendron	Tabebuia			
43	Unknown	Palm	10"	15'	12'
44	Unknown	Palm	6"	15'	12'
45	Olea europaea	Olive	24"	20'	30'
46	Unknown	Palm	10"	18'	16'
47	Unknown	Palm	10"	18'	16'
48	Olea europaea	Olive	24"	20'	30'
49	Unknown	Palm	12"	18'	18'

PLAZA BUILDING EXISTING TREES MASTER LIST					
OCEAN REEF PLAZA, OCEAN REEF, KEY LARGO, FLORIDA					
NUMBER	Botanical Name	Common Name	DBH	Height	Spread
50	Unknown	Palm	12"	18'	18'
51	Unknown	Palm	12"	18'	18'
52	Fraxinus ornus	Ash	24"	22'	30'
53	Fraxinus ornus	Ash	8"	22'	12'
54	Unknown	Palm	5"	6'	6'
55	Fraxinus ornus	Ash	18"	22'	20'
56	Fraxinus ornus	Ash	24"	22'	30'
57	Fraxinus ornus	Ash	24"	20'	30'
58	Unknown	Native	6"	18'	15'
59	Senegalia greggii	Acacia	10"	25'	20'
60	Unknown	Palm	24"	30'	13'
61	Ligustrum vulgare	Privet	18"	25'	25'
62	Unknown	Native	8"	18'	12'
63	Senegalia greggii	Acacia	7"	18'	12'
64	Unknown	Native	30"	25'	30'
65	Busera simaruba	Gumbo limbo	4"	15'	8'
66	Senegalia greggii	Acacia	24"	30'	30'
67	Busera simaruba	Gumbo limbo	10"	20'	15'
68	Senegalia greggii	Acacia	8"	27'	20'
69	Krugiodendron ferreum	Black ironwood	6"	18'	12'
70	Senegalia greggii	Acacia	20"	35'	35'
71	Krugiodendron ferreum	Black ironwood	10"	20'	14'
72	Senegalia greggii	Acacia	10"	20'	20'
73	Senegalia greggii	Acacia	10"	30'	20'
74	Krugiodendron ferreum	Black ironwood	10"	20'	20'
75	Krugiodendron ferreum	Black ironwood	6"	20'	12'
76	Senegalia greggii	Acacia	10"	27'	14'
77	Senegalia greggii	Acacia	20"	27'	20'
78	Genus swietenia	Mahogany	18"	20'	30'
79	Genus swietenia	Mahogany	30"	20'	30'
80	Genus swietenia	Mahogany	15"	20'	20'
81	Unknown	Palm	18"	27'	12'
82	Fraxinus ornus	Ash	18"	20'	20'
83	Senegalia greggii	Acacia	15"	27'	18'
84	Busera simaruba	Gumbo limbo	6"	20'	12'
85	Genus swietenia	Mahogany	30"	27'	35'
86	Genus swietenia	Mahogany	18"	25'	30'
87	Genus swietenia	Mahogany	40"	28'	40'
88	Genus swietenia	Mahogany	8"	20'	20'
89	Senegalia greggii	Acacia	3"	12'	8'
90	Genus swietenia	Mahogany	18"	23'	30'
91	Fraxinus ornus	Ash	18"	20'	30'
92	Fraxinus ornus	Ash	18"	20'	30'
93	Unknown	Palm	18"	30'	12'
94	Unknown	Palm	18"	30'	12'
95	Genus swietenia	Mahogany	18"	25'	30'
96	Unknown	Palm	18"	30'	12'
97	Unknown	Palm	18"	30'	12'
98	Genus swietenia	Mahogany	18"	22'	30'
99	Unknown	Palm	18"	30'	14'

PLAZA BUILDING EXISTING TREES MASTER LIST					
OCEAN REEF PLAZA, OCEAN REEF, KEY LARGO, FLORIDA					
NUMBER	Botanical Name	Common Name	DBH	Height	Spread
100	Unknown	Palm	18"	30'	14'
101	Unknown	Palm	15"	8'	8'
102	Genus swietenia	Mahogany	20"	20'	30'
103	Genus swietenia	Mahogany	20"	20'	40'
104	Unknown	Palm	12"	18'	18"
105	Unknown	Palm	18"	24'	10'
106	Fraxinus ornus	Ash	18"	22'	30'
107	Unknown	Palm	12"	18'	10'
108	Unknown	Palm	12"	18'	16'
109	Unknown	Palm	12"	18'	16'
110	Unknown	Palm	12"	18'	16'
111	Unknown	Palm	12"	18'	20'
112	Unknown	Palm	12"	18'	20'
113	Unknown	Palm	4"	22'	8'
114	Unknown	Palm	8"	15'	12'
115	Unknown	Palm	10"	16'	16'
116	Unknown	Palm	8"	18'	16'
117	Miconia calvescens	Velvet	6"	15'	6'
118	Krugiodendron ferreum	Black ironwood	2"	6'	6'
119	Unknown	Palm	10"	20'	14'
120	Krugiodendron ferreum	Black ironwood	3"	15'	6'
121	Unknown	Palm	12"	20'	15'
122	Unknown	Palm	8"	18'	15'
123	Unknown	Palm	8"	18'	15'
124	Unknown	Palm	8"	18'	15'
125	Unknown	Palm	12"	22'	15'
126	Unknown	Palm	20"	30'	8'
127	Unknown	Palm	20"	30'	8'
128	Unknown	Palm	20"	30'	8'
129	Unknown	Palm	20"	30'	12'
130	Unknown	Palm	20"	30'	12'
131	Unknown	Palm	24"	30'	12'
132	Unknown	Palm	12"	15'	14'
133	Unknown	Palm	12"	15'	14'
134	Unknown	Palm	12"	15'	14'
135	Unknown	Palm	20"	12'	14'
136	Unknown	Twin palm	24"	20'	20'
137	Ligustrum vulgare	Privet	10"	13'	20'
138	Ligustrum vulgare	Privet	10"	13'	20'
139	Senegalia greggii	Acacia	6"	15'	14'
140	Unknown	Triple palm	24"	25'	20'
141	Unknown	Twin palm	24"	20'	20'
142	Unknown	Palm	8"	24'	12'
143	Unknown	Palm	20"	26'	12'
144	Unknown	Palm	10"	17'	12'
145	Unknown	Palm	8"	15'	12'
146	Unknown	Palm	12"	18'	14'

RECEIVED  
 JUL - 2 2014  
 2014-091  
 MONROE CO. PLANNING DEPT

**LONGITUDE**  
 SURVEYORS

3900 NW 79TH AVENUE, SUITE 601  
 DORAL, FL. 33166  
 PHONE: (305)463-0912 FAX: (305)513-5680  
 WWW.LONGITUDESURVEYORS.COM

JOB NO.: I4172 DRAWN BY: ROC  
 FIELD BOOK: EFB SHEET 2 OF 2

**NOTICE:**  
 This Document is not full and complete  
 without all pages. (Total of Two (2) pages)

LN14172 Plaza Bldg. Key Largo, FL 33037, Aug 14, 2014 5:00:10 PM EDT



**Item #4 Lot 12 Gulf Dr LLC – Variance PC  
Staff Report**

**MEMORANDUM**

**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

To: Monroe County Planning Commission  
Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources *ms*  
From: Barbara Bauman, Planner  
Date: August 15, 2016  
Subject: *Request for a Setback Variance for property located on Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park (PB3-62), Key Largo, Real Estate #00529300-000000 (File # 2016-060)*

Meeting Date: August 31, 2016

I REQUEST:

The applicant is requesting approval of a variance of 10 feet from the required 25 feet primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the southeastern property line, and a variance of 10 feet from the required 20 feet rear yard setback along the northwestern property line. As a result, the primary front yard setback along the Gulf Drive right-of-way would be 15 feet and the rear yard setback along southeastern property line would be 10 feet. The variance is requested for the development of a proposed single family residence.



Property and Immediate Vicinity w/ Land Use District Overlaid (Aerial dated 2015)

1 **II BACKGROUND INFORMATION:**

2  
3 **Address:** Gulf Drive, approximate mile marker 100.5 (Florida Bay side of US 1)  
4 **Legal Description:** Block 28, Lot 12, Amended Plat of Key Largo Park, Plat Book 3, Page  
5 62  
6 **Real Estate Number:** 00529300-000000  
7 **Applicant/Owner:** Lot 12 Gulf Dr LLC  
8 **Size of Site:** 2,700 SF (per County GIS)  
9 **Land Use District:** Improved Subdivision (IS)  
10 **Future Land Use Map (FLUM) Designation:** Residential Medium (RM)  
11 **Tier Designation:** III (infill area)  
12 **Existing Use:** Vacant  
13 **Existing Vegetation / Habitat:** Partially scarified with native and exotic vegetation  
14 **Community Character of Immediate Vicinity:** Single-Family Residential  
15 **Flood Zone:** AE-EL 10  
16

17 **III RELEVANT PRIOR COUNTY ACTIONS:**

18  
19 None.  
20

21 **IV REVIEW OF APPLICATION:**

22  
23 As set forth in Section 130-186 of the Monroe County Land Development Code (LDC), the  
24 required non-shoreline setbacks for the IS District are as follows:  
25

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Improved Subdivision (IS)	25	15	10	5	20

26  
27 The subject property is located on the northwest side of Gulf Drive. The property has a  
28 required non-shoreline primary front yard setback of 25 feet along the property line adjacent  
29 to Gulf Drive; a required 10 feet primary side yard setback; a required 5 feet secondary side  
30 yard setback; and a required 20 feet rear yard setback along the northwestern property line.  
31

32 The applicant is requesting approval of a variance of 10 feet from the required 25 feet  
33 primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the  
34 southeastern property line and a variance of 10 feet from the required 20 feet rear yard  
35 setback along the northwestern property line. As a result, the primary front yard setback  
36 along the Gulf Drive right-of-way would be 15 feet and the rear yard setback along  
37 northwestern property line would be 10 feet. The granting of the requested variance would  
38 provide the applicant with more buildable land area for a proposed single family residence.  
39

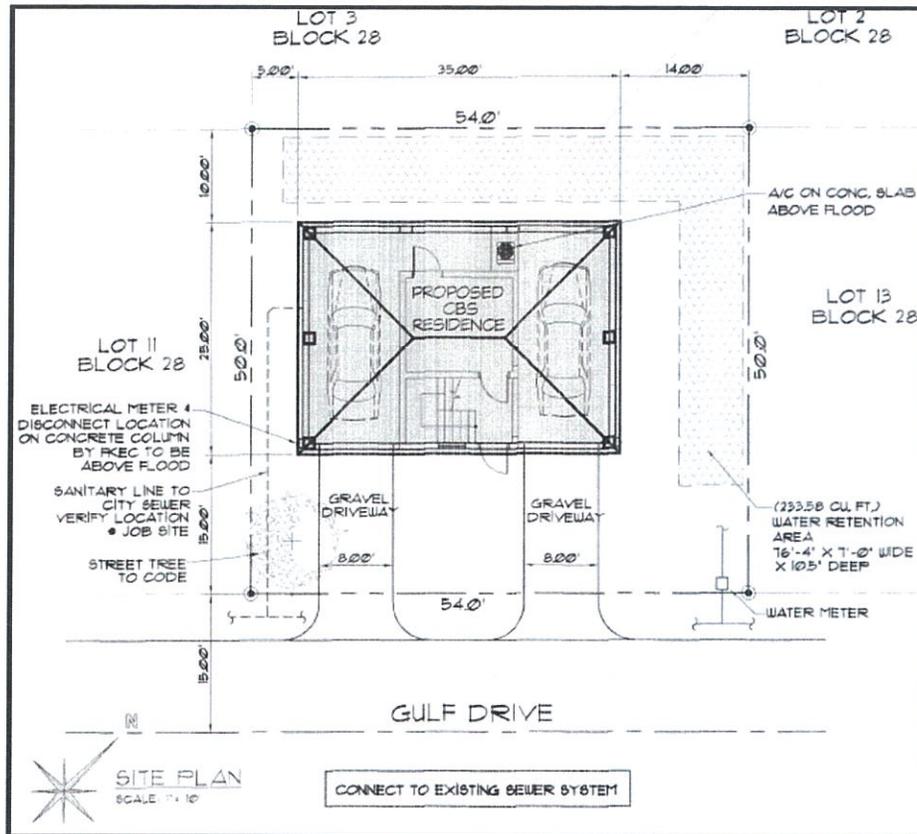
40 *Pursuant to LDC Section 102-186, a variance may only be granted if the applicant*  
41 *demonstrates that all of the following standards are met:*  
42

1 (1) The applicant shall demonstrate a showing of good and sufficient cause:  
2

3 **Applicant:** "As these lots are small in size, the above reduction will enable a single  
4 family residence to be constructed."  
5

6 **Staff:** The subject property consists of a single platted lot (Lot 12). Most of the platted  
7 lots in the Amended Plat of Key Largo Park Subdivision are approximately 50 feet in  
8 depth by 50 feet in width. There are 17 developed properties located on Gulf Drive,  
9 Lakeview Drive (1 block southeast), and Poinciana Drive (2 blocks southeast) that are in  
10 a similar position to the subject site. Ten (10) of the properties have some development  
11 in the front yard setback along the Gulf Drive, Lakeview Drive and Poinciana Drive  
12 rights-of-way. The remaining seven (7) residences that do not have development in the  
13 setbacks are located on at least two aggregated lots making the dimensions of these  
14 properties a minimum of 100 feet x 50 feet. In addition several administrative variances  
15 have been approved along Gulf Drive and within this subdivision granting similar design  
16 parameters as those proposed by the applicant.  
17

18 A variance to the setback requirements along the northwest and southeast property line is  
19 requested by the property owner to construct a single family residence of the proposed  
20 footprint and size. The proposed footprint and scale of the building is consistent with  
21 other existing single-family residences in the community. Therefore, the applicant  
22 demonstrates a showing of good and sufficient cause.  
23

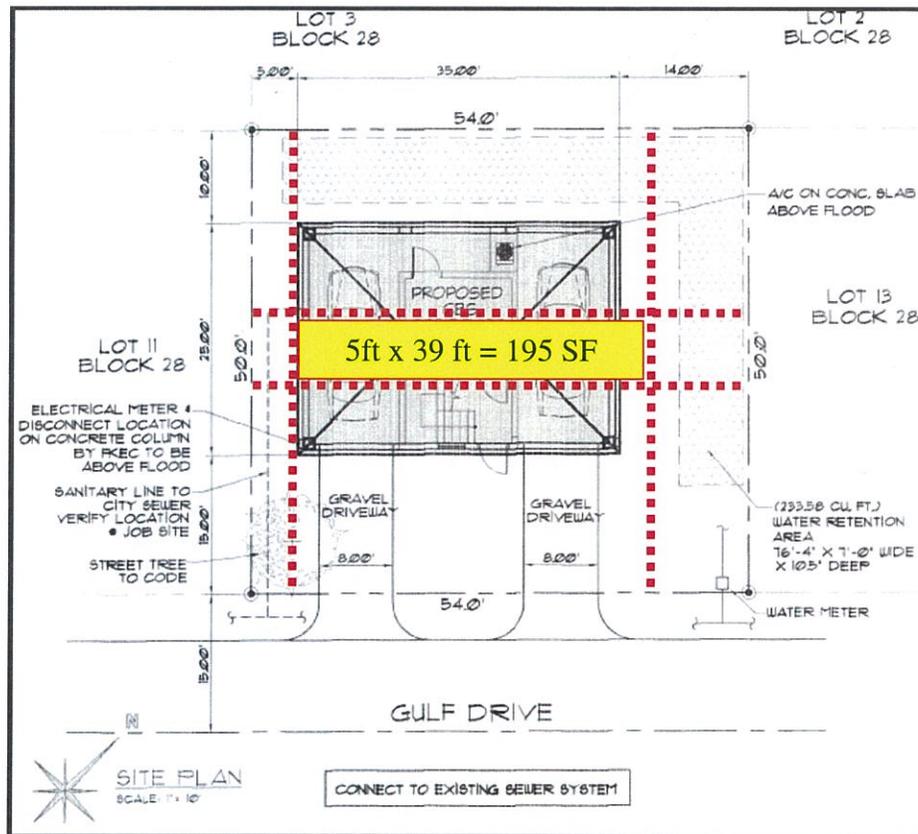


24  
25

1 (2) Failure to grant the variance would result in exceptional hardship to the applicant:  
2

3 **Applicant:** "Failure to grant the variance would not allow the owner to construct a  
4 residence on said lot."  
5

6 **Staff:** The subject property is 50 feet in depth. The required non-shoreline setback along  
7 the southeastern property line is 20 feet and the required non-shoreline setback along the  
8 northeast property line is 25 feet. These setbacks result in only 5 feet of depth available  
9 for a building. A variance would allow the property owner to construct a single family  
10 residence. Further, the proposed footprint and scale of the building is consistent with  
11 other existing single-family residences located on similarly-sized properties in the  
12 community. Therefore, failure to grant the variance would result in exceptional hardship  
13 to the applicant.  
14  
15



16 **Property and current setback requirements with buildable area shown in yellow.**  
17  
18

19 (3) Granting the variance will not result in increased public expenses, create a threat to  
20 public health and safety, create a public nuisance, or cause fraud or victimization of the  
21 public:  
22

23 **Applicant:** No response.  
24

1           **Staff:** Granting the variance will not result in increased public expenses, create a threat to  
2 public health and safety, create a public nuisance, or cause fraud or victimization of the  
3 public. Note: staff will review all comments from surrounding property owners following  
4 notification of the application and valid objections from surrounding property owners may  
5 lead the Planning and Environmental Resources Department to reevaluate its  
6 recommendation.

- 7  
8           (4) *The property has unique or peculiar circumstances, which apply to this property, but*  
9           *which do not apply to other properties in the same zoning district:*

10  
11           **Applicant:** “The lot size is 2,700 [square feet] which is not the same size as other  
12 improved subdivision properties.”

13  
14           **Staff:** The property has a unique or peculiar circumstance for a parcel in the IS District.  
15 IS lots in the Amended Plat of Key Largo Park Subdivision were platted prior to the  
16 current setback regulations. The original plat did not assume that a lot of this size (50  
17 feet by 50 feet) would be subject the current required setbacks that result in a buildable  
18 width of the lot of 5 feet, based on a 25 feet primary front yard setback and a 20 feet rear  
19 yard setback. Therefore, the property has unique or peculiar circumstances, which apply  
20 to this property and other 50-foot by 50-foot lots in the same subdivision, but which do  
21 not apply to typical IS lots (other larger properties in the same zoning district).

- 22  
23           (5) *Granting the variance will not give the applicant any special privilege denied other*  
24           *properties in the immediate neighborhood in terms of the provisions of this chapter or*  
25           *established development patterns:*

26  
27           **Applicant:** “The neighborhood constructed residences mostly have received variances of  
28 some sort to construct their residences.”

29  
30           **Staff:** The Monroe County Planning Department has approved at least six other  
31 Administrative Variance on properties located within the Amended Plat of Key Largo  
32 Park Subdivision that reduced the primary front setback along the right-of-way from 25  
33 feet to 15 feet and the rear setback to 10 feet. Therefore, granting the requested variance  
34 would not give the applicant any special privilege denied other properties in the  
35 immediate neighborhood in terms of the provisions of the land development regulations  
36 or established development patterns.

- 37  
38           (6) *Granting the variance is not based on disabilities, handicaps or health of the applicant or*  
39           *members of his family:*

40  
41           **Applicant:** No response.

42  
43           **Staff:** Concerning the proposed development, granting the requested variance would not  
44 be based on disabilities, handicaps or health of the applicant or members of his family.  
45

1 (7) *Granting the variance is not based on the domestic difficulties of the applicant or his*  
2 *family:*

3  
4 **Applicant:** No response.

5  
6 **Staff:** Concerning the development requiring a variance, granting the variance would not  
7 be based on the domestic difficulties of the applicant or his family.

8  
9 (8) *The variance is the minimum necessary to provide relief to the applicant:*

10  
11 **Applicant:** No response.

12  
13 **Staff:** The proposed location of the building is directly on the requested rear setback line  
14 (10 feet from the property line) and directly on the requested primary front setback line  
15 (15 feet from the property line). The proposed footprint and scale of the building is  
16 consistent with other existing single-family residences in the community, and is similar to  
17 other variance granted within the same subdivision. A variance of 10 feet along the  
18 northwest property line and 10 feet along the Gulf Drive right-of-way would allow a  
19 single family residence of the proposed size (25ft x 35ft footprint) to be constructed on  
20 the property. Therefore, the variance is the minimum necessary to provide relief to the  
21 applicant.

22  
23 **V RECOMMENDATION:**

24  
25 Staff recommends **approval** of a variance of 10 feet to the rear yard setback along the  
26 northwestern property and a variance of 10 feet to the primary front yard setback along the  
27 southeastern property line with the following conditions (if necessary, following the  
28 consideration of public input, staff reserves the right to request additional conditions):

- 29  
30 1. The variance is based on the design and placement of the residence as shown on the site  
31 plan by Orlando Perez Jr., Architect, signed and dated April 4, 2016 that was submitted  
32 with the variance application. Work not specified or alterations to the site plan may not  
33 be carried out without additional Planning & Environmental Resources Department  
34 approval.
- 35  
36 2. The variance is to allow the placement of the residence as shown on the site plan by  
37 Orlando Perez Jr., Architect, signed and dated April 4, 2016 that was submitted with the  
38 variance application within the required front yard setback along Gulf Drive and rear  
39 yard setback. It does not waive any other required setbacks and it does not waive the  
40 required front or rear yard setback for any future structures or additions.
- 41  
42 3. The variance does not waive or reduce any other required setbacks, nor waive the  
43 required front and rear yard setbacks for any future structures or additions.
- 44  
45  
46  
47

1 VI PLANS REVIEWED:

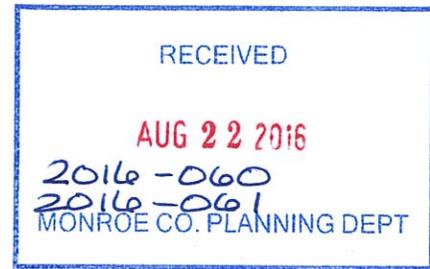
2

3 A. A CBS Residence for Lot 12 Gulf Dr. LLC, Block 28, Lot 12, Gulf Dr. Key Largo,  
4 Monroe County, Florida, 33037 RE# 00529300-000000, Sheet C-0 by Orlando Perez Jr.,  
5 Architect signed and dated April 4, 2016

6 B. Boundary Survey by FormTech Land Surveying, Inc., signed and dated March 28, 2016

August 19, 2016

County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

Dear Ms. Santamaria,

First, when I saw the gentleman posting the notice for what is now 16 Gulf Drive, I inquired as to what was being built. He assured me that it would be a small house. I had no reason to doubt that, and in hind sight, I should have researched the matter myself.

Although there are no architectural design guidelines, it was suggested on the Key Largo Master Plan in 2004. There are multiple causal factors to be considered when building large homes on small lots in close proximity to existing homes. One is the architecture of the new home being built in in-fill or Tier III lots and how it impacts an older established community. The Key Largo Park subdivision was platted in 1952 and amended in 1954. Some homes were built in the 1950s, on ground level according to the Building Code of 1954. With a boon in the 70s, multiple homes were built, again on ground level and/or stilted. Those homes pale in height and size to the newly developed homes in this sub division. "New Homes Built Within Existing Established Neighborhood", (<http://www.vujovich.com/all-blogs/articles/new-homes-built-within-existing-established-neighborhood/>)

The development of homes on lots of 2,500 square feet with variances creates crowding, which creates stress and depression. "Densityarchitecture, social and architectural implications of high density" (<https://densityarchitecture.wordpress.com/2013/09/28/social-and-architectural-implications-of-high-density/>); "Encyclopedia of Human Behavior, 2nd Edition, Crowding: Effects on Health and Behavior Abstract" (<http://www.sciencedirect.com/science/article/pii/B9780123750006001178>). These issues may also be mitigated by architectural design guidelines, and the purchase of these small lots by the County, to create passive parks within the community for cohesiveness and a better sense of community.

In addition to reduced quality of life, these homes create a "Heat Island Effect". As stated by the United States Environmental Protection Agency: "Heat islands can affect communities by

increasing summertime peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water quality." (<https://www.epa.gov/heat-islands>) Some of the plans for mitigation are listed in the Key Largo Master Plan of 2004. The model I'll use is 16 Gulf Drive, and after reviewing the building permit, found that only one eight foot tree would be placed on the property.

The United States Census shows a 2010 population at 10,433 with a population in 2014 of 10,781 in Key Largo. As to ownership versus vacant homes, (A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.) the United States Census reports from 2007-2011, showed an estimated total housing units in Key Largo at 8,479, with ownership at occupied 4,672 and vacant at 3,807. During that same period in 2010-2014, there was a slight increase in housing to 8,692 with occupied at 4,395 and vacant at 4,297, showing an increase in vacant units of nearly 50% of the total ownership.

([http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml))

Left up to interpretation, we see a substantial increase in second or rental homes. With that increase, we have increased traffic, and an increased need for parking. Just a quick review of the neighboring homes, show they are owned by corporations, LLC, and persons outside of Monroe County. The properties listed above are currently used as overflow parking for neighboring homes. Once the homes are built, there will be overflow parking into the streets, along with the new owners need to park in front of their own home. Once again, the parking at these homes is for compact cars, with full size trucks and SUVs hanging in to the street.

With increased traffic, urban sprawl, i.e. McDonalds, crowding, overheating, and stress, there shows an increase in crime. Although from 2014 to 2015 there shows an overall decrease of -9.8% from 2014, according to Florida Department of Law Enforcement, there has been an increase from 2011 to 2015 in aggravated assaults, burglary, and larceny.

(<http://www.fdle.state.fl.us/cms/FSAC/County-Profiles/Monroe.aspx>)

We can mitigate the negative effects on our community. I believe an updated Key Largo Master plan, including architectural design guidelines, with community involvement is necessary, as the demographics have changed since 2004, be incorporated into and compliant with the Monroe County Comprehensive Plan as updated. That the community feels that they are an important part of their neighborhood and that it's not pointless to voice their opinion, that it is their First Amendment right to freedom of speech. That the community be validated and encouraged as part of the collective.

As to the builder(s) in our sub division, and there are many, they appear to have utilized the Code to the fullest extent allowable, and as much as I disagree the row house style, and their massive size, the closeness to the property line, and the lack of property, parking, lack of landscaping, increased heat, and stress, it was approved, and I respect their right to build. I hope they will self-regulate by placing privacy shutters on tall windows, buffer hedges, and privacy fences, and utilize some of these lots for overflow parking (if allowed). That the construction noise follow the noise ordinances, as there are persons with disabilities, children, families who work at night,

and others who work in early mornings in close proximity to the construction. Not only will the new buyers appreciate that bit of privacy and savings on electricity, the long term, permanent residents would be less stressed and more comfortable in their own homes. That this County purchase some of these small 50 x 50 lots, and create passive parks within the sub division. This has to be about the whole.

Thank you to my neighbors, who stood up and were counted, and those who supported the cause, as well as to those Government employees who spoke to me with kindness. Again, classes held during peak availability of community members on building and zoning policy, Key Largo Master Plan, and Monroe County Comprehensive Plan would be an absolute plus towards better community peace.

I will not attend the meeting, because certain variables may prevent me; including my husband's request that I do not go alone. With modern technology, it would benefit the collective members of the community by having Video conferences at Key Largo and Key West government center, while you stay stationary in Marathon. This type of communication is already utilized in the 16th Judicial Circuit, as well as the Key Largo Master Plan for certain circumstances. This will also meet the concerns of the community, as well as provide videos of the meetings versus the added expenditure of a court reporter.

Very truly,

Mrs. June Vander Wyden

/jvw

**File #:** **2016-060**

**Owner's Name:** Lot 12 Gulf Dr. LLC

**Applicant:** Lot 12 Gulf Dr. LLC

**Agent:** N/A

**Type of Application:** Variance - Admin - **PC**

**Key:** Key Largo

**RE:** 00529300.000000

## **Additional Information added to File 2016-060**



County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



6/23/2016

Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Dear Ms. Santamaria:

I viewed a Public Notice dated 6/22/2016 regarding a variance on the above property, as no written notice was given. I am writing as an exercise in futility, as you have already approved the variance.

First, I would ask that you visit our once quaint, family neighborhood that has turned into row houses, with scant room for parking, no back yards, and windows peering into adjoining windows. Essentially, it is now a cement trailer park. On the corner of Sunset, Lake View, and Gulf you have packed five (5) houses into a small area. Your letters are misleading, as you are asking for variances for a home, not multiple homes. These homes become rentals or weekend homes and the only parking is in the streets, since they barely accommodate one compact vehicle. You claim concern for the environment, for the integrity of the island, and, hurricane evacuation, but none of these will be possible if you continue with this pattern of overbuilding. There will no longer be cross breezes, the air will be still, the heat index will rise, the already wild life will be placed in jeopardy. The barriers that once naturally buffered the noise and emitted oxygen for us and our grandchildren will be destroyed. You also know that overpopulating will more likely than not cause more violent crimes, arguments and disagreements amongst neighbors, health issues and an overall stressful environment, when a home should be void of all of those negative indicators.

The people who purchase these small lots knew that they had to build within the area as set out, yet none have, and all have been allowed variances to overbuild. These owners are not new to the area, and already knew how much room they had to build without the variances, but since these variances are being handed out like candy on Halloween, they too feel the ride on the entitlement train is theirs for the taking.

It's such a shame that fear, even my own, for speaking out, has diseased our community, and we are left with no choice but to cower at the sword of retaliation.

Very truly,

  
June Vander Wyden

10 Lake Shore Drive

Key Largo, FL 33037

(905) 393-3442

County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



Resent 6/23/2016

Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

Dear Ms. Santamaria:

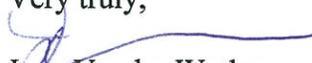
I am in receipt of your letter dated June 16, 2016 regarding a variance on the above property. I am writing as an exercise in futility, as you have already approved the variance.

First, I would ask that you visit our once quaint, family neighborhood that has turned into row houses, with scant room for parking, no back yards, and windows peering into adjoining windows. Essentially, it is now a cement trailer park. On the corner of Sunset, Lake View, and Gulf you have packed five (5) houses into a small area. Your letters are misleading, as you are asking for variances for a home, not multiple homes. These homes become rentals or weekend homes and the only parking is in the streets, since they barely accommodate one compact vehicle. You claim concern for the environment, for the integrity of the island, and, hurricane evacuation, but none of these will be possible if you continue with this pattern of overbuilding. There will no longer be cross breezes, the air will be still, the heat index will rise, the already wild life will be placed in jeopardy. The barriers that once naturally buffered the noise and emitted oxygen for us and our grandchildren will be destroyed. You also know that overpopulating will more likely than not cause more violent crimes, arguments and disagreements amongst neighbors, health issues and an overall stressful environment, when a home should be void of all of those negative indicators.

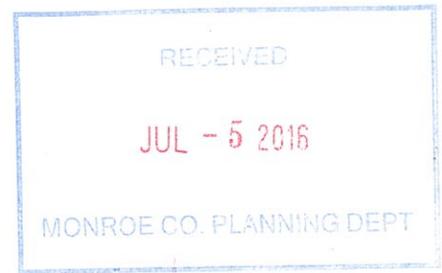
The people who purchase these small lots knew that they had to build within the area as set out, yet none have, and all have been allowed variances to overbuild. These owners are not new to the area, and already knew how much room they had to build without the variances, but since these variances are being handed out like candy on Halloween, they too feel the ride on the entitlement train is theirs for the taking.

It's such a shame that fear, even my own, for speaking out, has diseased our community, and we are left with no choice but to cower at the sword of retaliation.

Very truly,

  
June Vander Wyden  
10 Lake Shore Drive  
Key Largo, FL 33037  
(305) 393-3442

County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

PETITION IN OPPOSITION TO VARIANCE REQUESTS

We hereby oppose the variance requests on the above referenced properties, and request a Public Hearing in Key Largo, Florida, which is the location of the above properties and the subdivision in which these properties and their residents are located.

NAME	ADDRESS	SIGNATURE/DATE
<u>Jane Vandenberg</u>	<u>10 Lake Shore Drive</u>	<u>[Signature] 6/25/2016</u>
<u>Cari Worden</u>	<u>81 LAKE SHORE DRIVE</u>	<u>[Signature]</u>
<u>Theresa Worden</u>	<u>81 Lakeshore Drive</u>	<u>[Signature]</u>
<u>DAVID DEBENET</u>	<u>61 FL. DR.</u>	<u>[Signature]</u>
<u>Gordon Peters</u>	<u>3 Sunset Blvd</u>	<u>[Signature]</u>
<u>ORLANDO F. GUESATA</u>	<u>21 FOINCIANA DRIVE</u>	<u>[Signature] JUNE 27, 2016</u>
<u>Dennis Caltagirone</u>	<u>73 Silver Springs Dr.</u>	<u>[Signature]</u>

County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

PETITION IN OPPOSITION TO VARIANCE REQUESTS

We hereby oppose the variance requests on the above referenced properties, and request a Public Hearing in Key Largo, Florida, which is the location of the above properties and the subdivision in which these properties and their residents are located.

NAME	ADDRESS	SIGNATURE/DATE
Karen Lasbury	2 Lake Shore Dr Key Largo	Karen R. Lasbury 6/27/16
Michael VanderWyden	10 Lake Shore Dr.	6/27/2016
Sharon Lavallee	79 Lake Shore Dr.	Sharon Lavallee
Mark Lavallee	79 Lake Shore Dr.	

# County of Monroe

**Planning & Environmental Resources  
Department**

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Heather Carruthers, Dist. 3  
Mayor Pro Tem George Neugent, Dist. 2  
Danny L. Kolhage, Dist. 1  
David Rice, Dist. 4  
Sylvia Murphy, Dist. 5

*We strive to be caring, professional, and fair.*

Date: 7.25.16  
Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for Variance - Admin  
Type of application

Lot 12 Gulf Dr LLC  
Project / Name to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal  
Major Road

**Zoom Out**

- Monroe Outline
- Address
- Subdivisions
- Section Lines

**Find**

**Identify**

**Select**

**Buffer**

**Measure**

**Print**

Hooks Leads

Help

Check out our [Getting Started](#) tutorial!

2016 Condo

2015 Condo

2014 Condo

2013 Condo

• MCPA GIS Public Portal

2016 Sales • Monroe Overlay

• Subdivisions

2015 Sales • Section Lines

• Parcels

• Shoreline

2014 Sales • Lot Lines

• Hooks Leads

2013 Sales • Easements

• Text Displays

• Qualified Condo Sales

Road Centerline • Qualified Sales

• Transportation

Road Block Name

Right of Way

Zoom-out Zoom-out to a defined extent...  
 Full Extent Zoom to the full extent tool was clicked!  
 Open the map  
 Address: 330559 City: Monroe: 8043869 Clear  
 Basemap Select a basemap Buffer parcels within 5 feet of location Clear

Buffer Results 61 features found Zoom Remove high light

Export results to " |" Delimited Go

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
13063	528330	00528330-000000	33993
13063	528330	00528330-000000	33993

Verified GE

✓ 3 GRANDCHILDREN REALTY LLC 29 COCONUT DR KEY LARGO, FL 33037-2565	✓ 83 LAKE SHORE DRIVE LLC 83 LAKE SHORE DR KEY LARGO, FL 33037-2570	
✓ COUNTY OF MONROE 1100 SIMONTON ST KEY WEST, FL 33040	✓ CREEL WILLIAM S PO BOX 379068 KEY LARGO, FL 33037-9068	✓ CURTIS ROBERT S 1 LAKE VIEW DR KEY LARGO, FL 33037
✓ FLORIDA DRIVE PROPERTY LLC 68 FLORIDA DR KEY LARGO, FL 33037	✓ FLORIDA KEYS INVESTORS LLC 42 JEWFISH AVE KEY LARGO, FL 33037-4776	✓ FRAGER GENERAL CONTRACTOR SERVICES INC 2645 SW 79TH AVE MIAMI, FL 33155-2538
✓ GOMEZ QUENTIN AND MARIELA 4254 DERBY DR DAVIE, FL 33330-4336	✓ HADLEY FRANCES L 8461 NW 185TH TER HIALEAH, FL 33015-2548	✓ HALE MICHAEL JOSEPH 66 FLORIDA DR KEY LARGO, FL 33037
✓ JOHNSON PHILIP E REVOCABLE TRUST 190 LORELANE PL KEY LARGO, FL 33037-4235	✓ JUNKINS JOACHIM R AND HELGA 24126 SW 120TH AVE HOMESTEAD, FL 33032-4304	✓ KELLER ROBERT J AND CHERYL L PO BOX 371332 KEY LARGO, FL 33037-1332
✓ KOLTERMAN SUSAN 30 POINCIANA DR KEY LARGO, FL 33037	✓ MCKENZIE ELSIE ALEXANDRA 13 GULF DR KEY LARGO, FL 33037-2514	✓ MILIAN PABLO DANIEL 18 GULF DR KEY LARGO, FL 33037
✓ MIRANDA EMILY 63 FLORIDA DR KEY LARGO, FL 33037-2508	✓ MISCELLA EVELYN FAMILY REVOCABLE TRUST 81 LAKESHORE DR KEY LARGO, FL 33037	✓ OCONNOR JOHN EDWARD AND PAULA 47 AMELIA CIR LITTLE SILVER, NJ 07739-1410
✓ OLISOVSKY JESSE 2431 2ND ST NE NAPLES, FL 34120-4385	✓ PALMERS BAYSIDE ESCAPE LLC 15391 SW 210ND ST MIAMI, FL 33187	✓ PANDO OSMEL 780 N SHORE DR MIAMI BEACH, FL 33141-2436
✓ QUESADA ORLANDO R PO BOX 371392 KEY LARGO, FL 33037-1392	✓ RAYMOND JANE AND RICHARD 13428 87TH ST N WEST PALM BEACH, FL 33412-2355	✓ RINGER CHARLES AND NO SUK PO BOX 656 SHAMOKIN DAM, PA 17876-0656
✓ ROSENBLUTH MICHAEL ALBERT AND CATHERINE CONKLIN 912 5TH AVE APT 1A NEW YORK, NY 10021-4147	✓ ROSIQUE JAVIER 9390 SW 34 ST MIAMI, FL 33165	✓ SANCTUARY AT KEY LARGO CONDO ASSOCIATION INC PO BOX 372968 KEY LARGO, FL 33037-7968

✓ SERUYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144

✓ SMITH MICHAEL AND DONNA  
515 CARIBBEAN BLVD  
KEY LARGO, FL 33037-4342

✓ SMITH PERFECTO AND RAQUEL  
3620 SW 108TH AVE  
MIAMI, FL 33165-3514

~~SMITH PERFECTO AND RAQUEL H/W  
3620 SW 108TH AVE  
MIAMI, FL 33165~~

✓ SUNSET BEACH PARADISE INC  
91750 OVERSEAS HWY  
TAVERNIER, FL 33070-2642

✓ TIITF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000

✓ TONSMEIRE TOMAS  
18 DE LEON DR  
MIAMI SPRINGS, FL 33166-5912

✓ VANDER WYDEN MICHAEL F AND JUNE A  
10 LAKE SHORE DR  
KEY LARGO, FL 33037

✓ VAUGHT RALPH EUGENE AND SHARI E  
REV TR 8/16/01  
96000 OVERSEAS HWY APT C6  
KEY LARGO, FL 33037-2107

✓ WIDMER JONNY J AND SYLVIA  
11201 E LAKE HIGHLANDS DR APT 2027  
DALLAS, TX 75218-4709

**End of Additional File 2016-060**

APPLICATION  
**MONROE COUNTY**  
**PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



**Administrative Variance Application to the Director of Planning & Environmental Resources**

Administrative Variance Application Fee: \$1,248.00

**Date of Submittal:** 04 / 20 / 2016  
Month Day Year

**Property Owner:**

Lot 12 Gulf Dr. LLC  
Name Key Largo  
Po Box 371819 FL 33037  
Mailing Address (Street, City, State, Zip Code)  
305 453-0505  
Daytime Phone  
constructall1@aol.com  
Email Address

**Agent (if applicable):**

Jesus Montenegro  
Name Key Largo  
Po Box 371819 FL 33037  
Mailing Address (Street, City, State, Zip Code)  
305-522-3887  
Daytime Phone  
constructall1@aol.com  
Email Address

**Legal Description of Property:**

(If in metes and bounds, attach legal description on separate sheet)

28 12 Amd Key Largo Park Key Largo  
Block Lot Subdivision Key  
00529300-000000 1648531  
Real Estate (RE) Number Alternate Key Number  
Gulf Dr. Key Largo FL 33037 100  
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

**Land Use District Designation(s):** Improved Subdivision

**Present Land Use of the Property:** Vacant

**Total Land Area:** 2,700 ±

**Pursuant to Monroe County Code, the Director of Planning & Environmental Resources is only authorized to grant the following variances:**

- (a) Reduction in the front yard and rear yard non-shoreline setback requirements by no more than ten (10) feet and side yard non-shoreline setback requirements by no more than twenty (20) percent.
- (b) Reduction in the off-street parking requirements by no more than twenty (20) percent.

APPLICATION

- (c) Reduction in the buffer-yard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors by no more than ten (10) percent.
- (d) Reduction by no more than ten (10) percent in the total area of landscaping required for off-street parking and loading.

Please provide the standard required by the land development regulations: Front yard 25' Rear yard 20'  
 (i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Front yard 15' Rear yard 10'  
 (i.e. front yard setback of 20 feet, 90 off-street parking spaces, etc.)

**All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.**

1) The applicant shall demonstrate a showing of good and sufficient cause:

As these lots are small in size, the above reduction will enable a single family residence to be constructed

2) Failure to grant the variance would result in exceptional hardship to the applicant:

failure to grant the variance would not allow the owner to construct a residence on said lot

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

None

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The lot size is 2700A which is not the same size as other improved subdivision properties.

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:

The neighborhood constructed residences mostly have received variances of some sort to construct their residences.

APPLICATION

6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

---

---

7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

---

---

8) The variance is the minimum necessary to provide relief to the applicant:

---

---

---

**All of the following must be submitted in order to have a complete application submittal:**

(Please check as you attach each required item to the application)

- Complete administrative variance application** (unaltered and unbound);
- Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);**
- Current Property Record Card(s) from the Monroe County Property Appraiser;**
- Location map;**
- Photograph(s) of site from adjacent roadway(s);**
- Boundary Survey, prepared by a Florida registered surveyor – three (3) sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Site Plan, prepared by a Florida registered architect, engineer or landscape architect– three (3) sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Land use district of site and any adjacent land use districts;
  - Locations and dimensions of all existing and proposed structures and drives;
  - Type of ground cover (i.e. concrete, asphalt, grass, rock);
  - Adjacent roadways;
  - Setbacks as required by the land development regulations;
  - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

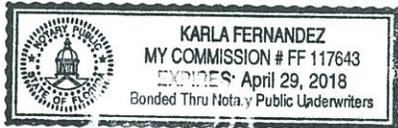
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: \_\_\_\_\_ Date: 4/20/16

Sworn before me this 20th day of April, 2016



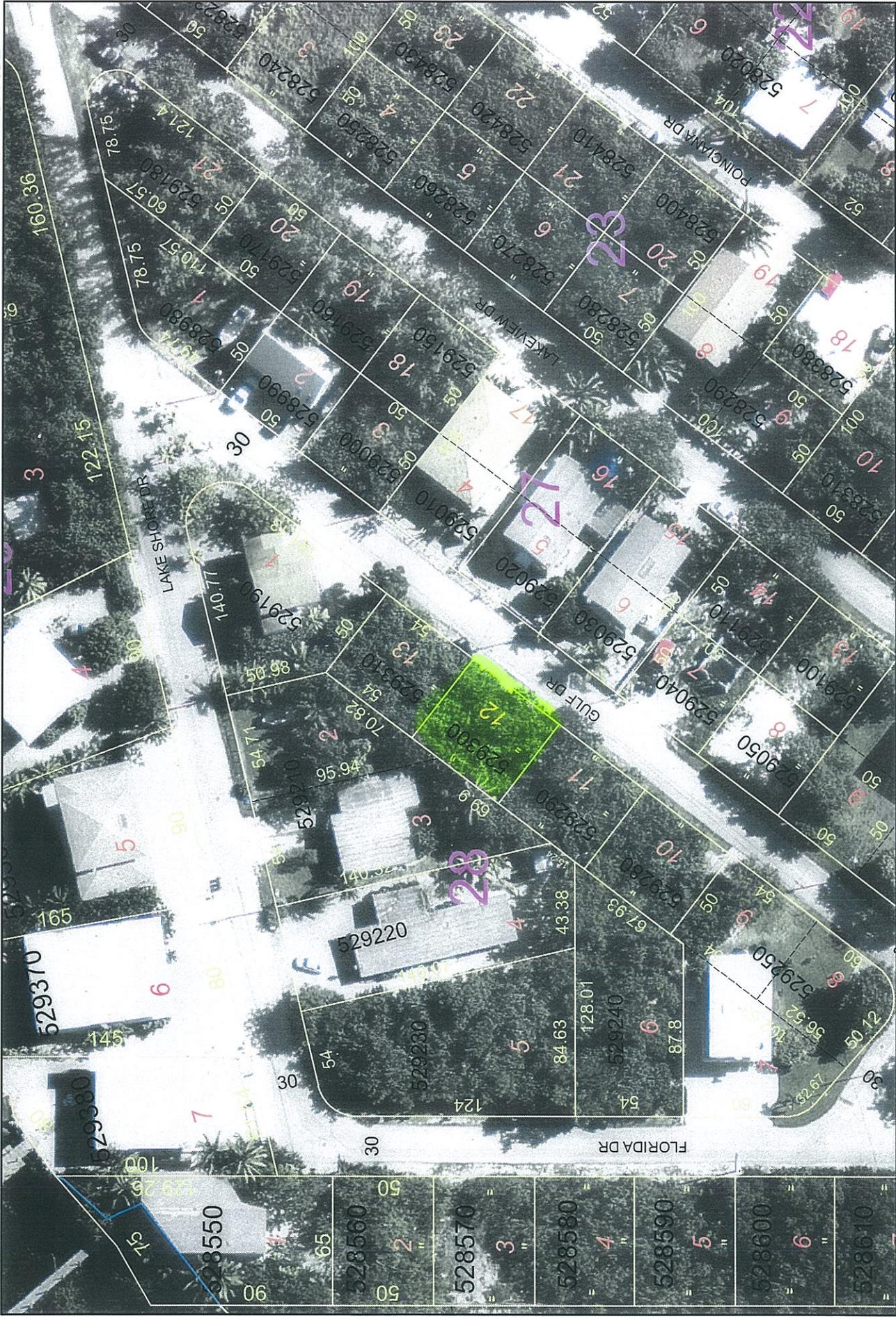
\_\_\_\_\_  
Notary Public  
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

**gulf dr.**

MCPA GIS Public Portal

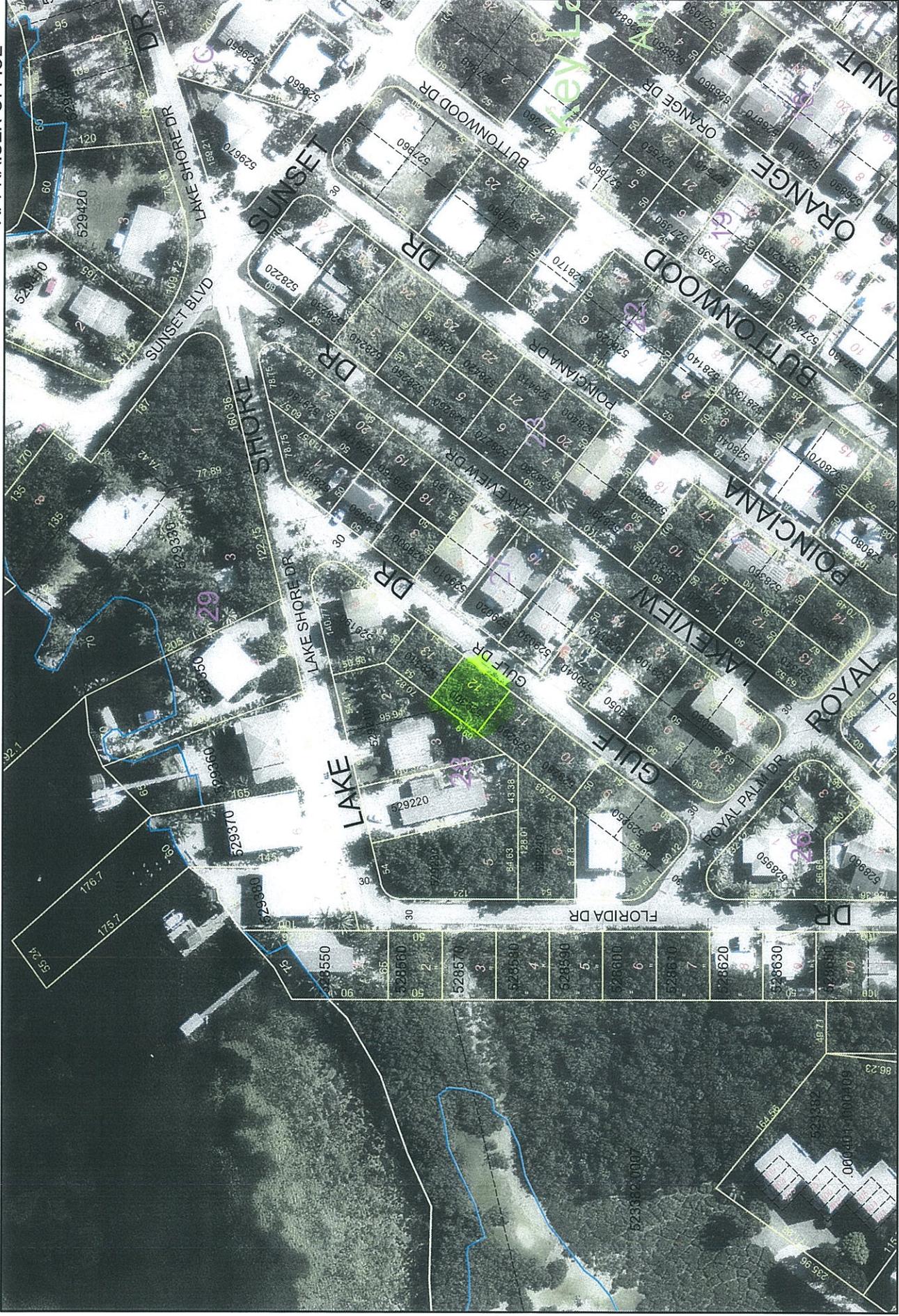
MONROE COUNTY PROPERTY  
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:886

Date: 4/18/2016



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**

**Maps are now launching the new map application version.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1648531 Parcel ID: 00529300-000000**

**Ownership Details**

**Mailing Address:**

RAYMOND JANE AND RICHARD  
13428 87TH ST N  
WEST PALM BEACH, FL 33412-2355

**Property Details**

PC Code: 00 - VACANT RESIDENTIAL  
Millage Group: 500K  
Affordable Housing: No  
Section-Township-Range: 28-61-39  
Property Location: VACANT LAND KEY LARGO  
Subdivision: KEY LARGO PARK AMD  
Legal Description: BK 28 LT 12 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR88-204 OR830-1896 OR837-242-C OR2165-161/62 OR2452-1940/41 OR2728-16/17

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	54	50	2,700.00 SF

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	0	27,406	27,406	1,316	0	27,406
2014	0	0	11,653	11,653	1,197	0	11,653
2013	0	0	11,653	11,653	1,089	0	11,653
2012	0	0	990	990	990	0	990
2011	0	0	990	990	990	0	990
2010	0	0	1,080	1,080	1,080	0	1,080
2009	0	0	6,480	6,480	6,480	0	6,480
2008	0	0	22,680	22,680	22,680	0	22,680
2007	0	0	37,800	37,800	37,800	0	37,800
2006	0	0	8,100	8,100	8,100	0	8,100
2005	0	0	5,400	5,400	5,400	0	5,400
2004	0	0	5,400	5,400	5,400	0	5,400
2003	0	0	4,050	4,050	4,050	0	4,050
2002	0	0	4,050	4,050	4,050	0	4,050
2001	0	0	4,050	4,050	4,050	0	4,050
2000	0	0	4,050	4,050	4,050	0	4,050
1999	0	0	4,050	4,050	4,050	0	4,050
1998	0	0	4,050	4,050	4,050	0	4,050
1997	0	0	4,050	4,050	4,050	0	4,050
1996	0	0	4,050	4,050	4,050	0	4,050
1995	0	0	4,050	4,050	4,050	0	4,050
1994	0	0	4,050	4,050	4,050	0	4,050
1993	0	0	4,050	4,050	4,050	0	4,050
1992	0	0	4,050	4,050	4,050	0	4,050
1991	0	0	5,400	5,400	5,400	0	5,400
1990	0	0	4,455	4,455	4,455	0	4,455
1989	0	0	3,348	3,348	3,348	0	3,348
1988	0	0	3,348	3,348	3,348	0	3,348
1987	0	0	4,455	4,455	4,455	0	4,455
1986	0	0	3,510	3,510	3,510	0	3,510
1985	0	0	3,510	3,510	3,510	0	3,510
1984	0	0	3,510	3,510	3,510	0	3,510
1983	0	0	3,244	3,244	3,244	0	3,244
1982	0	0	3,244	3,244	3,244	0	3,244

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
-----------	----------------------------	-------	------------	---------------

2/27/2015	2728 / 16	47,500	WD	37
6/8/2009	2452 / 1940	100	QC	11
11/4/2005	2165 / 161	20,000	WD	C

This page has been visited 26,631 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File Number: 2016234  
Print Date & Time: 4/8/2016 5:01 PM  
Escrow Officer: Christine Squier  
Settlement Location: 101925 Overseas Highway  
Key Largo, FL 33037

**Absolute First Title, LLC**  
**101925 Overseas Highway**  
**Key Largo, FL 33037**

Property Address: Property Address  
0 Gulf Drive Key Largo, Florida 33037

Subdivision  
Lot 12, Block 28, AMENDED PLAT OF KEY LARGO PARK, Book 3, Page 62, Monroe County, Florida

PIN  
00529300-000000 / 1648531

Buyer: Lot 12 Gulf Dr. LLC, a Florida limited liability company - P.O. Box 371819, Key Largo, FL 33037  
Seller: Jane Raymond - 13428 87th Street North, West Palm Beach, FL 33412  
Richard Raymond - 13428 87th Street North, West Palm Beach, FL

Lender:

Settlement Date: 4/12/2016  
Disbursement Date: 4/12/2016  
Additional dates per state requirements: 4/12/2016

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$35,000.00	Sales Price of Property	\$35,000.00	
		<b>Prorations/Adjustments</b>		
		Closing Cost Credit from Absolute First Title, LLC		\$100.00
		<b>Title Charges &amp; Escrow/Settlement Charges</b>		
		Title - Owner's Policy (optional) \$35,000.00 Premium - \$115.00 to Absolute First Title, LLC	\$115.00	
		OIR Title Surcharge to Stewart Title Guaranty Company	\$3.28	
		Title - Settlement Fee to Absolute First Title, LLC	\$450.00	
		Title - Title Search Fee to Absolute First Title FBO Propertyinfo	\$75.00	
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees Deed: \$10.00 Mortgage: to Clerk of the Circuit Court	\$10.00	
		Tax Stamp for State Deed to Clerk of the Circuit Court	\$245.00	
		<b>Miscellaneous</b>		
		Survey Fee		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit

\$0.00	\$35,000.00	Subtotals	\$35,898.28	\$100.00
		Due From Borrower		\$35,798.28
\$35,000.00		Due To Seller		
\$35,000.00	\$35,000.00	Totals	\$35,898.28	\$35,898.28

**SUBSTITUTE FORM 1099 SELLER STATEMENT:** The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. **SELLER INSTRUCTIONS:** If this real estate was our principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Absolute First Title, LLC to cause the funds to be disbursed in accordance with this statement.

LOT 12 GULF DR. LLC, A FLORIDA LIMITED LIABILITY COMPANY

  
 \_\_\_\_\_  
 Jesus Monteagudo, Authorized Member

  
 \_\_\_\_\_  
 Diana Monteagudo, Authorized Member

  
 \_\_\_\_\_  
 Jane Raymond

  
 \_\_\_\_\_  
 Richard Raymond

This Instrument Prepared by:  
Christine Squier  
Absolute First Title, LLC  
101925 Overseas Highway  
Key Largo, FL 33037  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. and A.K. Numbers:  
00529300-000000 / 1648531  
File No.: 2016234

**WARRANTY DEED**

**This Warranty Deed, Made the 12th day of April, 2016, by Jane Raymond and Richard Raymond, her husband, whose post office address is: 13428 87th Street North, West Palm Beach, FL 33412, hereinafter called the "Grantor", to Lot 12 Gulf Dr. LLC, a Florida limited liability company, whose post office address is: P.O. Box 371819, Key Largo, FL 33037, hereinafter called the "Grantee".**

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Monroe County, Florida, to wit:

**Lot 12, Block 28, AMENDED PLAT OF KEY LARGO PARK, according to the plat thereof, as recorded in Plat Book 3 at Page 62 of the Public Records of Monroe County, Florida.**

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2016, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Carmen Davis Jane Raymond  
Printed Name: Carmen Davis Jane Raymond

Witness Signature: Renee Dunn Richard Raymond  
Printed Name: Renee Dunn Richard Raymond

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of April, 2016 by Jane Raymond and Richard Raymond, her husband, who are personally known to me or have produced Florida Driver License as identification.

[Signature]  
Notary Public Signature  
Printed Name: Christine Squier

My Commission Expires: ~~April 20, 2018~~  
(SEAL) May 6 2016

Camilo Molina



# *Certified Copy*

I certify the attached is a true and correct copy of the Articles of Organization of LOT 12 GULF DR. LLC, a limited liability company organized under the laws of the state of Florida, filed electronically on March 22, 2016 effective March 22, 2016, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited liability company is L16000058041.

Authentication Code: 160324135813-200283647742#1

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty Fourth day of March, 2016



*Ken Detzner*  
Ken Detzner  
Secretary of State

# *Certificate of Status*

I certify from the records of this office that LOT 12 GULF DR. LLC, is a limited liability company organized under the laws of the State of Florida, filed electronically on March 22, 2016, effective March 22, 2016.

The document number of this company is L16000058041.

I further certify that said company has paid all fees due this office through December 31, 2016, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 160324135813-200283647742#1

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty Fourth day of March, 2016



*Ken Detzner*  
Ken Detzner  
Secretary of State

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L16000058041  
FILED 8:00 AM  
March 22, 2016  
Sec. Of State  
tjschroeder

**Article I**

The name of the Limited Liability Company is:

LOT 12 GULF DR. LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

The mailing address of the Limited Liability Company is:

PO BOX 371819  
KEY LARGO, FL. 33037

**Article III**

The name and Florida street address of the registered agent is:

JESUS MONTEAGUDO  
104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JESUS MONTEAGUDO

### Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR  
JESUS MONTEAGUDO  
104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

Title: AMBR  
DIANA MONTEAGUDO  
104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

L16000058041  
FILED 8:00 AM  
March 22, 2016  
Sec. Of State  
tjschroeder

### Article V

The effective date for this Limited Liability Company shall be:

03/22/2016

Signature of member or an authorized representative

Electronic Signature: JESUS MONTEAGUDO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



I.I. Deed No. 22197

(2)

(1)

523382.0007

49.71

523382.000401-000409

523382.000601

523382.000602

523382.000603

523382.000604

523382.000605

523382.000606

523382.000607

523382.000608

523382.000609

523382.000610

523382.000611

523382.000612

523382.000613

523382.000614

523382.000615

523382.000616

523382.000617

523382.000618

523382.000619

523382.000620

523382.000621

523382.000622

523382.000623

523382.000624

523382.000625

523382.000626

523382.000627

523382.000628

523382.000629

523382.000630

523382.000631

523382.000632

523382.000633

523382.000634

523382.000635

523382.000636

523382.000637

523382.000638

523382.000639

523382.000640

523382.000641

523382.000642

523382.000643

523382.000644

523382.000645

523382.000646

523382.000647

523382.000648

523382.000649

523382.000650

523382.000651

523382.000652

523382.000653

523382.000654

523382.000655

523382.000656

523382.000657

523382.000658

523382.000659

523382.000660

523382.000661

523382.000662

523382.000663

523382.000664

523382.000665

523382.000666

523382.000667

523382.000668

523382.000669

523382.000670

523382.000671

523382.000672

523382.000673

523382.000674

523382.000675

523382.000676

523382.000677

523382.000678

523382.000679

523382.000680

523382.000681

523382.000682

523382.000683

523382.000684

523382.000685

523382.000686

523382.000687

523382.000688

523382.000689

523382.000690

523382.000691

523382.000692

523382.000693

523382.000694

523382.000695

523382.000696

523382.000697

523382.000698

523382.000699

523382.000700

523382.000701

523382.000702

523382.000703

523382.000704

523382.000705

523382.000706

523382.000707

523382.000708

523382.000709

523382.000710

523382.000711

523382.000712

523382.000713

523382.000714

523382.000715

523382.000716

523382.000717

523382.000718

523382.000719

523382.000720

523382.000721

523382.000722

523382.000723

523382.000724

523382.000725

523382.000726

523382.000727

523382.000728

523382.000729

523382.000730

523382.000731

523382.000732

523382.000733

523382.000734

523382.000735

523382.000736

523382.000737

523382.000738

523382.000739

523382.000740

523382.000741

523382.000742

523382.000743

523382.000744

523382.000745

523382.000746

523382.000747

523382.000748

523382.000749

523382.000750

523382.000751

523382.000752

523382.000753

523382.000754

523382.000755

523382.000756

523382.000757

523382.000758

523382.000759

523382.000760

523382.000761

523382.000762

523382.000763

523382.000764

523382.000765

523382.000766

523382.000767

523382.000768

523382.000769

523382.000770

523382.000771

523382.000772

523382.000773

523382.000774

523382.000775

523382.000776

523382.000777

523382.000778

523382.000779

523382.000780

523382.000781

523382.000782

523382.000783

523382.000784

523382.000785

523382.000786

523382.000787

523382.000788

523382.000789

523382.000790

523382.000791

523382.000792

523382.000793

523382.000794

523382.000795

523382.000796

523382.000797

523382.000798

523382.000799

523382.000800

523382.000801

523382.000802

523382.000803

523382.000804

523382.000805

523382.000806

523382.000807

523382.000808

523382.000809

523382.000810

523382.000811

523382.000812

523382.000813

523382.000814

523382.000815

523382.000816

523382.000817

523382.000818

523382.000819

523382.000820

523382.000821

523382.000822

523382.000823

523382.000824

523382.000825

83 LAKE SHORE DRIVE LLC  
83 LAKE SHORE DR  
KEY LARGO, FL33037

HALE MICHAEL JOSEPH  
66 FLORIDA DR  
KEY LARGO, FL 33037

ROSIQUE JAVIER  
9390 SW 34 ST  
MIAMI, FL 33165

MISCELLA EVELYN FAMILY  
REVOCABLE TRUST  
81 LAKESHORE DR  
KEY LARGO, FL33037

FLORIDA DRIVE PROPERTY  
LLC  
68 FLORIDA DR  
KEY LARGO, FL 33037-1819

CURTIS ROBERT S  
1 LAKE VIEW DR  
KEY LARGO, FL 33037

RAYMOND JANE AND RICHARD  
13428 87TH ST N  
WEST PALM BEACH, FL 33412-2355

~~MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819~~

SERUYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144

JOHNSON PHILIP E  
REVOCABLE TRUST  
190 LORELANE PL  
KEY LARGO, FL33037-4235

OLSOVSKY JESSE  
2431 2ND ST NE  
NAPLES, FL 34120-4385

~~SERUYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144~~

~~MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819~~

VAUGHT RALPH EUGENE AND  
SHARI E REV TR 8/16/01  
96000 OVERSEAS HWY APT C6  
KEY LARGO, FL 33037-2107

3 GRANDCHILDREN REALTY  
LLC  
29 COCONUT DR  
KEY LARGO, FL 33037-2565

~~MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819~~

GOMEZ QUENTIN AND MARIELA  
4254 DERBY DR  
DAVIE, FL 33330-4336

MCKENZIE ELSIE ALEXANDRA  
13 GULF DR  
KEY LARGO, FL 33037-2514

HADLEY FRANCES L  
8461 NW 185TH TER  
HIALEAH, FL 33015-2548

WIDMER JONNY J AND SYLVIA  
11201 E LAKE HIGHLANDS DR APT  
2027  
DALLAS, TX 75218-4709

~~3 GRANDCHILDREN REALTY  
LLC  
29 COCONUT DR  
KEY LARGO, FL 33037-2565~~

~~SERUYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144~~

TONSMEIRE TOMAS  
18 DE LEON DR  
MIAMI SPRINGS, FL 33166-5912

~~MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819~~

~~ROSIQUE JAVIER  
9390 SW 34 ST  
MIAMI, FL 33165~~

FLORIDA KEYS INVESTORS LLC  
42 JEWFISH AVE  
KEY LARGO, FL 33037-4776

RINGER CHARLES G AND NO  
SUK  
PO BOX 656  
SHAMOKIN DAM, PA 17876-0656

VANDER WYDEN MICHAEL F AND  
JUNE A  
10 LAKE SHORE DR  
KEY LARGO, FL 33037

QUESADA ORLANDO R  
PO BOX 371392  
KEY LARGO, FL 33037-1392

KOLTERMAN SUSAN  
30 POINCIANA DR  
KEY LARGO, FL 33037

WIDMER JONNY J AND SYLVIA  
11201 E LAKE HIGHLANDS DR  
APT 2027  
DALLAS, TX 75218-4709

PANDO OSMEL  
780 N SHORE DR  
MIAMI BEACH, FL 33141-2436

MIRANDA EMILY  
63 FLORIDA DR  
KEY LARGO, FL 33037-2508

RAYMOND JANE AND RICHARD  
13428 8TH ST N  
WEST PALM BEACH, FL 33412-2355

RINGER CHARLES AND NO  
SUK  
PO BOX 656  
SHAMOKIN DAM, PA 17876-0656

SANCTUARY AT KEY LARGO  
CONDO ASSOCIATION INC  
PO BOX 372968  
KEY LARGO FL 33037-7968

SMITH PERFECTO AND RAQUEL  
H/W  
3620 SW 108TH AVE  
MIAMI, FL 33165

CREEL WILLIAM S  
PO BOX 379068  
KEY LARGO, FL 33037-9068

THE COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040-3110

SMITH PERFECTO AND  
RAQUEL  
3620 SW 108TH AVE  
MIAMI, FL 33165-3514

OCONNOR JOHN EDWARD AND  
PAULA  
47 AMELIA CIR  
LITTLE SILVER, NJ 07739-1410

PALMERS BAYSIDE ESCAPE  
LLC  
15391 SW 210ND ST  
MIAMI FL 33187

MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819

KELLER ROBERT J AND CHERYL L  
PO BOX 371332  
KEY LARGO, FL 33037-1332

COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040

MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819

MILIAN PABLO DANIEL  
18 GULF DR  
KEY LARGO, FL 33037

SUNSET BEACH PARADISE INC  
91750 OVERSEAS HWY  
TAVERNIER, FL 3070-2642

RINGER CHARLES AND NO  
SUK  
PO BOX 656  
SHAMOKIN DAM, PA 17876-0656

SMITH PERFECTO AND  
RAQUEL  
3620 SW 108TH AVE  
MIAMI FL, 33165-3514

JUNKINS JOACHIM R AND HELGA  
24126 SW 120TH AVE  
HOMESTEAD, FL 33032-4304

SERIYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144

ROSENBLUTH MICHAEL ALBERT  
AND CATHERINE CONKLIN  
912 5TH AVE APT 1A  
NEW YORK, NY 10021-4147

TIIF  
3900 COMMONWEALTH BLVD  
MAIL STATION 115  
TALLAHASSEE, FL 32399-3000

SMITH PERFECTO AND  
RAQUEL  
3620 SW 108TH AVE  
MIAMI, FL 33165-3514

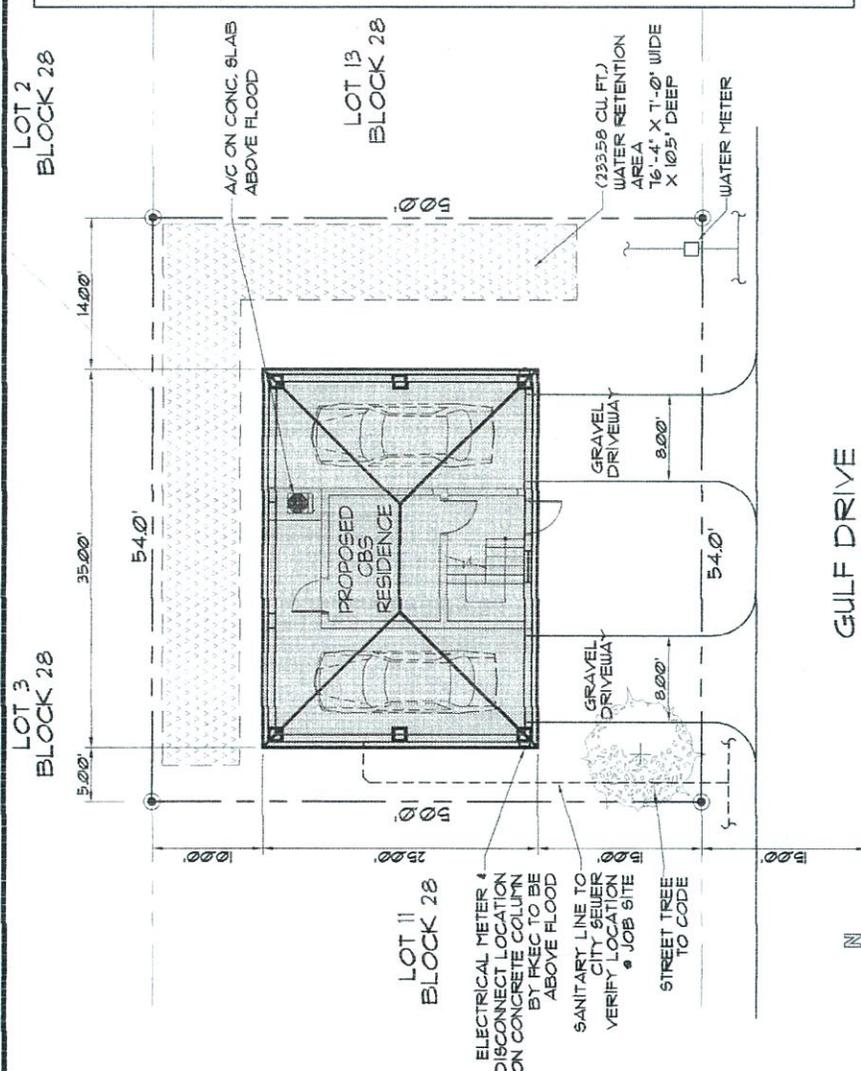
FRAGER GENERAL CONTRACTOR  
SERVICES INC  
2645 SW 79TH AVE  
MIAMI, FL 33155-2538

TIIF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000

SMITH MICHAEL AND DONNA  
515 CARIBBEAN BLVD  
KEY LARGO, FL 33037-4342

COUNTY OF MONROE  
1100 SIMONTON STREET  
KEY WEST, FL 33040

TIIF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000



**SITE PLAN**  
SCALE: 1" = 10'

**LEGAL DESCRIPTION**  
LOT 12, BLOCK 28, ATTENDED FLAT OF KEY LARGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

**COMPLIANCE WITH THE FLORIDA BUILDING CODE**  
To the best of the undersigned's ability and professional judgement, these plans meet the requirements of the Florida Building Residential Code (FBRCC), 2014

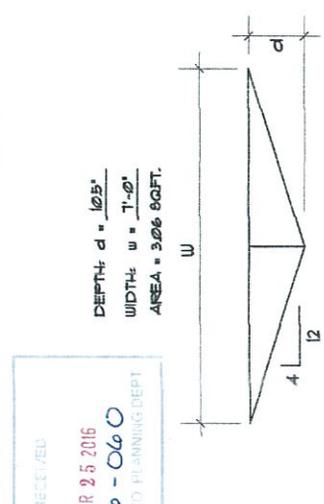
**TERMITE PROTECTION**  
Provide preconstruction treatment protection against subterranean termites in compliance w/ FBC Section 906.3-906.9  
A Certificate of Compliance shall be issued to the building department by a licensed pest control company that contains the following statements:  
The building has received a complete treatment for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.

**CONNECT TO EXISTING SEWER SYSTEM**

**UNIT AREA**

RESIDENCE A/C AREA 179 SF, X 2 FLOOR	1516 SF
RESIDENCE ROOF AREA	675 SF
GRAVEL DRIVEWAY	248 SF

**STRUCTURAL DESIGN CRITERIA**  
 WIND SPEED - 110 MPH AT A HEIGHT OF 30 FEET.  
 BASIC WIND VELOCITY - 110 MPH AT A HEIGHT OF 30 FEET.  
 EXPOSURE - D  
 RISK CATEGORY - II



**RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

1. Determine Total Impervious Coverage on site:

Roof/Asphalt	A	Subswales	D
Decks / Patios	0	0	0
Driveways	0	0	0
Other	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

2. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/Asphalt	A	Subswales	D
Decks / Patios	0	0	0
Driveways	0	0	0
Other	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

3. Determine Percentage of Impervious Coverage on site:

Total Impervious Coverage	0	Total Lot Area	2700.00	% of Impervious Coverage	0.00
---------------------------	---	----------------	---------	--------------------------	------

4. Determine Required Swale Volume - Complete a, b, or c:

a. For a NEW home with less than 45% Impervious Coverage, use:  
 Disturbed Area = 2700.00 - 3' x 0.083 = 2700.00  
 Swale Volume = 2700.00 x 0.20 x 4.0 = 2160.00

b. For a NEW home with 45% or greater Impervious Coverage, use:  
 Disturbed Area = 2700.00 - 3' x 0.208 = 2474.40  
 Swale Volume = 2474.40 x 0.20 x 4.0 = 1979.52

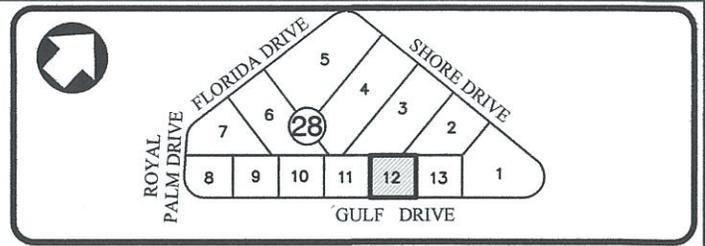
c. When only new impervious area containing storm water retention (including Single Family & Duplexes Only):  
 1. When this total lot impervious coverage retention is below 40%, after the additional development:  
 Impervious Coverage PROPOSED = 0  
 Swale Volume = 0  
 2. When this total lot impervious coverage retention is 40% or above:  
 Impervious Coverage PROPOSED = 0  
 Swale Volume = 0

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1):  
 Swale Length = 76.27

# MAP OF BOUNDARY SURVEY

Vacant Land, Gulf Drive, Key Largo,  
Monroe County, Florida, 33037  
ID# 00529300-000000

## SURVEYOR'S REPORT:



**LOCATION SKETCH**  
NOT TO SCALE

1. MAP OF BOUNDARY SURVEY, Field work date: March 28, 2016.

### 2. LEGAL DESCRIPTION:

Lot 12, Block 28 of AMENDED PLAT OF KEY LARGO PARK, according o the plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

### 3. AREA:

Containing 2,700 Square Feet or 0.06 Acres more or less by calculations.

### 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

### 5. DATA OF SOURCES:

#### HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow per Plat Book 3, Page 62, of the Public Records of Monroe County, Florida.

#### VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929 Datum.

Benchmark used:

PNC 100.4 , Elevation 8.47'(N.G.V.D. 1929)

F.D.O.T. Brass disc in concrete monument stamped "90 / 06 /100.4"

Located @ Overseas Hwy and Royal Palm Drive.

### 6. FLOOD INFORMATION:

NFIP Community Name: Monroe County and Unincorporated Areas, Community Number 125129, Map/Panel Number 12087C0931, Suffix: K, FIRM Panel Effective/Revised Date 02-18-2005, Flood Zone AE, Base Flood Elevation 10 feet.

### 7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.  
No determination was made as to how the site can be served with utilities.

### 8. CERTIFY TO:

JESUS MONTEAGUDO AND DIANA MONTEAGUDO

### SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.  
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.



This Survey Map and Report are not full and complete without the other.



**FormTech**  
Land Surveying, Inc.

12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:

*Eugenia L. Formoso*  
03-28-2016

Date:

Eugenia L. Formoso, P.S.M.

State of Florida LS # 6660

Proj # 15-0703

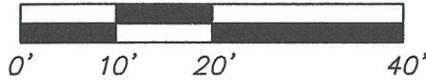
Job # 16-0364

LOT 12

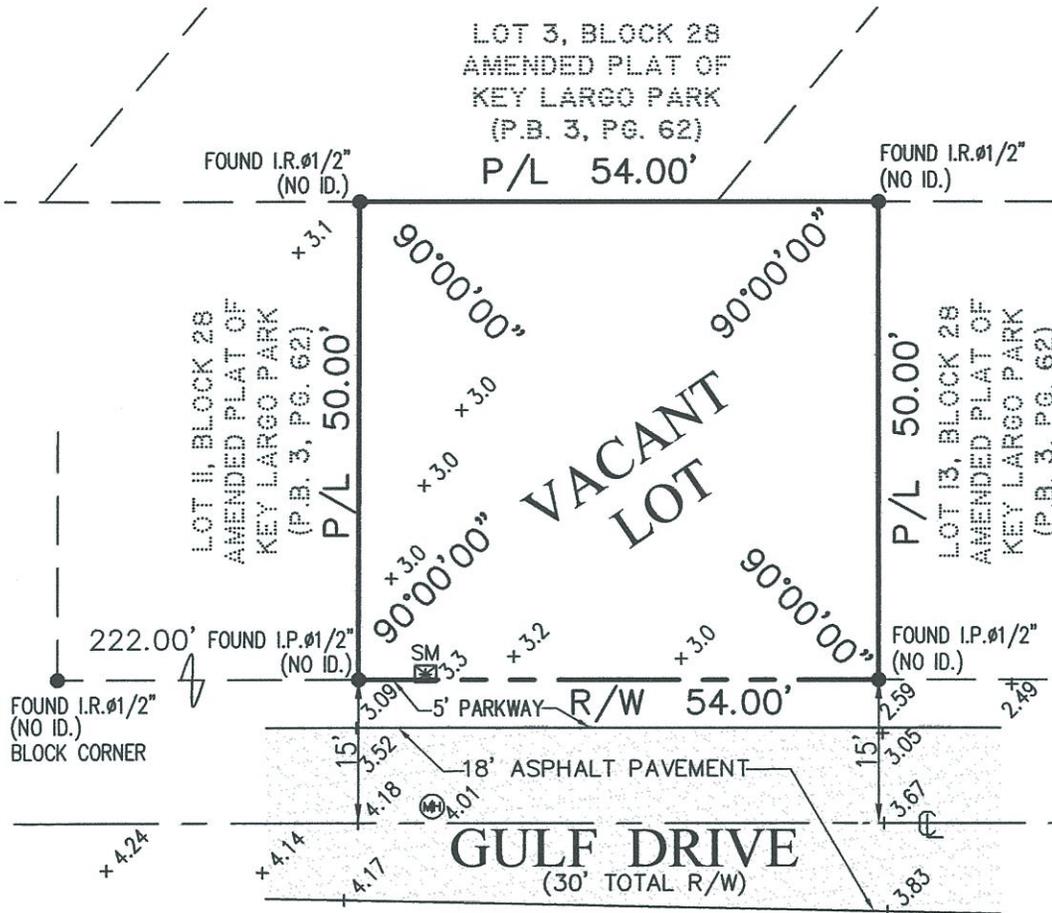
Page 1 of 2

# MAP OF BOUNDARY SURVEY

Scale: 1" = 20'



P.B. 3, PG. 62



## Abbreviations

- A Arc
- FND Found
- U.E. Utility Easement
- IP Iron Pipe
- IR Rebar
- N&D Nail & Disc
- P.B. PLat Book
- Pg. Page
- R/W Right-of-Way
- CL Center Line
- CL Clear
- M Monument Line
- TBM Temporary Benchmark
- W/P Water Pump
- BFE Base Flood Elevation

## Legend

- Unknown Manhole
- Electric Box
- Light Pole
- Property Corner
- Fire Hydrant
- Catch basin
- Water Meter
- Water Valve
- Utility Pole
- Chain Link Fence
- Wood Fence
- Metal Fence
- Overhead Utility line

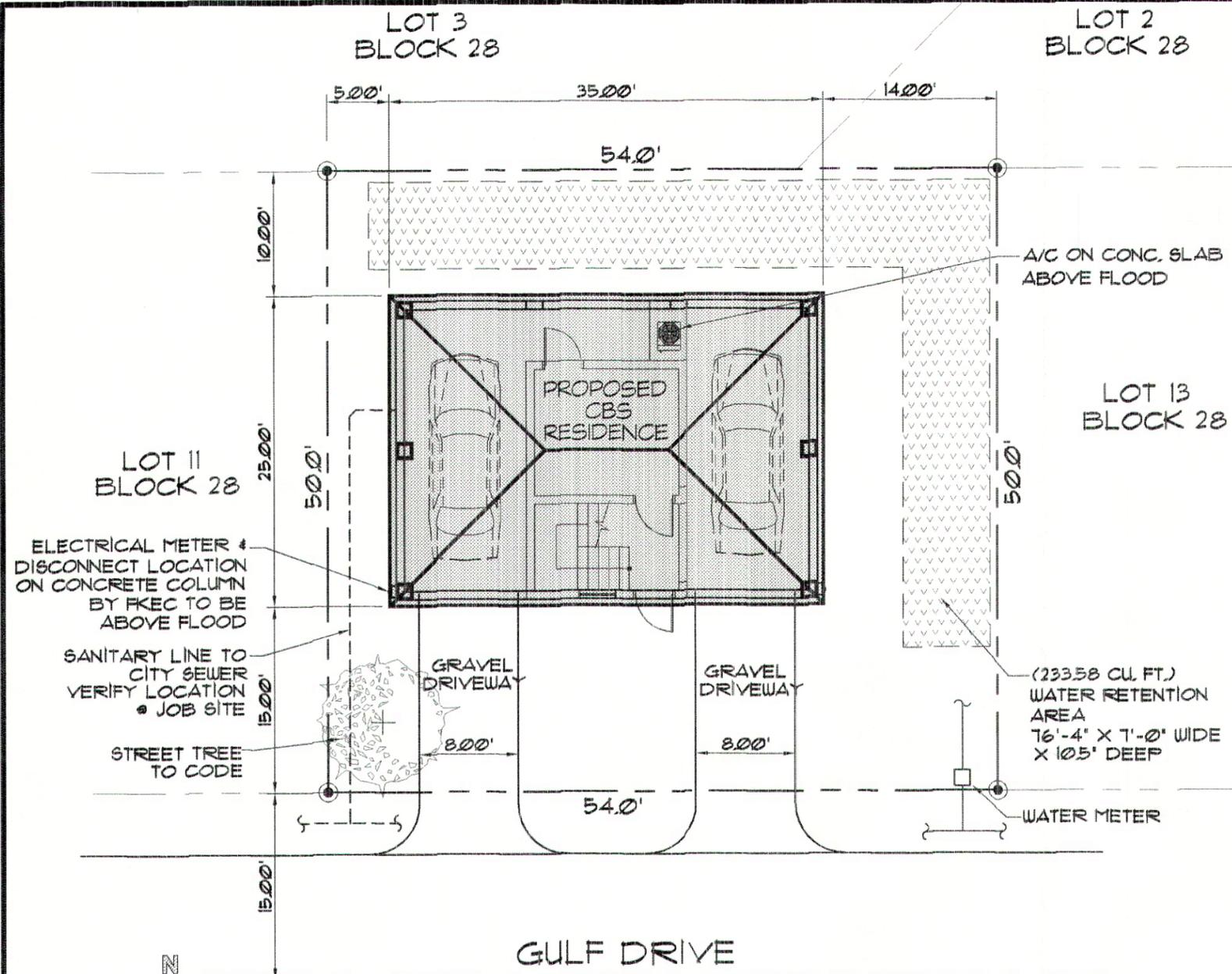
This Survey Map and Report are not full and complete without the other.

RECEIVED  
 APR 25 2016  
 2016-060  
 MONROE CO. PLANNING DEPT

**FormTech**  
 Land Surveying, Inc.

State of Florida LB # 7980  
 12209 S.W. 129th Court, Miami, Florida, 33186  
 Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
 www.formtechsurveyors.com email: info@formtechsurveyors.com

Proj # 15-0703  
 Job # 16-0364  
 LOT 12  
 Date: 03-28-2016  
 Page 2 of 2



**SITE PLAN**  
SCALE: 1" = 10'

CONNECT TO EXISTING SEWER SYSTEM

**LEGAL DESCRIPTION**  
LOT 12, BLOCK 28, AMENDED PLAT OF KEY LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

**COMPLIANCE WITH THE FLORIDA BUILDING CODE**  
To the best of the undersigned's ability and professional judgement, these plans meet the requirements of the Florida Building Residential Code (FBR), 2014

**TERMITE PROTECTION**  
Provides preconstruction treatment protection against subterranean termites in compliance w/ FBC Section 1816.1-1816.3  
A Certificate of Compliance shall be issued to the building department by a licensed pest control company that contains the following statement:  
'The building has received a complete treatment for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.'

UNIT AREA	
RESIDENCE A/C AREA 159 SF. X 2 FLOOR	1518 SF.
RESIDENCE ROOF AREA	875 SF.
GRAVEL DRIVEWAY	248 SF.

**STRUCTURAL DESIGN CRITERIA**  
ASCE 7-2010  
BASIC VELOCITY - 110 MPH, AT A HEIGHT OF 30 FEET.  
EXPOSURE: D  
RISK CATEGORY: II

PRINT FORM

### MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	ft <sup>2</sup>	Sidewalks	D	ft <sup>2</sup>
Decks / Patios	B	ft <sup>2</sup>	Pool/Deck	E	ft <sup>2</sup>
Driveways	C	ft <sup>2</sup>	Other	F	ft <sup>2</sup>
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)					0.00 1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	875.00	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	248.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)					1,123.00 1b		

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 1,123.00 1

2. Determine Percentage of Impervious Coverage on site:  
1,123.00 1 ft<sup>2</sup> / 2,700.00 2 ft<sup>2</sup> = 41.59% 2 % of Impervious Coverage  
Total Impervious Coverage Total Lot Area

3. Determine "Disturbed Area" [(114-3)(1)(2) 4]  
2,700.00 3 ft<sup>2</sup> - 0.00 4 ft<sup>2</sup> = 2,700.00 3 Disturbed Area  
Total Lot Area Native Vegetation - If no BMP enter "0"  
For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume - Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:  
2,700.00 3 ft<sup>2</sup> X 0.083 = 224.10 4a ft<sup>3</sup> Swale Volume  
Disturbed Area

b. For a NEW home with 40% or greater Impervious Coverage, use:  
2,700.00 3 ft<sup>2</sup> X 0.208 X 41.59% 2 % = 233.58 4b ft<sup>3</sup> Swale Volume  
Disturbed Area % of Impervious Coverage

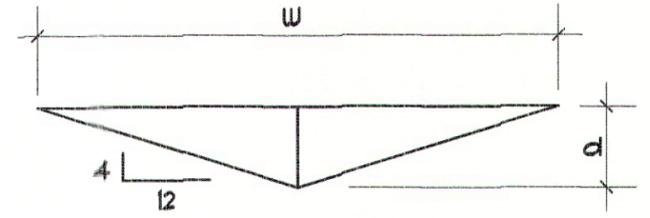
c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):  
1. When the total lot impervious coverage remains below 40% after the additional development:  
1,123.00 1b ft<sup>2</sup> X 0.083 = 93.52 4c1 ft<sup>3</sup> Added Swale Volume  
Impervious Coverage PROPOSED Swale Volume  
2. When the new development increases the total lot impervious area to 40% or above:  
1,123.00 1b ft<sup>2</sup> X 0.208 = 233.58 4c2 ft<sup>3</sup> Added Swale Volume  
Impervious Coverage PROPOSED Swale Volume

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)  
(7.00 5 ft X 0.88 6 ft) / 2 = 3.06 7 ft<sup>2</sup> Cross Sectional Area\*\*  
Width Depth  
233.58 8 ft<sup>3</sup> / 3.06 7 ft<sup>2</sup> = 76.27 9 ft Swale Length  
Swale Volume Cross Sectional Area  
Either 4 - a, b, c1 or c2 (\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (1)(2)b. & a. of Monroe County Code 114-3. Updated 8/2012

RECEIVED  
APR 25 2016  
2016-060  
MONROE CO. PLANNING DEPT

DEPTH: d = 10.5'  
WIDTH: w = 7'-0"  
AREA = 3.06 SQFT.



**SWALE TYPICAL CROSS SECTION**  
N.T.S.

305-911-0052  
 ORLANDO PEREZ, JR.  
 \* ARCHITECT \*  
 15052 BU 133 CT, MIAMI, FL 33196  
 architect@jrpj.com  
 AIR001435  
 MR & MRS. JESUS & DIANA MONTEAGUDO  
 LOT 12, GULF DR, KEY LARGO,  
 MONROE COUNTY, FLORIDA 33037  
 RE# 00529300-000000  
 © COPYRIGHT - All rights reserved. These plans are the property of Orlando Perez, Jr., reproduction and/or storage by any means, whole or in part is prohibited without our written permission.

DRAW BY: J.L.A.  
DATE: 04/04/16  
C-0

# MAP OF BOUNDARY SURVEY

Vacant Land, Gulf Drive, Key Largo,  
Monroe County, Florida, 33037  
ID# 00529300-000000

## SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Field work date: March 28, 2016.

### 2. LEGAL DESCRIPTION:

Lot 12, Block 28 of AMENDED PLAT OF KEY LARGO PARK, according o the plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

### 3. AREA:

Containing 2,700 Square Feet or 0.06 Acres more or less by calculations.

### 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

### 5. DATA OF SOURCES:

#### HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow per Plat Book 3, Page 62, of the Public Records of Monroe County, Florida.

#### VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929 Datum.

#### Benchmark used:

PNC 100.4 , Elevation 8.47'(N.G.V.D. 1929)

F.D.O.T. Brass disc in concrete monument stamped "90 / 06 /100.4"

Located @ Overseas Hwy and Royal Palm Drive.

### 6. FLOOD INFORMATION:

NFIP Community Name: Monroe County and Unincorporated Areas, Community Number 125129, Map/Panel Number 12087C0931, Suffix: K, FIRM Panel Effective/Revised Date 02-18-2005, Flood Zone AE, Base Flood Elevation 10 feet.

### 7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.  
No determination was made as to how the site can be served with utilities.

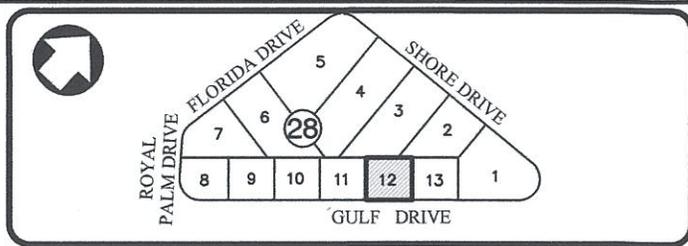
### 8. CERTIFY TO:

JESUS MONTEAGUDO AND DIANA MONTEAGUDO

### SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.  
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.



LOCATION SKETCH  
NOT TO SCALE



**FormTech**  
Land Surveying, Inc.

12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
www.formtechsurveyors.com email:info@formtechsurveyors.com

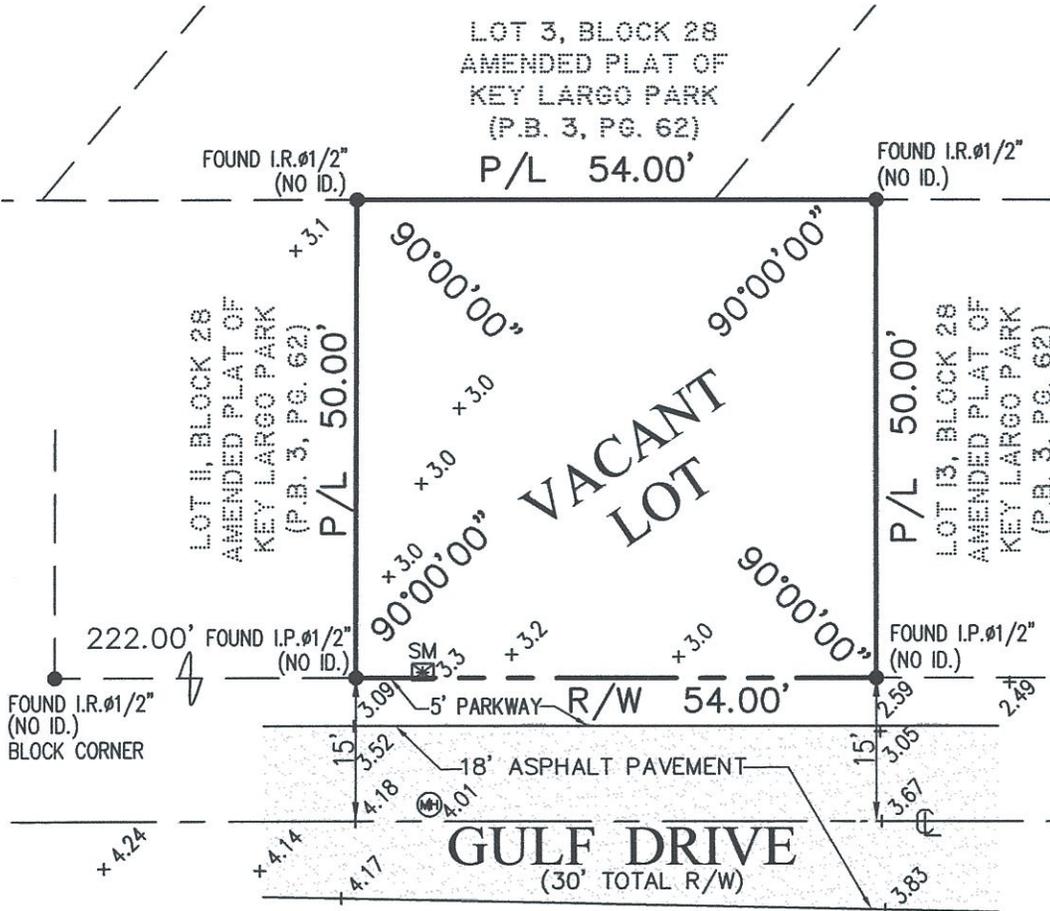
Seal: \_\_\_\_\_ Proj # 15-0703  
Job # 16-0364  
LOT 12  
Date: 03-28-2016  
*Eugenia L. Formoso*  
Eugenia L. Formoso, P.S.M.  
State of Florida LS # 6660  
Page 1 of 2

# MAP OF BOUNDARY SURVEY

Scale: 1" = 20'



P.B. 3, PG. 62



## Abbreviations

- A Arc
- FND Found
- U.E. Utility Easement
- IP Iron Pipe
- IR Rebar
- N&D Nail & Disc
- P.B. PLat Book
- Pg. Page
- R/W Right-of-Way
- ⊕ Center Line
- CL Clear
- M Monument Line
- TBM Temporary Benchmark
- W/P Water Pump
- BFE Base Flood Elevation

## Legend

- ⊕ Unknown Manhole
- ⊕ Electric Box
- ⊕ MLP Light Pole
- ⊕ Property Corner
- ⊕ Fire Hydrant
- ⊕ Catch basin
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Utility Pole
- x— Chain Link Fence
- //— Wood Fence
- Metal Fence
- OUL— Overhead Utility line

This Survey Map and Report are not full and complete without the other.

RECEIVED  
 APR 25 2016  
 2016-060  
 MONROE CO. PLANNING DEPT

**FormTech**  
 Land Surveying, Inc.

State of Florida LB # 7980  
 12209 S.W. 129th Court, Miami, Florida, 33186  
 Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
 www.formtechsurveyors.com email: info@formtechsurveyors.com

Proj # 15-0703  
 Job # 16-0364  
 LOT 12  
 Date: 03-28-2016



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission  
Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources *ms*  
From: Barbara Bauman, Planner  
Date: August 15, 2016  
Subject: *Request for a Setback Variance for property located on Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park (PB3-62) Key Largo, Real Estate # 00529310-000000 (File # 2016-061)*

---

Meeting Date: August 31, 2016

---

1 I REQUEST:  
2

3 The applicant is requesting approval of a variance of 10 feet from the required 25 feet  
4 primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the  
5 southeastern property line, and a variance of 10 feet from the required 20 feet rear yard  
6 setback along the northwestern property line. As a result, the primary front yard setback  
7 along the Gulf Drive right-of-way would be 15 feet and the rear yard setback along  
8 southeastern property line would be 10 feet. The variance is requested for the development  
9 of a proposed single family residence.  
10



11 Property and Immediate Vicinity w/ Land Use District Overlaid (Aerial dated 2015)  
12

1 **II BACKGROUND INFORMATION:**

2  
3 **Address:** Gulf Drive, approximate mile marker 100.5 (Florida Bay side of US 1)  
4 **Legal Description:** Block 28, Lot 13, Amended Plat of Key Largo Park, Plat Book 3, Page  
5 62  
6 **Real Estate Number:** 00529310-000000  
7 **Applicant/Owner:** Lot 13 Gulf Dr LLC  
8 **Size of Site:** 2,700 SF (per County GIS)  
9 **Land Use District:** Improved Subdivision (IS)  
10 **Future Land Use Map (FLUM) Designation:** Residential Medium (RM)  
11 **Tier Designation:** III (infill area)  
12 **Existing Use:** Vacant  
13 **Existing Vegetation / Habitat:** Partially scarified with native and exotic vegetation  
14 **Community Character of Immediate Vicinity:** Single-Family Residential  
15 **Flood Zone:** AE-EL 10  
16

17 **III RELEVANT PRIOR COUNTY ACTIONS:**

18  
19 None.  
20

21 **IV REVIEW OF APPLICATION:**

22  
23 As set forth in Section 130-186 of the Monroe County Land Development Code (LDC), the  
24 required non-shoreline setbacks for the IS District are as follows:  
25

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Improved Subdivision (IS)	25	15	10	5	20

26  
27 The subject property is located on the northwest side of Gulf Drive. The property has a  
28 required non-shoreline primary front yard setback of 25 feet along the property line adjacent  
29 to Gulf Drive; a required 10 feet primary side yard setback; a required 5 feet secondary side  
30 yard setback; and a required 20 feet rear yard setback along the northwestern property line.  
31

32 The applicant is requesting approval of a variance of 10 feet from the required 25 feet  
33 primary front yard setback along the Gulf Drive right-of-way, which is adjacent to the  
34 southeastern property line and a variance of 10 feet from the required 20 feet rear yard  
35 setback along the northwestern property line. As a result, the primary front yard setback  
36 along the Gulf Drive right-of-way would be 15 feet and the rear yard setback along  
37 northwestern property line would be 10 feet. The granting of the requested variance would  
38 provide the applicant with more buildable land area for a proposed single family residence.  
39

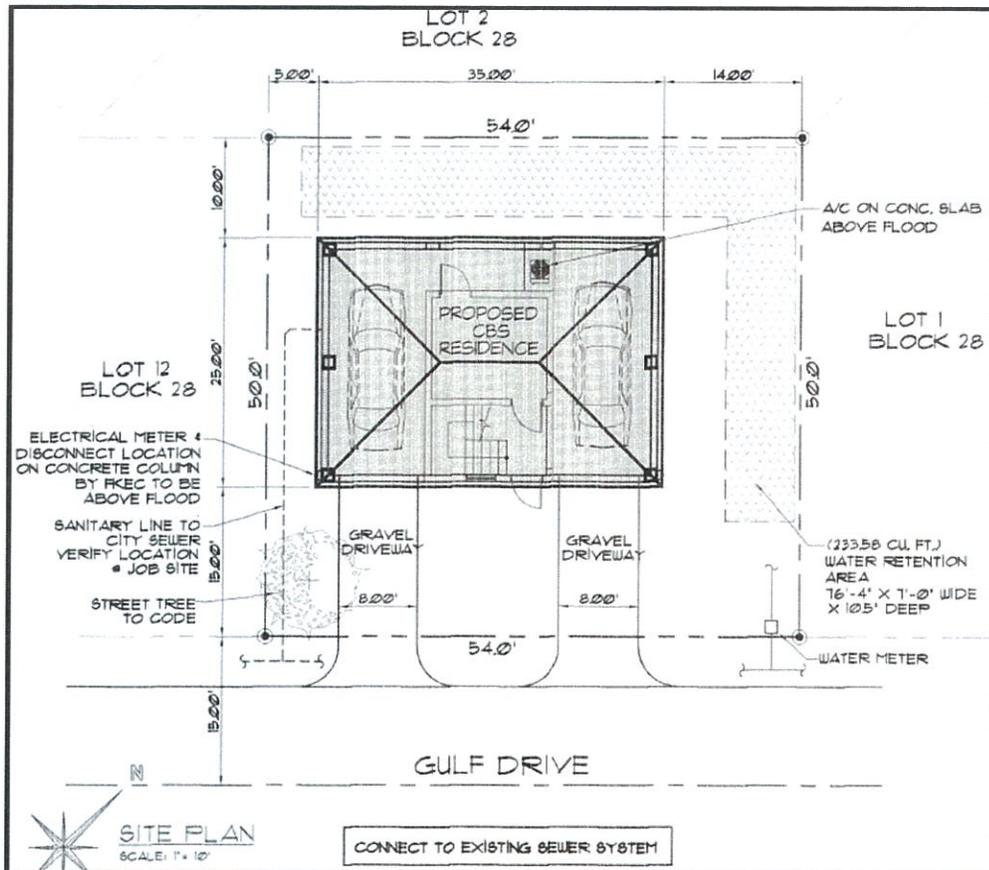
40 *Pursuant to LDC Section 102-186, a variance may only be granted if the applicant*  
41 *demonstrates that all of the following standards are met:*  
42

1 (1) The applicant shall demonstrate a showing of good and sufficient cause:  
2

3 **Applicant:** "As these lots are small in size, the above reduction will enable a single  
4 family residence to be constructed."  
5

6 **Staff:** The subject property consists of a single platted lot (Lot 13). Most of the platted  
7 lots in the Amended Plat of Key Largo Park Subdivision are approximately 50 feet in  
8 depth by 50 feet in width. There are 17 developed properties located on Gulf Drive,  
9 Lakeview Drive (1 block southeast), and Poinciana Drive (2 blocks southeast) that are in  
10 a similar position to the subject site. Ten (10) of the properties have some development  
11 in the front yard setback along the Gulf Drive, Lakeview Drive and Poinciana Drive  
12 rights-of-way. The remaining seven (7) residences that do not have development in the  
13 setbacks are located on at least two aggregated lots making the dimensions of these  
14 properties a minimum of 100 feet x 50 feet. In addition several administrative variances  
15 have been approved along Gulf Drive and within this subdivision granting similar design  
16 parameters as those proposed by the applicant.  
17

18 A variance to the setback requirements along the northwest and southeast property line is  
19 requested by the property owner to construct a single family residence of the proposed  
20 footprint and size. The proposed footprint and scale of the building is consistent with  
21 other existing single-family residences in the community. Therefore, the applicant  
22 demonstrates a showing of good and sufficient cause.  
23

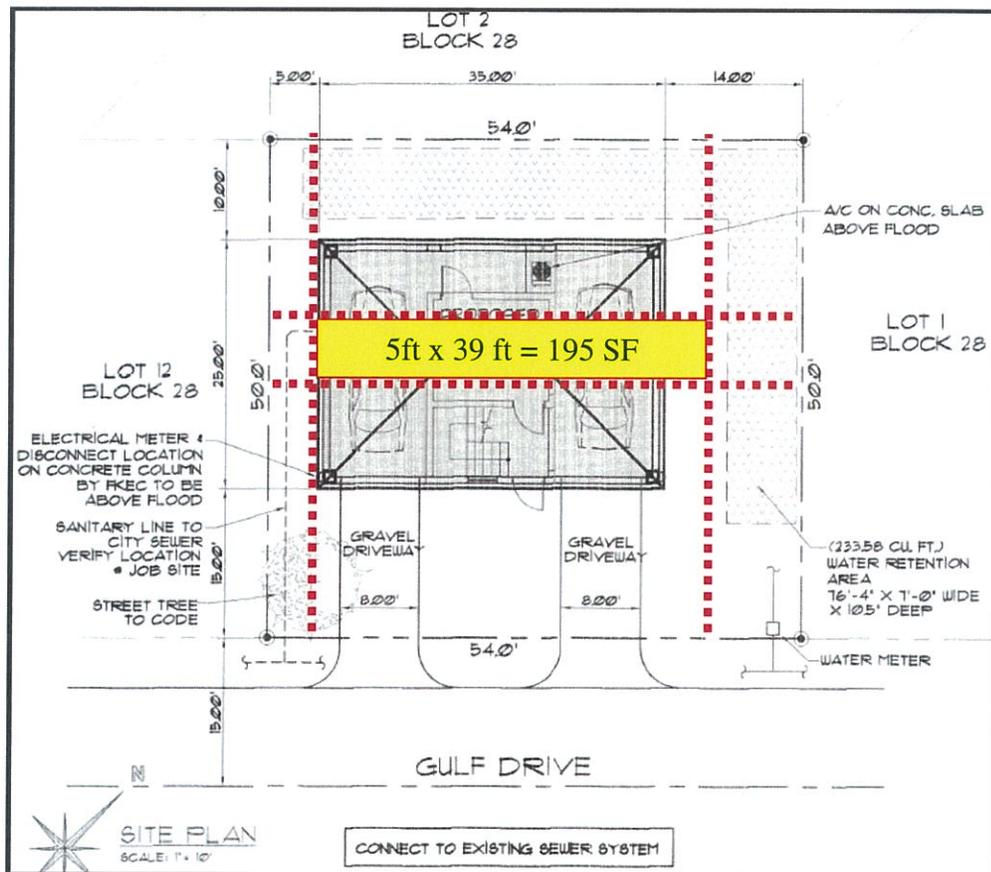


24

1  
2 (2) Failure to grant the variance would result in exceptional hardship to the applicant:  
3

4 **Applicant:** "Failure to grant the variance would not allow the owner to construct a  
5 residence on said lot."  
6

7 **Staff:** The subject property is 50 feet in depth. The required non-shoreline setback along  
8 the southeastern property line is 20 feet and the required non-shoreline setback along the  
9 northeast property line is 25 feet. These setbacks result in only 5 feet of depth available  
10 for a building. A variance would allow the property owner to construct a single family  
11 residence. Further, the proposed footprint and scale of the building is consistent with  
12 other existing single-family residences located on similarly-sized properties in the  
13 community. Therefore, failure to grant the variance would result in exceptional hardship  
14 to the applicant.  
15



16 **Property and current setback requirements with buildable area shown in yellow.**  
17  
18

19 (3) Granting the variance will not result in increased public expenses, create a threat to  
20 public health and safety, create a public nuisance, or cause fraud or victimization of the  
21 public:  
22

23 **Applicant:** No response.  
24

1       **Staff:** Granting the variance will not result in increased public expenses, create a threat to  
2 public health and safety, create a public nuisance, or cause fraud or victimization of the  
3 public. Note: staff will review all comments from surrounding property owners following  
4 notification of the application and valid objections from surrounding property owners  
5 may lead the Planning and Environmental Resources Department to reevaluate its  
6 recommendation.  
7

- 8       (4) *The property has unique or peculiar circumstances, which apply to this property, but*  
9       *which do not apply to other properties in the same zoning district:*

10  
11       **Applicant:** “The lot size is 2,700 [square feet] which is not the same size as other  
12 improved subdivision properties.”  
13

14       **Staff:** The property has a unique or peculiar circumstance for a parcel in the IS District.  
15 IS lots in the Amended Plat of Key Largo Park Subdivision were platted prior to the  
16 current setback regulations. The original plat did not assume that a lot of this size (50  
17 feet by 50 feet) would be subject to the current required setbacks that result in a buildable  
18 width of the lot of 5 feet, based on a 25 feet primary front yard setback and a 20 feet rear  
19 yard setback. Therefore, the property has unique or peculiar circumstances, which apply  
20 to this property and other 50-foot by 50-foot lots in the same subdivision, but which do  
21 not apply to typical IS lots (other larger properties in the same zoning district).  
22

- 23       (5) *Granting the variance will not give the applicant any special privilege denied other*  
24       *properties in the immediate neighborhood in terms of the provisions of this chapter or*  
25       *established development patterns:*

26  
27       **Applicant:** “The neighborhood constructed residences mostly have received variances of  
28 some sort to construct their residences.”  
29

30       **Staff:** The Monroe County Planning Department has approved at least six other  
31 Administrative Variances on properties located within the Amended Plat of Key Largo  
32 Park Subdivision that reduced the primary front setback along the right-of-way from 25  
33 feet to 15 feet and the rear setback to 10 feet. Therefore, granting the requested variance  
34 would not give the applicant any special privilege denied other properties in the  
35 immediate neighborhood in terms of the provisions of the land development regulations  
36 or established development patterns.  
37

- 38       (6) *Granting the variance is not based on disabilities, handicaps or health of the applicant or*  
39       *members of his family:*

40  
41       **Applicant:** No response.  
42

43       **Staff:** Concerning the proposed development, granting the requested variance would not  
44 be based on disabilities, handicaps or health of the applicant or members of his family.  
45

1 (7) *Granting the variance is not based on the domestic difficulties of the applicant or his*  
2 *family:*

3  
4 **Applicant:** No response.

5  
6 **Staff:** Concerning the proposed development, granting the requested variance would not  
7 be based on the domestic difficulties of the applicant or his family.

8  
9 (8) *The variance is the minimum necessary to provide relief to the applicant:*

10  
11 **Applicant:** No response.

12  
13 **Staff:** The proposed location of the building is directly on the requested rear setback line  
14 (10 feet from the property line) and directly on the requested primary front setback line  
15 (15 feet from the property line). The proposed footprint and scale of the building is  
16 consistent with other existing single-family residences in the community, and is similar to  
17 other variances granted within the same subdivision. A variance of 10 feet along the  
18 northwest property line and 10 feet along the Gulf Drive right-of-way would allow a  
19 single family residence of the proposed size (25ft x 35ft footprint) to be constructed on  
20 the property. Therefore, the variance is the minimum necessary to provide relief to the  
21 applicant.

22  
23 **V RECOMMENDATION:**

24  
25 Staff recommends **approval** of a variance of 10 feet to the rear yard setback along the  
26 northwestern property and a variance of 10 feet to the primary front yard setback along the  
27 southeastern property line with the following conditions (if necessary, following the  
28 consideration of public input, staff reserves the right to request additional conditions):

- 29  
30 1. The variance is based on the design and placement of the residence as shown on the site  
31 plan by Orlando Perez Jr., Architect, signed and dated April 4, 2016 that was submitted  
32 with the variance application. Work not specified or alterations to the site plan may not  
33 be carried out without additional Planning & Environmental Resources Department  
34 approval.
- 35  
36 2. The variance is to allow the placement of the residence as shown on the site plan by  
37 Orlando Perez Jr., Architect, signed and dated April 4, 2016 that was submitted with the  
38 variance application within the required front yard setback along Gulf Drive and rear  
39 yard setback. It does not waive any other required setbacks and it does not waive the  
40 required front or rear yard setback for any future structures or additions.
- 41  
42 3. The variance does not waive or reduce any other required setbacks, nor waive the  
43 required primary front yard setback or the rear yard setback for any future structures or  
44 additions.

1  
2  
3  
4  
5  
6  
7

VI PLANS REVIEWED:

- A. A CBS Residence for Lot 13 Gulf Dr. LLC, Block 28, Lot 13, Gulf Dr., Key Largo, Monroe County, Florida, 33037 RE# 00529310-000000, Sheet C-0 by Orlando Perez Jr., Architect signed and dated April 4, 2016
- B. Boundary Survey by FormTech Land Surveying, Inc., signed and dated March 28, 2016

**File #:** **2016-061**

**Owner's Name:** Lot 13 Gulf Dr. LLC

**Applicant:** Lot 13 Gulf Dr. LLC

**Agent:** N/A

**Type of Application:** Variance - Admin – **PC**

**Key:** Key Largo

**RE:** 00529310.000000

# County of Monroe

**Planning & Environmental Resources**

**Department**

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kolhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

*We strive to be caring, professional, and fair.*

Date: 7.25.16

Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for Variance - Admin  
Type of application

Lot 13 Gulf Dr LLC to the Monroe County Planning Department.  
Project / Name

Thank you.

Sail Creech

Planning Staff



County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



6/23/2016

Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Dear Ms. Santamaria:

I viewed a Public Notice dated 6/22/2016 regarding a variance on the above property, as no written notice was given. I am writing as an exercise in futility, as you have already approved the variance.

First, I would ask that you visit our once quaint, family neighborhood that has turned into row houses, with scant room for parking, no back yards, and windows peering into adjoining windows. Essentially, it is now a cement trailer park. On the corner of Sunset, Lake View, and Gulf you have packed five (5) houses into a small area. Your letters are misleading, as you are asking for variances for a home, not multiple homes. These homes become rentals or weekend homes and the only parking is in the streets, since they barely accommodate one compact vehicle. You claim concern for the environment, for the integrity of the island, and, hurricane evacuation, but none of these will be possible if you continue with this pattern of overbuilding. There will no longer be cross breezes, the air will be still, the heat index will rise, the already wild life will be placed in jeopardy. The barriers that once naturally buffered the noise and emitted oxygen for us and our grandchildren will be destroyed. You also know that overpopulating will more likely than not cause more violent crimes, arguments and disagreements amongst neighbors, health issues and an overall stressful environment, when a home should be void of all of those negative indicators.

The people who purchase these small lots knew that they had to build within the area as set out, yet none have, and all have been allowed variances to overbuild. These owners are not new to the area, and already knew how much room they had to build without the variances, but since these variances are being handed out like candy on Halloween, they too feel the ride on the entitlement train is theirs for the taking.

It's such a shame that fear, even my own, for speaking out, has diseased our community, and we are left with no choice but to cower at the sword of retaliation.

Very truly,

  
June Vander Wyden

10 Lake Shore Drive

Key Largo, FL 33037

(905) 393-3442

County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



Resent 6/23/2016

Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

Dear Ms. Santamaria:

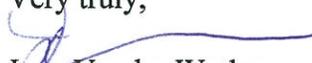
I am in receipt of your letter dated June 16, 2016 regarding a variance on the above property. I am writing as an exercise in futility, as you have already approved the variance.

First, I would ask that you visit our once quaint, family neighborhood that has turned into row houses, with scant room for parking, no back yards, and windows peering into adjoining windows. Essentially, it is now a cement trailer park. On the corner of Sunset, Lake View, and Gulf you have packed five (5) houses into a small area. Your letters are misleading, as you are asking for variances for a home, not multiple homes. These homes become rentals or weekend homes and the only parking is in the streets, since they barely accommodate one compact vehicle. You claim concern for the environment, for the integrity of the island, and, hurricane evacuation, but none of these will be possible if you continue with this pattern of overbuilding. There will no longer be cross breezes, the air will be still, the heat index will rise, the already wild life will be placed in jeopardy. The barriers that once naturally buffered the noise and emitted oxygen for us and our grandchildren will be destroyed. You also know that overpopulating will more likely than not cause more violent crimes, arguments and disagreements amongst neighbors, health issues and an overall stressful environment, when a home should be void of all of those negative indicators.

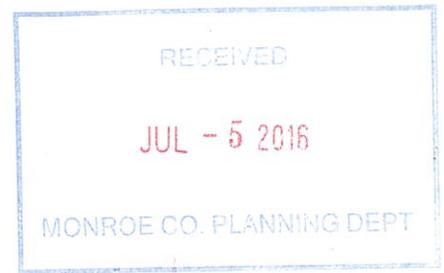
The people who purchase these small lots knew that they had to build within the area as set out, yet none have, and all have been allowed variances to overbuild. These owners are not new to the area, and already knew how much room they had to build without the variances, but since these variances are being handed out like candy on Halloween, they too feel the ride on the entitlement train is theirs for the taking.

It's such a shame that fear, even my own, for speaking out, has diseased our community, and we are left with no choice but to cower at the sword of retaliation.

Very truly,

  
June Vander Wyden  
10 Lake Shore Drive  
Key Largo, FL 33037  
(305) 393-3442

County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park  
(PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

PETITION IN OPPOSITION TO VARIANCE REQUESTS

We hereby oppose the variance requests on the above referenced properties, and request a Public Hearing in Key Largo, Florida, which is the location of the above properties and the subdivision in which these properties and their residents are located.

NAME	ADDRESS	SIGNATURE/DATE
Jane Vandenberg	10 Lake Shore Drive	Ja 6/25/2016
Cari Worden	81 LAKE SHORE DRIVE	Cari Worden
Theresa Worden	81 Lakeshore Drive	Theresa Worden
DAVID DEBENET	61 FL. DR.	David DeBenet
Gordon Peters	3 Sunset Blvd	Gordon Peters
ORLANDO F. GUESATA	21 FOINCIANA DRIVE	Orlando F. Guesata JUNE 27, 2016
Dennis Caltagirone	73 Silver Springs Dr.	Dennis Caltagirone

County of Monroe  
Planning and Environmental Resources  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050



Attention: Mayte Santamaria, Senior Director and Planning & Environmental Resources

RE: Variance Request, Gulf Drive, Lot 12, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529300 (File#2016-060)

Variance Request, Gulf Drive, Lot 13, Block 28, Amended Plat of Key Largo Park (PB 3, PP 62) Real Estate No.: 00529310 (File#2016-061)

**PETITION IN OPPOSITION TO VARIANCE REQUESTS**

We hereby oppose the variance requests on the above referenced properties, and request a Public Hearing in Key Largo, Florida, which is the location of the above properties and the subdivision in which these properties and their residents are located.

NAME	ADDRESS	SIGNATURE/DATE
Karen Lasbury	2 Lake Shore Dr Key Largo	Karen R. Lasbury 6/27/16
Michael VanderWyden	10 Lake Shore Dr.	6/27/2016
Sharon Lavallee	79 Lake Shore Dr.	Sharon Lavallee
Mark Lavallee	79 Lake Shore Dr.	

MCPA GIS Public Portal  
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal  
Major Road

Monroe Outline  
Zoom Out

Address

Subdivisions  
Find

Section Lines  
Identify

Parcels  
Select

Shoreline  
Buffer

Lot Lines  
Measure

Hooks Leads  
Print

Help  
Click on our [Getting Started](#) tutorial!

2016 Condo

2015 Condo

2014 Condo

2013 Condo

2016 Sales

2015 Sales

2014 Sales

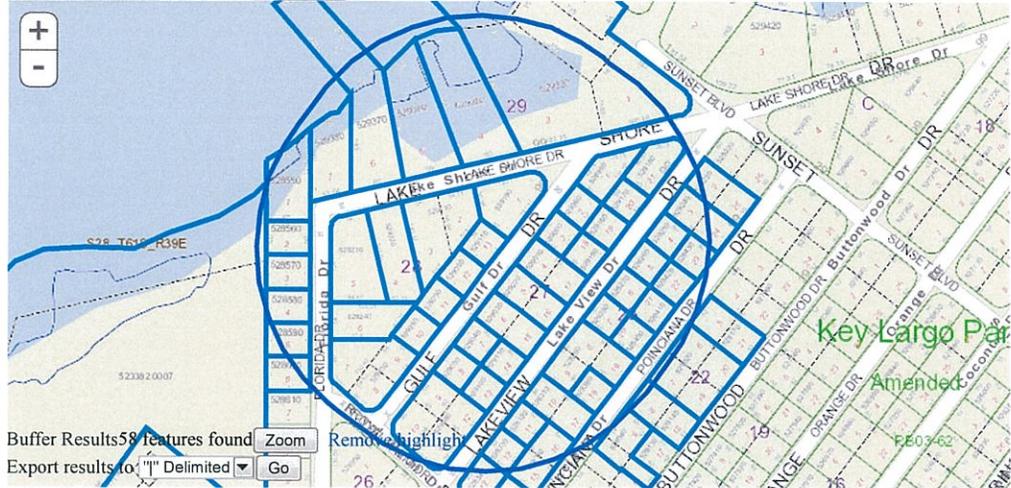
2013 Sales

Road Centerline

Road Block Name

Right of Way

Zoom-in Zoom-in to a defined extent...  
 Zoom-out Zoom-out to a defined extent...  
 Full Extent Zoom to the full extent tool was clicked!  
 Latitude: 26.06474 Longitude: -80.436393  
 Basemap Select a basemap Locate Clear



OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
15278	528020	00528020-000000	49259
286139	528020	00528020-000000	286139

Verified GC

✓ 3 GRANDCHILDREN REALTY LLC  
29 COCONUT DR  
KEY LARGO, FL 33037-2565

✓ 83 LAKE SHORE DRIVE LLC  
83 LAKE SHORE DR  
KEY LARGO, FL 33037-2570

★ BAPTISTE EVEREST R  
33 BUTTONWOOD DR  
KEY LARGO, FL 33037-2583

✓ COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040

✓ CREEL WILLIAM S  
PO BOX 379068  
KEY LARGO, FL 33037-9068

✓ CURTIS ROBERT S  
1 LAKE VIEW DR  
KEY LARGO, FL 33037

✓ FLORIDA KEYS INVESTORS LLC  
42 JEWFISH AVE  
KEY LARGO, FL 33037-4776

✓ FRAGER GENERAL CONTRACTOR  
SERVICES INC  
2645 SW 79TH AVE  
MIAMI, FL 33155-2538

✓ GOMEZ QUENTIN AND MARIELA  
4254 DERBY DR  
DAVIE, FL 33330-4336

★ GOODENOUGH ELIZABETH ANN  
32 LAKEVIEW DRIVE  
KEY LARGO, FL 33037

✓ HADLEY FRANCES L  
8461 NW 185TH TER  
HIALEAH, FL 33015-2548

✓ HALE MICHAEL JOSEPH  
66 FLORIDA DR  
KEY LARGO, FL 33037

✓ JOHNSON PHILIP E REVOCABLE TRUST  
190 LORELANE PL  
KEY LARGO, FL 33037-4235

✓ KELLER ROBERT J AND CHERYL L  
PO BOX 371332  
KEY LARGO, FL 33037-1332

✓ KOLTERMAN SUSAN  
30 POINCIANA DR  
KEY LARGO, FL 33037

✓ MCKENZIE ELSIE ALEXANDRA  
13 GULF DR  
KEY LARGO, FL 33037-2514

✓ MILIAN PABLO DANIEL  
18 GULF DR  
KEY LARGO, FL 33037

✓ MISCELLA EVELYN FAMILY REVOCABLE  
TRUST  
81 LAKESHORE DR  
KEY LARGO, FL 33037

✓ OCONNOR JOHN EDWARD AND PAULA  
47 AMELIA CIR  
LITTLE SILVER, NJ 07739-1410

✓ OLISOVSKY JESSE  
2431 2ND ST NE  
NAPLES, FL 34120-4385

✓ PALMERS BAYSIDE ESCAPE LLC  
15391 SW 210ND ST  
MIAMI, FL 33187

✓ PANDO OSMEL  
780 N SHORE DR  
MIAMI BEACH, FL 33141-2436

✓ QUESADA ORLANDO R  
PO BOX 371392  
KEY LARGO, FL 33037-1392

✓ RAYMOND JANE AND RICHARD  
13428 87TH ST N  
WEST PALM BEACH, FL 33412-2355

✓ RINGER CHARLES AND NO SUK  
PO BOX 656  
SHAMOKIN DAM, PA 17876-0656

✓ ROSENBLUTH MICHAEL ALBERT AND  
CATHERINE CONKLIN  
912 5TH AVE APT 1A  
NEW YORK, NY 10021-4147

✓ ROSIQUE JAVIER  
9390 SW 34 ST  
MIAMI, FL 33165

✓ SANCTUARY AT KEY LARGO CONDO  
ASSOCIATION INC  
PO BOX 372968  
KEY LARGO, FL 33037-7968

Labels 1 of 2

★ = added to Applicant Labels

✓ SERUYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144

✓ SMITH PERFECTO AND RAQUEL  
3620 SW 108TH AVE  
MIAMI, FL 33165-3514

~~SMITH PERFECTO AND RAQUEL H/W  
3620 SW 108TH AVE  
MIAMI, FL 33165~~

✓ SUNSET BEACH PARADISE INC  
91750 OVERSEAS HWY  
TAVERNIER, FL 33070-2642

✓ TIITF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000

✓ TONSMEIRE TOMAS  
18 DE LEON DR  
MIAMI SPRINGS, FL 33166-5912

✓ VANDER WYDEN MICHAEL F AND JUNE A  
10 LAKE SHORE DR  
KEY LARGO, FL 33037

✓ VAUGHT RALPH EUGENE AND SHARI E  
REV TR 8/16/01  
96000 OVERSEAS HWY APT C6  
KEY LARGO, FL 33037-2107

✓ WIDMER JONNY J AND SYLVIA  
11201 E LAKE HIGHLANDS DR APT 2027  
DALLAS, TX 75218-4709

**End of Additional File 2016-061**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED  
APR 25 2016  
MONROE CO. PLANNING DEPT

Administrative Variance Application to the Director of Planning & Environmental Resources

Administrative Variance Application Fee: \$1,248.00

Date of Submittal: 4 / 20 / 2016  
Month Day Year

Property Owner:

Lot 13 Gulf Dr. LLC  
Name

Key Largo  
PO Box 371819 FL 33037  
Mailing Address (Street, City, State, Zip Code)

305-453-0505  
Daytime Phone

construct911@aol.com  
Email Address

Agent (if applicable):

Jesus Montecagudo  
Name

Key Largo  
PO Box 371819 FL 33037  
Mailing Address (Street, City, State, Zip Code)

305-522-3887  
Daytime Phone

construct911@aol.com  
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

28 13 Amd. Plat Key Largo Park Key Largo  
Block Lot Subdivision Key

00529310-600000 1648540  
Real Estate (RE) Number Alternate Key Number

Gulf Dr. Key Largo FL 33037 100  
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

Land Use District Designation(s): Improved Subdivision

Present Land Use of the Property: vacant

Total Land Area: 2,700 sq

Pursuant to Monroe County Code, the Director of Planning & Environmental Resources is only authorized to grant the following variances:

- (a) Reduction in the front yard and rear yard non-shoreline setback requirements by no more than ten (10) feet and side yard non-shoreline setback requirements by no more than twenty (20) percent.
- (b) Reduction in the off-street parking requirements by no more than twenty (20) percent.

APPLICATION

- (c) Reduction in the buffer-yard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors by no more than ten (10) percent.
- (d) Reduction by no more than ten (10) percent in the total area of landscaping required for off-street parking and loading.

Please provide the standard required by the land development regulations: Front yard 25' Rear yard 20'  
 (i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Front yard 15' Rear yard 10'  
 (i.e. front yard setback of 20 feet, 90 off-street parking spaces, etc.)

**All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.**

- 1) The applicant shall demonstrate a showing of good and sufficient cause:  
As these lots are small in size, the above reduction will enable a single family residence to be constructed
- 2) Failure to grant the variance would result in exceptional hardship to the applicant:  
failure to grant the variance would not allow the owner to construct a residence on said lot
- 3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:  
None
- 4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:  
The lot size is 2700 sq ft which is not the same size as other improved subdivision properties.
- 5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:  
The neighborhood constructed residences mostly have received variances of some sort to construct their residences.

## APPLICATION

- 6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

---

---

- 7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

---

---

- 8) The variance is the minimum necessary to provide relief to the applicant:

---

---

---

**All of the following must be submitted in order to have a complete application submittal:**

(Please check as you attach each required item to the application)

- Complete administrative variance application** (unaltered and unbound);
- Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);**
- Current Property Record Card(s) from the Monroe County Property Appraiser;**
- Location map;**
- Photograph(s) of site from adjacent roadway(s);**
- Boundary Survey, prepared by a Florida registered surveyor – three (3) sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Site Plan, prepared by a Florida registered architect, engineer or landscape architect– three (3) sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Land use district of site and any adjacent land use districts;
  - Locations and dimensions of all existing and proposed structures and drives;
  - Type of ground cover (i.e. concrete, asphalt, grass, rock);
  - Adjacent roadways;
  - Setbacks as required by the land development regulations;
  - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

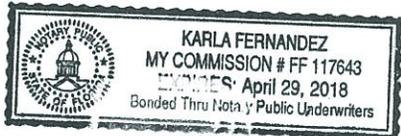
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: 4/20/2016

Sworn before me this 20<sup>th</sup> day of April, 2016



[Handwritten Signature]  
Notary Public  
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

**gulf dr.**

MCPA GIS Public Portal

MONROE COUNTY PROPERTY  
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1.886

Date: 4/18/2016



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,666

Date: 4/18/2016



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1648540 Parcel ID: 00529310-000000**

## Ownership Details

**Mailing Address:**

RAYMOND JANE AND RICHARD  
13428 87TH ST N  
WEST PALM BEACH, FL 33412-2355

## Property Details

PC Code: 00 - VACANT RESIDENTIAL  
Millage Group: 500K  
Affordable Housing: No  
Section-Township-Range: 28-61-39  
Property Location: VACANT LAND KEY LARGO  
Subdivision: KEY LARGO PARK AMD  
Legal Description: BK 28 LT 13 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR407-144-145 OR834-637  
OR2165-171/72 OR2452-1938/39 OR2728-16/17

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	54	50	2,700.00 SF

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	0	27,406	27,406	1,316	0	27,406
2014	0	0	11,653	11,653	1,197	0	11,653
2013	0	0	11,653	11,653	1,089	0	11,653
2012	0	0	990	990	990	0	990
2011	0	0	990	990	990	0	990
2010	0	0	1,080	1,080	1,080	0	1,080
2009	0	0	6,480	6,480	6,480	0	6,480
2008	0	0	22,680	22,680	22,680	0	22,680
2007	0	0	37,800	37,800	37,800	0	37,800
2006	0	0	8,100	8,100	8,100	0	8,100
2005	0	0	5,400	5,400	5,400	0	5,400
2004	0	0	5,400	5,400	5,400	0	5,400
2003	0	0	4,050	4,050	4,050	0	4,050
2002	0	0	4,050	4,050	4,050	0	4,050
2001	0	0	4,050	4,050	4,050	0	4,050
2000	0	0	4,050	4,050	4,050	0	4,050
1999	0	0	4,050	4,050	4,050	0	4,050
1998	0	0	4,050	4,050	4,050	0	4,050
1997	0	0	4,050	4,050	4,050	0	4,050
1996	0	0	4,050	4,050	4,050	0	4,050
1995	0	0	4,050	4,050	4,050	0	4,050
1994	0	0	4,050	4,050	4,050	0	4,050
1993	0	0	4,050	4,050	4,050	0	4,050
1992	0	0	4,050	4,050	4,050	0	4,050
1991	0	0	5,400	5,400	5,400	0	5,400
1990	0	0	4,455	4,455	4,455	0	4,455
1989	0	0	3,348	3,348	3,348	0	3,348
1988	0	0	3,348	3,348	3,348	0	3,348
1987	0	0	4,455	4,455	4,455	0	4,455
1986	0	0	3,510	3,510	3,510	0	3,510
1985	0	0	3,510	3,510	3,510	0	3,510
1984	0	0	3,510	3,510	3,510	0	3,510
1983	0	0	3,244	3,244	3,244	0	3,244
1982	0	0	3,244	3,244	3,244	0	3,244

**Parcel Sales History**

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
-----------	----------------------------	-------	------------	---------------

2/27/2015	2728 / 16	47,500	WD	37
6/8/2009	2452 / 1938	100	QC	11
11/4/2005	2165 / 171	20,000	WD	C
5/1/1981	834 / 637	4,000	WD	Q

This page has been visited 26,631 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File Number: 2016235  
Print Date & Time: 4/8/2016 4:52 PM  
Escrow Officer: Christine Squier  
Settlement Location: 101925 Overseas Highway  
Key Largo, FL 33037

**Absolute First Title, LLC**  
101925 Overseas Highway  
Key Largo, FL 33037

Property Address: Property Address  
0 Gulf Drive Key Largo, Florida 33037

Subdivision  
Lot 13, Block 28, AMENDED PLAT OF KEY LARGO PARK, Book 3, Page 62 Florida

PIN  
00529310-000000 / 1648540

Buyer: Lot 13 Gulf Dr. LLC, a Florida limited liability company - P.O. Box 371819, Key Largo, FL 33037  
Seller: Jane Raymond - 13428 87th St N, West Palm Beach, FL 33412  
Richard Raymond - 13428 87th St N, West Palm Beach, FL 33412

Lender:

Settlement Date: 4/12/2016  
Disbursement Date: 4/12/2016  
Additional dates per state requirements: 4/12/2016

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$35,000.00	Sales Price of Property	\$35,000.00	
		<b>Prorations/Adjustments</b>		
		Closing Cost Credit from Absolute First Title, LLC		\$100.00
		<b>Title Charges &amp; Escrow/Settlement Charges</b>		
		Title - Owner's Policy (optional) \$35,000.00 Premium - \$201.25 to Absolute First Title, LLC	\$201.25	
		OIR Title Surcharge to Stewart Title Guaranty Company	\$3.28	
		Title - Settlement Fee to Absolute First Title, LLC	\$450.00	
		Title - Title Search Fee to Absolute First Title FBO Propertyinfo	\$75.00	
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees Deed: \$10.00 Mortgage: to Clerk of the Circuit Court	\$10.00	
		Tax Stamp for State Deed to Clerk of the Circuit Court	\$245.00	
		<b>Miscellaneous</b>		
		Survey Fee		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit

\$0.00	\$35,000.00	Subtotals	\$35,984.53	\$100.00
		Due From Borrower		\$35,884.53
\$35,000.00		Due To Seller		
\$35,000.00	\$35,000.00	Totals	\$35,984.53	\$35,984.53

**SUBSTITUTE FORM 1099 SELLER STATEMENT:** The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. **SELLER INSTRUCTIONS:** If this real estate was our principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Absolute First Title, LLC to cause the funds to be disbursed in accordance with this statement.

LOT 13 GULF DR. LLC, A FLORIDA LIMITED LIABILITY COMPANY

  
 \_\_\_\_\_  
 Jesus Monteaqued, Authorized Member

  
 \_\_\_\_\_  
 Diana Monteaquedo, Authorized Member

  
 \_\_\_\_\_  
 Jane Raymond

  
 \_\_\_\_\_  
 Richard Raymond

This Instrument Prepared by and Return to:  
Christine Squier  
Absolute First Title, LLC  
101925 Overseas Highway  
Key Largo, FL 33037  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. and A.K. Numbers:  
00529310-000000 / 1648540  
File No.: 2016235

### WARRANTY DEED

This Warranty Deed, Made the 12<sup>th</sup> day of April, 2016, by Jane Raymond and Richard Raymond, whose post office address is: 13428 87th St N, West Palm Beach, FL 33412, hereinafter called the "Grantor", to Lot 13 Gulf Dr. LLC, a Florida limited liability company, whose post office address is: P.O. Box 371819, Key Largo, FL 33037, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Monroe County, Florida, to wit:

**Lot 13, Block 28, AMENDED PLAT OF KEY LARGO PARK, according to the plat thereof, as recorded in Plat Book 3 at Page 62 of the Public Records of Monroe County, Florida.**

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon. **TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Carmen Davis  
Printed Name: CARMEN DAVIS

Jane Raymond  
Jane Raymond

Witness Signature: Renee Dunn  
Printed Name: Renee Dunn

Richard Raymond  
Richard Raymond

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 11 day of April, 2016 by Jane Raymond and Richard Raymond, who are personally known to me or have produced FLDC as identification.

Camilo Molina  
Notary Public Signature  
Printed Name: Camilo Molina

My Commission Expires: 120092  
(SEAL)



# *Certified Copy*

I certify the attached is a true and correct copy of the Articles of Organization of LOT 13 GULF DR. LLC, a limited liability company organized under the laws of the state of Florida, filed electronically on March 22, 2016 effective March 22, 2016, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited liability company is L16000058059.

Authentication Code: 160324140509-100283648251#1

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty Fourth day of March, 2016



*Ken Detzner*  
Ken Detzner  
Secretary of State

# *Certificate of Status*

I certify from the records of this office that LOT 13 GULF DR. LLC, is a limited liability company organized under the laws of the State of Florida, filed electronically on March 22, 2016, effective March 22, 2016.

The document number of this company is L16000058059.

I further certify that said company has paid all fees due this office through December 31, 2016, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 160324140509-100283648251#1

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty Fourth day of March, 2016



*Ken Detzner*  
Ken Detzner  
Secretary of State

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L16000058059  
FILED 8:00 AM  
March 22, 2016  
Sec. Of State  
cewilson

**Article I**

The name of the Limited Liability Company is:

LOT 13 GULF DR. LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

The mailing address of the Limited Liability Company is:

PO BOX 371819  
KEY LARGO, FL. 33037

**Article III**

The name and Florida street address of the registered agent is:

JESUS MONTEAGUDO  
104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JESUS MONTEAGUDO

#### Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR  
JESUS MONTEAGUDO  
104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

Title: AMBR  
DIANA MONTEAGUDO  
104615 OVERSEAS HWY. #3  
KEY LARGO, FL. 33037

L16000058059  
FILED 8:00 AM  
March 22, 2016  
Sec. Of State  
cewilson

#### Article V

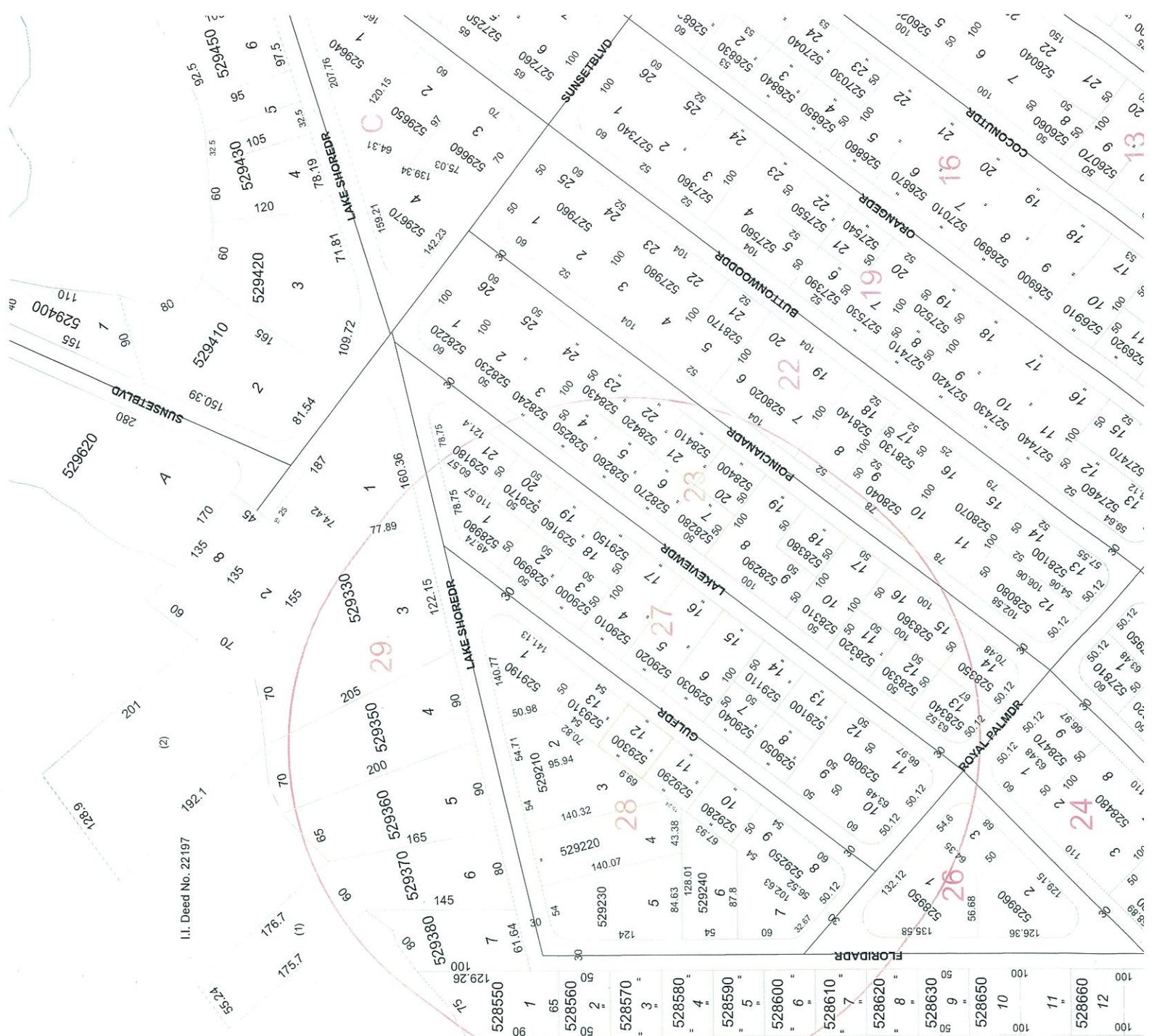
The effective date for this Limited Liability Company shall be:

03/22/2016

Signature of member or an authorized representative

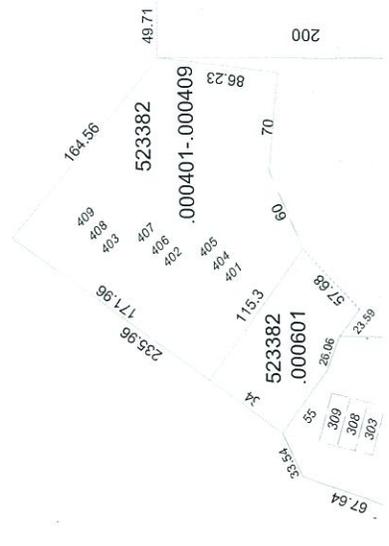
Electronic Signature: JESUS MONTEAGUDO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



11. Deed No. 22197

523382.0007



- 528550 1
- 528560 2
- 528570 3
- 528580 4
- 528590 5
- 528600 6
- 528610 7
- 528620 8
- 528630 9
- 528650 10
- 528660 11
- 528660 12

83 LAKE SHORE DRIVE LLC  
83 LAKE SHORE DR  
KEY LARGO, FL33037

HALE MICHAEL JOSEPH  
66 FLORIDA DR  
KEY LARGO, FL 33037

ROSIQUE JAVIER  
9390 SW 34 ST  
MIAMI, FL 33165

MISCELLA EVELYN FAMILY  
REVOCABLE TRUST  
81 LAKESHORE DR  
KEY LARGO, FL33037

FLORIDA DRIVE PROPERTY  
LLC  
68 FLORIDA DR  
KEY LARGO, FL 33037-1819

CURTIS ROBERT S  
1 LAKE VIEW DR  
KEY LARGO, FL 33037

RAYMOND JANE AND RICHARD  
13428 87TH ST N  
WEST PALM BEACH, FL 33412-2355

MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819

SERYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144

JOHNSON PHILIP E  
REVOCABLE TRUST  
190 LORELANE PL  
KEY LARGO, FL33037-4235

OLSOVSKY JESSE  
2431 2ND ST NE  
NAPLES, FL 34120-4385

SERYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144

MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819

VAUGHT RALPH EUGENE AND  
SHARI E REV TR 8/16/01  
96000 OVERSEAS HWY APT C6  
KEY LARGO, FL 33037-2107

3 GRANDCHILDREN REALTY  
LLC  
29 COCONUT DR  
KEY LARGO, FL 33037-2565

MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819

GOMEZ QUENTIN AND MARIELA  
4254 DERBY DR  
DAVIE, FL 33330-4336

MCKENZIE ELSIE ALEXANDRA  
13 GULF DR  
KEY LARGO, FL 33037-2514

HADLEY FRANCES L  
8461 NW 185TH TER  
HIALEAH, FL 33015-2548

WIDMER JONNY J AND SYLVIA  
11201 E LAKE HIGHLANDS DR APT  
2027  
DALLAS, TX 75218-4709

3 GRANDCHILDREN REALTY  
LLC  
29 COCONUT DR  
KEY LARGO, FL 33037-2565

SERYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144

TONSMEIRE TOMAS  
18 DE LEON DR  
MIAMI SPRINGS, FL 33166-5912

MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819

ROSIQUE JAVIER  
9390 SW 34 ST  
MIAMI, FL 33165

FLORIDA KEYS INVESTORS LLC  
42 JEWFISH AVE  
KEY LARGO, FL 33037-4776

RINGER CHARLES G AND NO  
SUK  
PO BOX 656  
SHAMOKIN DAM, PA 17876-0656

VANDER WYDEN MICHAEL F AND  
JUNE A  
10 LAKE SHORE DR  
KEY LARGO, FL 33037

QUESADA ORLANDO R  
PO BOX 371392  
KEY LARGO, FL 33037-1392

KOLTERMAN SUSAN  
30 POINCIANA DR  
KEY LARGO, FL 33037

~~WIDMER JONNY J AND SYLVIA  
11201 E LAKE HIGHLANDS DR  
APT 2027  
DALLAS, TX 75218-4709~~

PANDO OSMEL  
780 N SHORE DR  
MIAMI BEACH, FL 33141-2436

MIRANDA EMILY  
63 FLORIDA DR  
KEY LARGO, FL 33037-2508

~~RAYMOND JANE AND RICHARD  
13428 87TH ST N  
WEST PALM BEACH, FL 33412-2355~~

~~RINGER CHARLES AND NO  
SUK  
PO BOX 656  
SHAMOKIN DAM, PA 17876-0656~~

~~SANCTUARY AT KEY LARGO CONDO  
ASSOCIATION INC  
PO BOX 372968  
KEY LARGO FL 33037-7968~~

~~SMITH PERFECTO AND RAQUEL  
H/W  
3620 SW 108TH AVE  
MIAMI, FL 33165~~

CREEL WILLIAM S  
PO BOX 379068  
KEY LARGO, FL 33037-9068

THE COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040-3110

~~SMITH PERFECTO AND  
RAQUEL  
3620 SW 108TH AVE  
MIAMI, FL 33165-3514~~

~~OCONNOR JOHN EDWARD AND  
PAULA  
47 AMELIA CIR  
LITTLE SILVER, NJ 07739-1410~~

~~PALMERS BAYSIDE ESCAPE  
LLC  
15391 SW 210ND ST  
MIAMI FL 33187~~

~~MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819~~

KELLER ROBERT J AND CHERYL L  
PO BOX 371332  
KEY LARGO, FL 33037-1332

COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040

~~MONTEAGUDO JESUS AND  
DIANA  
PO BOX 371819  
KEY LARGO, FL 33037-1819~~

MILIAN PABLO DANIEL  
18 GULF DR  
KEY LARGO, FL 33037

~~SUNSET BEACH PARADISE INC  
91750 OVERSEAS HWY  
TAVERNIER, FL 3070-2642~~

~~RINGER CHARLES AND NO  
SUK  
PO BOX 656  
SHAMOKIN DAM, PA 17876-0656~~

~~SMITH PERFECTO AND  
RAQUEL  
3620 SW 108TH AVE  
MIAMI FL, 33165-3514~~

~~JUNKINS JOACHIM R AND HELGA  
24126 SW 120TH AVE  
HOMESTEAD, FL 33032-4304~~

~~SERYA SIMON  
7944 SW 8TH ST  
MIAMI, FL 33144~~

~~ROSENBLUTH MICHAEL ALBERT  
AND CATHERINE CONKLIN  
912 5TH AVE APT 1A  
NEW YORK, NY 10021-4147~~

~~TIITF  
3900 COMMONWEALTH BLVD  
MAIL STATION 115  
TALLAHASSEE, FL 32399-3000~~

~~SMITH PERFECTO AND  
RAQUEL  
3620 SW 108TH AVE  
MIAMI, FL 33165-3514~~

~~FRAGER GENERAL CONTRACTOR  
SERVICES INC  
2645 SW 79TH AVE  
MIAMI, FL 33155-2538~~

~~TIITF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000~~

~~SMITH MICHAEL AND DONNA  
515 CARIBBEAN BLVD  
KEY LARGO, FL 33037-4342~~

~~COUNTY OF MONROE  
1100 SIMONTON STREET  
KEY WEST, FL 33040~~

~~TIITF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000~~

MONROE COUNTY  
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

Category	Area (sq ft)	% of Total
Roofs	2,700.00	41.59%
Decks / Patios	0.00	0.00%
Driveways	0.00	0.00%
Other	0.00	0.00%
<b>Total</b>	<b>2,700.00</b>	<b>41.59%</b>

2. Determine Percentage of Impervious Coverage on site:

Category	Area (sq ft)	% of Total
Roofs	2,700.00	41.59%
Decks / Patios	0.00	0.00%
Driveways	0.00	0.00%
Other	0.00	0.00%
<b>Total</b>	<b>2,700.00</b>	<b>41.59%</b>

3. Determine "Disturbed Area" (1114.3/0.21.4)

Category	Area (sq ft)	% of Total
Native Vegetation - If no BMP enter "0"	0.00	0.00%
Disturbed Area	2,700.00	41.59%
<b>Total</b>	<b>2,700.00</b>	<b>41.59%</b>

4. Determine Required Swale Volume - Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

b. For a NEW home with 40% or greater Impervious Coverage, use:

c. For an EXISTING home with less than 40% Impervious Coverage, use:



RESIDENTIAL  
APR 25 2016  
2016-061  
MONROE COUNTY PLANNING DEPT

DEPTH d = 10.5"  
WIDTH w = 1'-0"  
AREA = 3.06 SQFT.

UNIT AREA  
RESIDENCE AC AREA 195 SF X 2 FLOOR = 156 SF  
RESIDENCE ROOF AREA = 675 SF  
GRAVEL DRIVEWAY = 246 SF

STRUCTURAL DESIGN CRITERIA  
WIND VELOCITY - 110 MPH AT A HEIGHT OF 30 FEET.  
EXPOSURE - D  
RISK CATEGORY - II

LEGAL DESCRIPTION  
LOT 13, BLOCK 28, AMENDED PLAT OF KEY LARGO,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3,  
AT PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

COMPLIANCE WITH THE FLORIDA BUILDING CODE

TERMITE PROTECTION  
Provide preconstruction treatment protection against subterranean termites in compliance  
with FBC Section 195.196.5  
A Certificate of Compliance shall be issued to the building department by a licensed pest control  
company that contains the following statement:  
"The building has received a complete treatment for the prevention of subterranean termites.  
Treatment is accordance with rules and laws established by the Florida Department of Agriculture and  
Consumer Services."

CONNECT TO EXISTING SEWER SYSTEM

SITE PLAN  
SCALE: 1" = 10'

CONTRACTOR'S SIGNATURE

DATE

PROJECT NO.

CLIENT

ADDRESS

CITY

STATE

ZIP

PHONE

FAX

EMAIL

PROJECT DESCRIPTION

DATE

PROJECT NO.

CLIENT

ADDRESS

CITY

STATE

ZIP

PHONE

FAX

EMAIL

PROJECT DESCRIPTION

DATE

PROJECT NO.

CLIENT

ADDRESS

CITY

STATE

ZIP

ORLANDO PEREZ, JR  
ARCHITECT \*  
1209 S. MIAMI CT, MIAMI, FL 33136  
305-971-0282  
archopt@jperez.com

MONTEAGUDO  
RESIDENCE FOR  
DIANA MONTEAGUDO  
& JESUS MONTEAGUDO  
LOT 13, GULF DRIVE, KEY LARGO  
MONROE COUNTY, FLORIDA 33037  
R# 00B2930-000000

DATE: 01/02/16  
DRAWN BY: J.L.A.

C-0

Copyright - All rights reserved. These plans are the property of Orlando Perez, Jr. reproduction and/or storage by any means, whole or in part, is prohibited without our written permission.

# MAP OF BOUNDARY SURVEY

Vacant Land, Gulf Drive, Key Largo,  
Monroe County, Florida, 33037  
ID# 00529310-000000

## SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Field work date: March 28, 2016.

### 2. LEGAL DESCRIPTION:

Lot 13, Block 28 of AMENDED PLAT OF KEY LARGO PARK, according o the plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

### 3. AREA:

Containing 2,700 Square Feet or 0.06 Acres more or less by calculations.

### 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

### 5. DATA OF SOURCES:

#### HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow per Plat Book 3, Page 62, of the Public Records of Monroe County, Florida.

#### VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929 Datum.

#### Benchmark used:

PNC 100.4 , Elevation 8.47'(N.G.V.D. 1929)

F.D.O.T. Brass disc in concrete monument stamped "90 / 06 /100.4"

Located @ Overseas Hwy and Royal Palm Drive.

### 6. FLOOD INFORMATION:

NFIP Community Name: Monroe County and Unincorporated Areas, Community Number 125129, Map/Panel Number 12087C0931, Suffix: K, FIRM Panel Effective/Revised Date 02-18-2005, Flood Zone AE, Base Flood Elevation 10 feet.

### 7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.  
No determination was made as to how the site can be served with utilities.

### 8. CERTIFY TO:

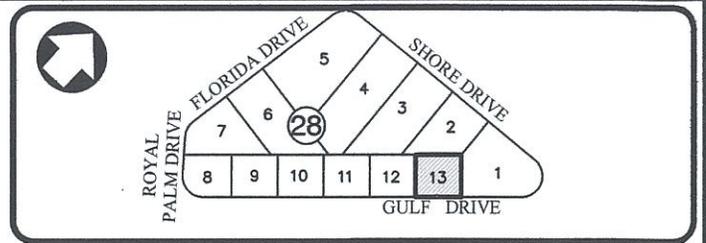
JESUS MONTEAGUDO AND DIANA MONTEAGUDO

### SURVEYOR'S CERTIFICATION:

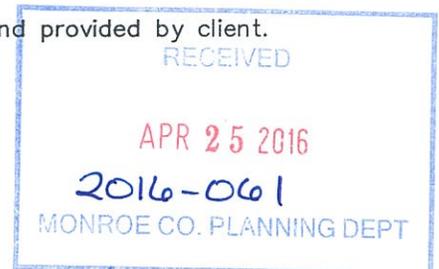
I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.



LOCATION SKETCH  
NOT TO SCALE



**FormTech**  
**Land Surveying, Inc.**

12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:

03-28-2016

Date:

Eugenia L. Formoso, P.S.M.  
State of Florida LS # 6660

Proj # 15-0703

Job # 16-0365

LOT 13

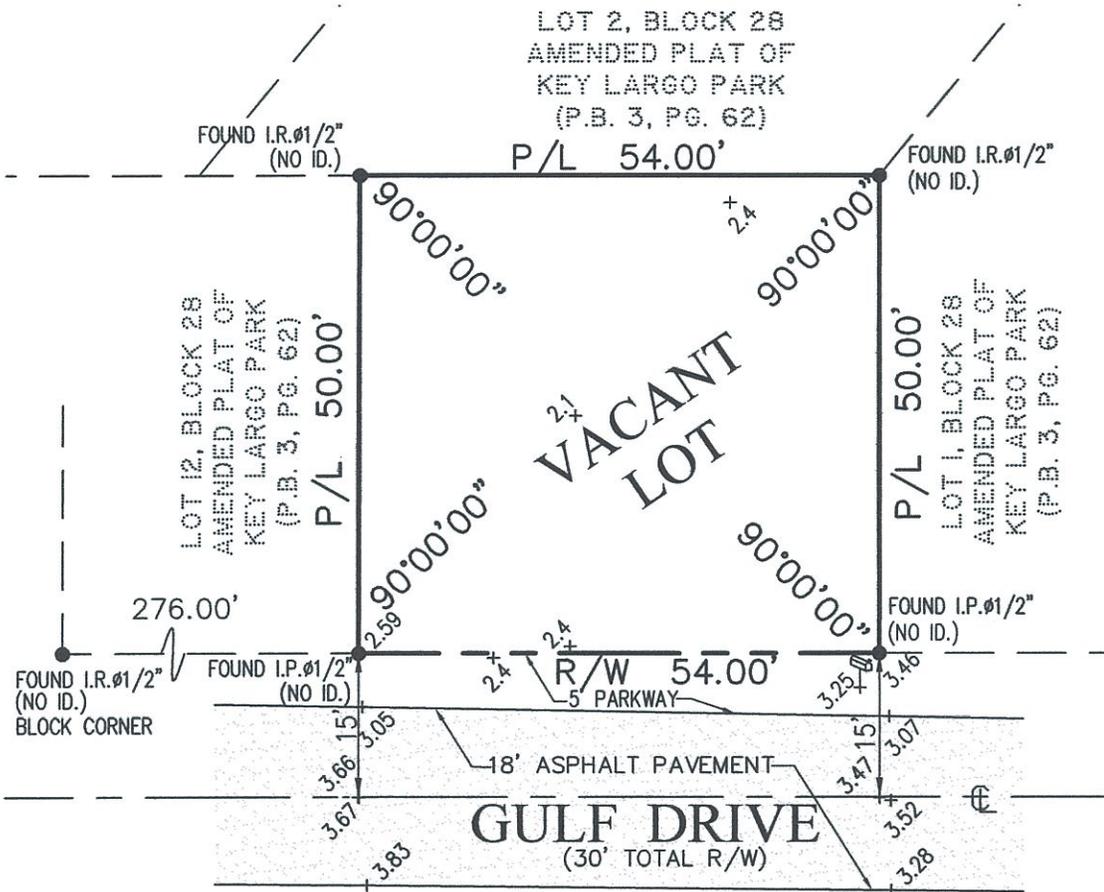
Page 1 of 2

# MAP OF BOUNDARY SURVEY

Scale: 1" = 20'



P.B. 3, PG. 62



## Abbreviations

- A Arc
- FND Found
- U.E. Utility Easement
- IP Iron Pipe
- IR Rebar
- N&D Nail & Disc
- P.B. PLat Book
- Pg. Page
- R/W Right-of-Way
- CL Center Line
- CL Clear
- M Monument Line
- TBM Temporary Benchmark
- W/P Water Pump
- BFE Base Flood Elevation

## Legend

- ⊕ Unknown Manhole
- ⊞ Electric Box
- ⊛ MLP Light Pole
- ⊙ Property Corner
- ⊛ Fire Hydrant
- ⊞ Catch basin
- ⊞ WM Water Meter
- ⊞ WV Water Valve
- ⊞ Utility Pole
- x— Chain Link Fence
- //— Wood Fence
- — — Metal Fence
- duL— Overhead Utility line

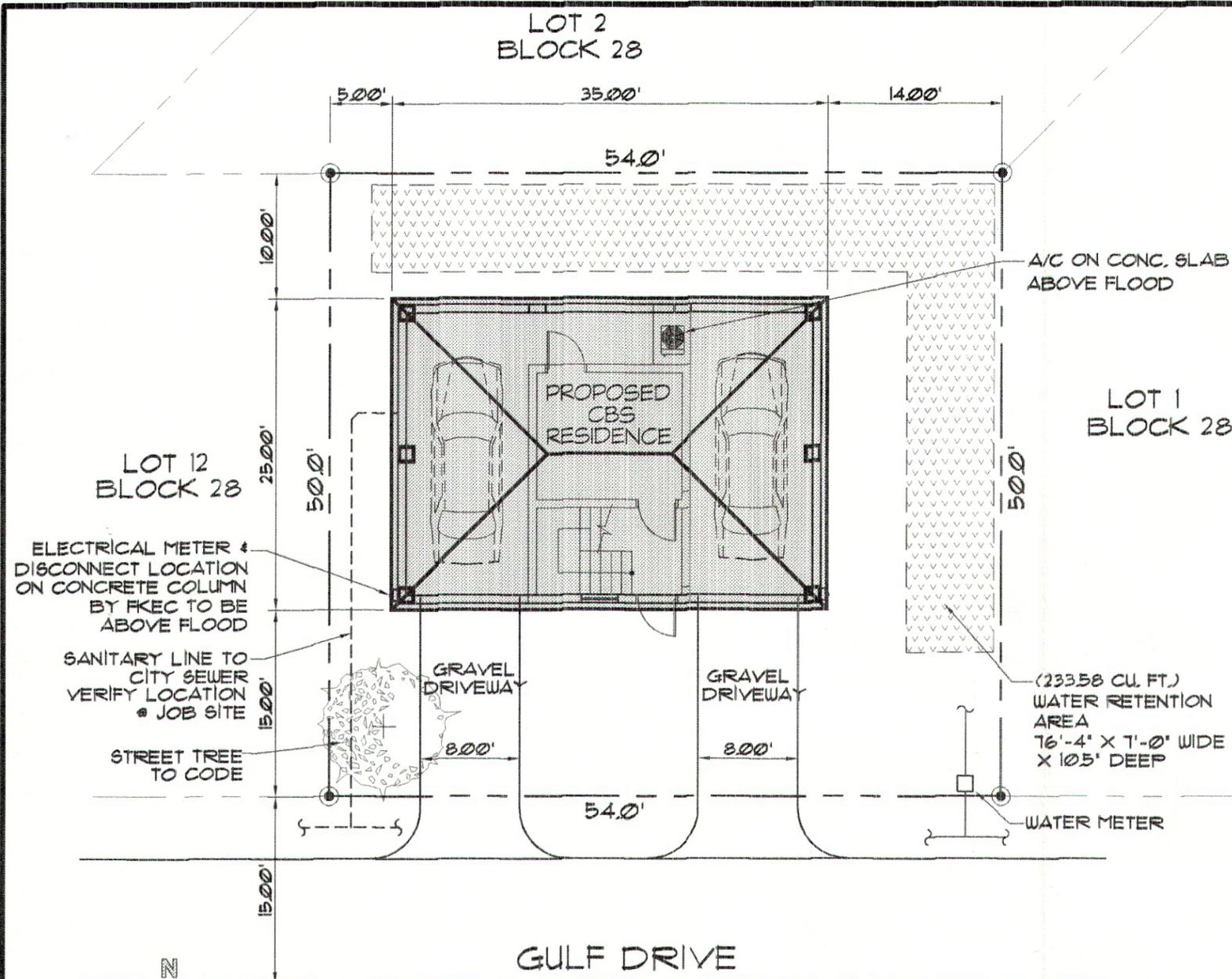
RECEIVED  
APR 25 2016  
2016-061  
MONROE CO. PLANNING DEPT

**FormTech**  
Land Surveying, Inc.

State of Florida LB # 7980  
12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
www.formtechsurveyors.com email:info@formtechsurveyors.com

Proj # 15-0703  
Job # 16-0365  
LOT 13  
Date: 03-28-2016  
Page 2 of 2

This Survey Map and Report are not full and complete without the other.



**SITE PLAN**  
SCALE: 1" = 10'

CONNECT TO EXISTING SEWER SYSTEM

**LEGAL DESCRIPTION**

LOT 13, BLOCK 28, AMENDED PLAT OF KEY LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

**COMPLIANCE WITH THE FLORIDA BUILDING CODE**

To the best of the undersigned's ability and professional judgement, these plans meet the requirements of the Florida Building Residential Code (FBC), 2014

**TERMITE PROTECTION**

Provide preconstruction treatment protection against subterranean termites in compliance w/ FBC Section 1816.1-1816.8  
A Certificate of Compliance shall be issued to the building department by a licensed pest control company that contains the following statement:  
"The building has received a complete treatment for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

UNIT AREA	
RESIDENCE A/C AREA 159 SF. X 2 FLOOR	159 SF.
RESIDENCE ROOF AREA	875 SF.
GRAVEL DRIVEWAY	248 SF.

**STRUCTURAL DESIGN CRITERIA**

ASCE 7-2010  
BASIC VELOCITY - 110 MPH, AT A HEIGHT OF 30 FEET.  
EXPOSURE: D  
RISK CATEGORY: II

PRINT FORM

**MONROE COUNTY**  
**RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	ft <sup>2</sup>	Sidewalks	D	ft <sup>2</sup>
Decks / Patios	B	ft <sup>2</sup>	Pool/Deck	E	ft <sup>2</sup>
Driveways	C	ft <sup>2</sup>	Other	F	ft <sup>2</sup>
Impervious Coverage EXISTING prior to improvement (A+B+C+D+E+F) = 0.00 1a					

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	875.00	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	248.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>
Impervious Coverage PROPOSED with improvement (A+B+C+D+E+F) = 1,123.00 1b							

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) = 1,123.00 1

2. Determine Percentage of Impervious Coverage on site:

1,123.00 1 ft<sup>2</sup> / 2,700.00 2 ft<sup>2</sup> = 41.59% 2 % of Impervious Coverage  
Total Impervious Coverage / Total Lot Area

3. Determine "Disturbed Area" [(114-3)(p/2) 4]

2,700.00 3 ft<sup>2</sup> - 0.00 4 ft<sup>2</sup> = 2,700.00 3 Disturbed Area  
Total Lot Area - Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume - Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

2,700.00 3 ft<sup>2</sup> X 0.083 = 224.10 4a ft<sup>3</sup> Swale Volume  
Disturbed Area

b. For a NEW home with 40% or greater Impervious Coverage, use:

2,700.00 3 ft<sup>2</sup> X 0.208 X 41.59% 2 = 233.58 4b ft<sup>3</sup> Swale Volume  
Disturbed Area % of Impervious Coverage

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:  
1,123.00 1b ft<sup>2</sup> X 0.083 = 93.12 4c1 ft<sup>3</sup> Added Swale Volume  
Impervious Coverage PROPOSED Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:  
1,123.00 1b ft<sup>2</sup> X 0.208 = 233.58 4c2 ft<sup>3</sup> Added Swale Volume  
Impervious Coverage PROPOSED Swale Volume

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

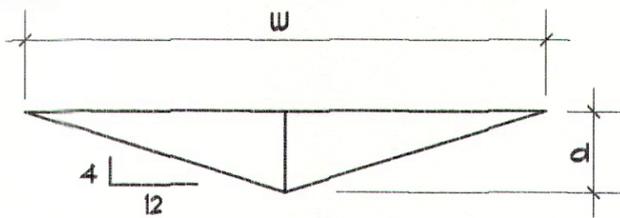
(7.00 5 ft X 0.88 6 ft) / 2 = 3.06 7 ft<sup>2</sup> Cross Sectional Area\*\*  
Width Depth

233.58 4b ft<sup>3</sup> / 3.06 7 ft<sup>2</sup> = 76.27 8 ft Swale Length  
Swale Volume Cross Sectional Area  
(\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Sources: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)(b) & a. of Monroe County Code 114-3. Updated 9/5/2012

RECEIVED  
APR 25 2016  
2016-061  
MONROE CO. PLANNING DEPT

DEPTH: d = 10.5"  
WIDTH: w = 7'-0"  
AREA = 306 SQFT.



**SWALE TYPICAL CROSS SECTION**

N.T.S.

305-911-0052  
 ORLANDO PEREZ, JR.  
 \* ARCHITECT \*  
 13052 SW 193 CT, MIAMI, FL 33166  
 architect@jrpj.com

MR & MRS. JESUS & DIANA MONTEAGUDO  
 LOT 13, GULF DR, KEY LARGO,  
 MONROE COUNTY, FLORIDA 33031  
 RE# 00529310-000000

DRAW BY: J.L.A.  
DATE: 04/04/16  
C-0

© COPYRIGHT - All rights reserved. These plans are the property of Orlando Perez, Jr. reproduction and/or storage by any means, whole or in part is prohibited without our written permission.

# MAP OF BOUNDARY SURVEY

Vacant Land, Gulf Drive, Key Largo,  
Monroe County, Florida, 33037  
ID# 00529310-000000

## SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Field work date: March 28, 2016.

### 2. LEGAL DESCRIPTION:

Lot 13, Block 28 of AMENDED PLAT OF KEY LARGO PARK, according o the plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

### 3. AREA:

Containing 2,700 Square Feet or 0.06 Acres more or less by calculations.

### 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

### 5. DATA OF SOURCES:

#### HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow per Plat Book 3, Page 62, of the Public Records of Monroe County, Florida.

#### VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929 Datum.

Benchmark used:

PNC 100.4 , Elevation 8.47'(N.G.V.D. 1929)

F.D.O.T. Brass disc in concrete monument stamped "90 / 06 /100.4"

Located @ Overseas Hwy and Royal Palm Drive.

### 6. FLOOD INFORMATION:

NFIP Community Name: Monroe County and Unincorporated Areas, Community Number 125129, Map/Panel Number 12087C0931, Suffix: K, FIRM Panel Effective/Revised Date 02-18-2005, Flood Zone AE, Base Flood Elevation 10 feet.

### 7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.  
No determination was made as to how the site can be served with utilities.

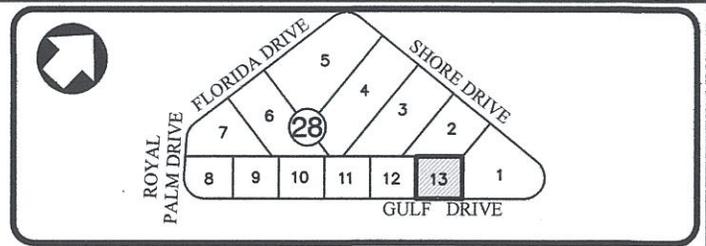
### 8. CERTIFY TO:

JESUS MONTEAGUDO AND DIANA MONTEAGUDO

### SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.  
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.



LOCATION SKETCH  
NOT TO SCALE



**FormTech**  
**Land Surveying, Inc.**

12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:

*Eugenia L. Formoso*  
03-28-2016

Date:

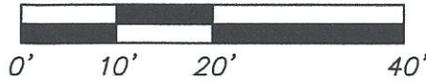
Eugenia L. Formoso, P.S.M.  
State of Florida LS # 6660

Proj # 15-0703  
Job # 16-0365  
LOT 13

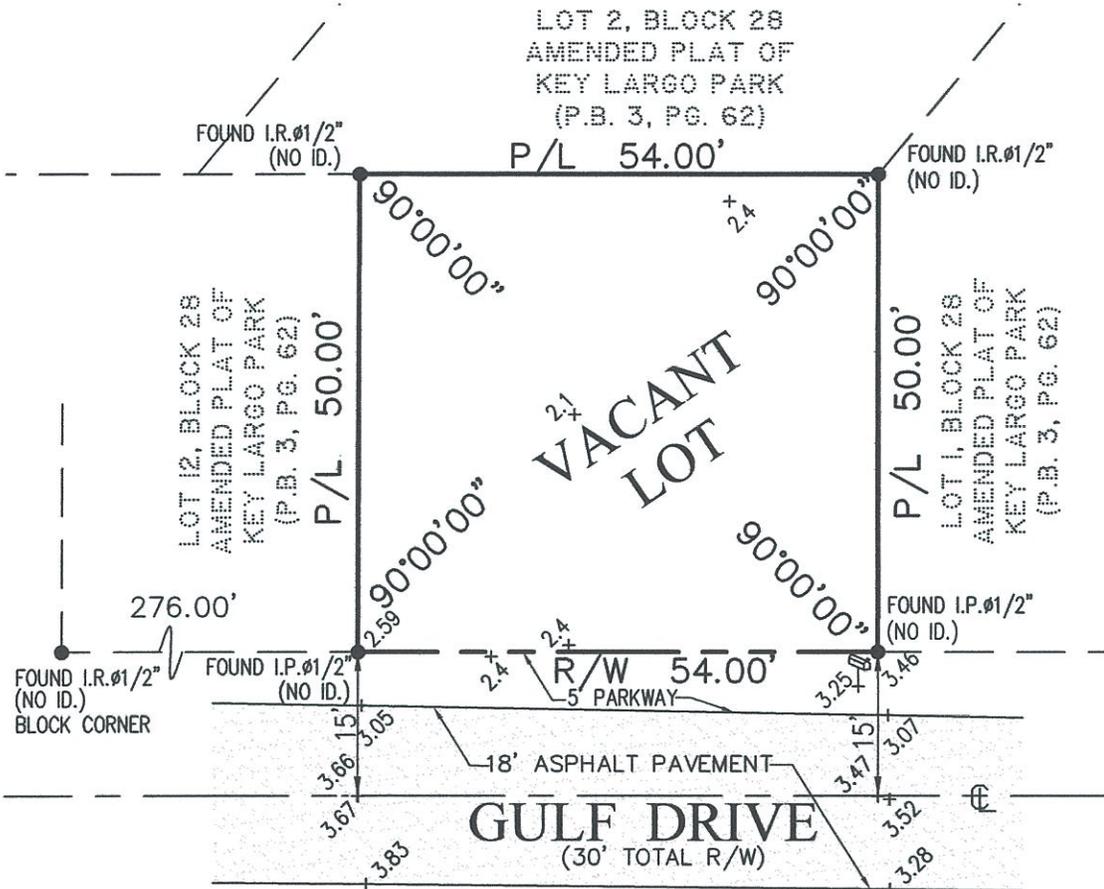
Page 1 of 2

# MAP OF BOUNDARY SURVEY

Scale: 1" = 20'



P.B. 3, PG. 62



## Abbreviations

- A Arc
- FND Found
- U.E. Utility Easement
- IP Iron Pipe
- IR Rebar
- N&D Nail & Disc
- P.B. PLat Book
- Pg. Page
- R/W Right-of-Way
- CL Center Line
- CL Clear
- M Monument Line
- TBM Temporary Benchmark
- W/P Water Pump
- BFE Base Flood Elevation

## Legend

- (MH) Unknown Manhole
- (E) Electric Box
- (MLP) Light Pole
- (C) Property Corner
- (FH) Fire Hydrant
- (CB) Catch basin
- (WM) Water Meter
- (WV) Water Valve
- (UP) Utility Pole

- x- Chain Link Fence
- // Wood Fence
- Metal Fence
- OUL- Overhead Utility line

RECEIVED  
 APR 25 2016  
 2016-061  
 MONROE CO. PLANNING DEPT

**FormTech**  
 Land Surveying, Inc.

State of Florida LB # 7980  
 12209 S.W. 129th Court, Miami, Florida, 33186  
 Ph: (786)443-0285 (786)443-0678 Fax: (305)640-5588  
 www.formtechsurveyors.com email: info@formtechsurveyors.com

Proj # 15-0703  
 Job # 16-0365  
 LOT 13  
 Date: 03-28-2016  
 Page 2 of 2

This Survey Map and Report are not full and complete without the other.



Item #6 Maggi/Ryzoc – Variance PC  
Staff Report

## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission  
Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources *msd*  
From: Tom Broadrick, AICP, Senior Planner  
Date: August 16, 2016  
Subject: *Request for Variance on property located at 25 Buccaneer Drive, Key Largo, Real Estate Number 00494430-000000 (File #2016-102)*

Meeting Date: August 31, 2016

1 I REQUEST:  
2

3 The applicant is requesting approval of a variance of 15 feet to the required 25-foot primary  
4 front yard setback which is adjacent to the Buccaneer Drive right-of-way. Approval would  
5 result in a primary front yard setback of 10 feet. The variance is requested for the development  
6 of a proposed single family dwelling on the vacant waterfront lot of the adjacent lots shown  
7 below currently under the same Real Estate Number.  
8



9  
10 Property and Immediate Vicinity w/ Land Use District Overlaid (Aerial dated 2015).

1 **II BACKGROUND INFORMATION:**

2  
3 **Location:** Key Largo near U.S. 1 Mile Marker 98 bayside

4 **Address:** 25 Buccaneer Drive

5 **Legal Description:** Block 13, Lot 20, Pirates Cove subdivision (Plat Book 3, Page 18)

6 **Real Estate (RE) Number:** 00494430-000000

7 **Property Owner/Applicant:** Paul Maggi and Kathleen Ryzoc

8 **Agent:** Don Horton, Island Construction Management, Inc.

9 **Size of Site:** 3,250 SF (per MCPA)

10 **Land Use District:** Improved Subdivision-Masonry (IS-M)

11 **Future Land Use Map (FLUM) Designation:** Residential Medium (RM)

12 **Tier Designation:** III Infill Area

13 **Flood Zone:** VE – EL 12 and AE – EL 10

14 **Existing Use:** Dock lot for single-family residence on Lots 11 & 12

15 **Existing Vegetation/Habitat:** Developed Land

16 **Community Character of Immediate Vicinity:** Single-family residential uses with National  
17 Park Service uses abutting

18  
19 **III RELEVANT PRIOR COUNTY ACTIONS:**

20  
21 None.

22  
23 **IV REVIEW OF APPLICATION:**

24  
25 As set forth in Section 130-186 of the Monroe County Land Development Code (LDC), the  
26 required non-shoreline setbacks for the IS District are as follows:  
27

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Improved Subdivision (IS-M)	25	15	10	5	20

28  
29 The subject property is located on the west side of Buccaneer Drive. The property has a  
30 required primary front yard setback of 25 feet along the property line adjacent to Buccaneer  
31 Drive; a required 10-foot primary side yard setback; a required 5-foot secondary side yard  
32 setback; and a required 20-foot shoreline setback along the canal parallel to Long Ben Drive,  
33 Pirates Drive, and Buccaneer Drive.

34  
35 The applicant is requesting approval of a variance of 15 feet from the required 25-foot primary  
36 front yard setback along the Buccaneer Drive right-of-way. As a result, the primary front yard  
37 setback along the Buccaneer Drive right-of-way would be 10 feet. The granting of the  
38 requested variance would provide the applicant with more buildable land area for a proposed  
39 single family residence.

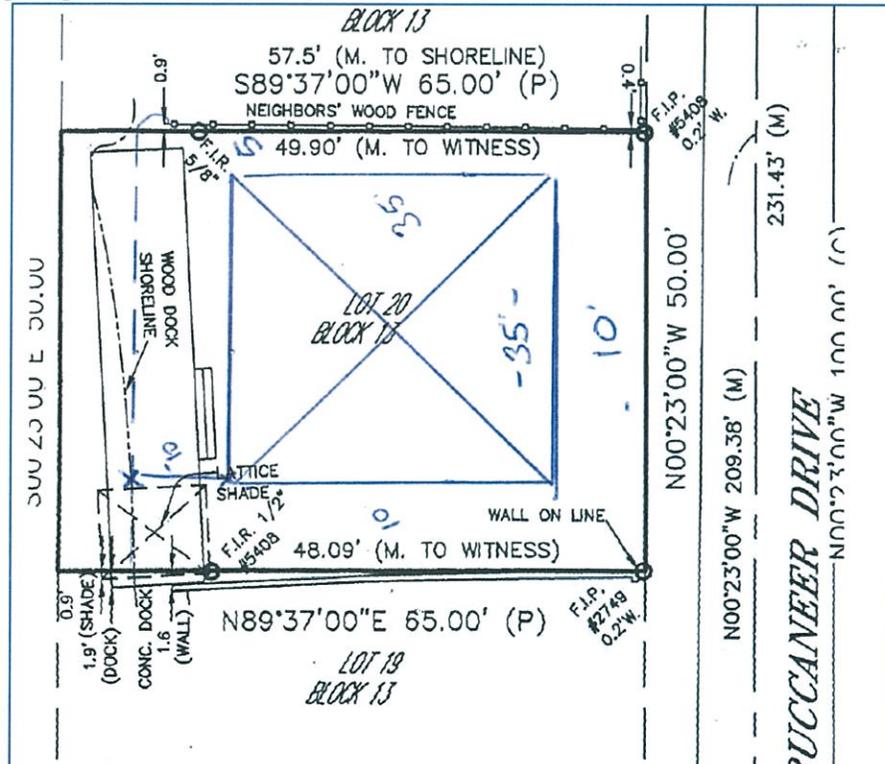
Pursuant to LDC Section 102-186, a variance may only be granted if the applicant demonstrates that all of the following standards are met:

(1) The applicant shall demonstrate a showing of good and sufficient cause:

**Applicant:** "The lots within the subject subdivision are typically 65' by 50'. With the required setbacks and with no variances, the square footprint for a residence would be approximately 13' long by 35' wide (~482.5 sf). The proposed building footprint and proposed setbacks would not be inconsistent with other existing single-family dwellings in the same subdivision."

**Staff:** The subject property consists of a single platted lot (Block 13, Lot 20 addressed 25 Buccaneer Drive) currently combined with another lot (Block 11, Lots 11 & 12 addressed 24 Buccaneer Drive) under one single Real Estate Number. Most of the platted lots in the Amended Plat of Pirates Cove subdivision are approximately 50 feet in depth by 50 feet in width. There are many developed properties located on Buccaneer Drive, Pirates Drive (1 block west), and Long Ben Drive (across the canal) that are in a similar position to the subject site. Most of the properties have some development in the front yard setback along Pirates Drive, Long Ben Drive and Buccaneer Drive rights-of-way. The remaining residential lots that do not have development in the setbacks are undeveloped.

A variance to the primary front yard setback requirement along Buccaneer Drive is requested by the property owner to construct a single family residence of the proposed footprint and size. The proposed footprint and scale of the building is consistent with other existing single-family residences in the community. Therefore, the applicant demonstrates a showing of good and sufficient cause.

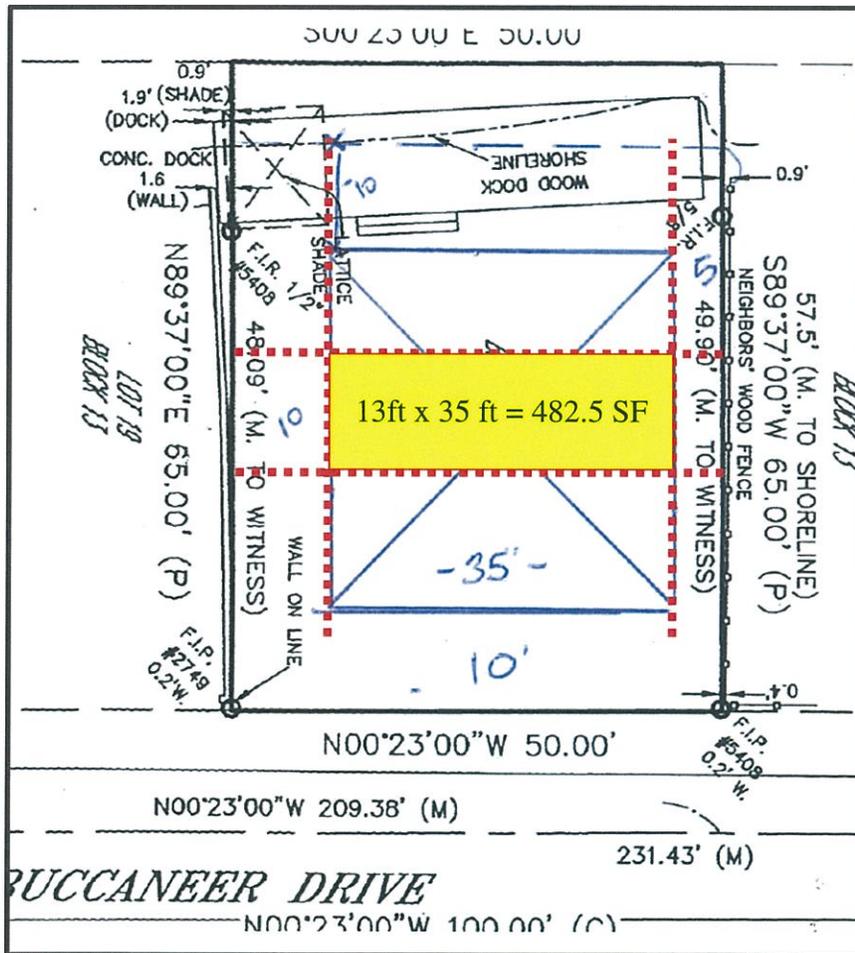


27

(2) Failure to grant the variance would result in exceptional hardship to the applicant:

**Applicant:** "The requested setbacks would result in only 13 feet of depth available for a building. Variances are requested by the property owner to construct the proposed single-family detached dwelling unit."

**Staff:** The subject property is 57.5 feet in depth from the front property line to the shoreline. The required shoreline setback from the canal is 20 feet and the required primary front yard setback is 25 feet. These setbacks result in only 12.5 (13) feet of depth available for a building. A variance would allow the property owner to construct a single family residence. Further, the proposed footprint and scale of the building is consistent with other existing single-family residences located on similarly-sized properties in the community. Therefore, failure to grant the variance would result in exceptional hardship to the applicant.



Property and current setback requirements with buildable area shown in yellow.

1 (3) *Granting the variance will not result in increased public expenses, create a threat to public*  
2 *health and safety, create a public nuisance, or cause fraud or victimization of the public:*

3  
4 **Applicant:** “Granting the variances would not result in increased public expenses, create a  
5 threat to public health and safety, create a public nuisance, or cause fraud or victimization of  
6 the public.”

7  
8 **Staff:** Granting the variance will not result in increased public expenses, create a threat to  
9 public health and safety, create a public nuisance, or cause fraud or victimization of the  
10 public. Note: staff will review all comments from surrounding property owners following  
11 notification of the application and valid objections from surrounding property owners may  
12 lead the Planning and Environmental Resources Department to reevaluate its  
13 recommendation.

14  
15 (4) *The property has unique or peculiar circumstances, which apply to this property, but which*  
16 *do not apply to other properties in the same zoning district:*

17  
18 **Applicant:** “The shoreline for this parcel varies from the other parcels on this road because  
19 it encroaches into the property reducing the amount of upland area.”

20  
21 **Staff:** The property has a unique or peculiar circumstance for a parcel in the IS District. IS  
22 lots in the Pirates Cove subdivision were platted prior to the current setback regulations.  
23 The original plat did not assume that a lot of this size (50 feet by 60 feet) would be subject  
24 to the current required setbacks that result in a buildable depth of the lot of 13 feet based on  
25 a 25-foot primary front yard setback and a 20-foot shoreline setback. Therefore, the  
26 property has unique or peculiar circumstances, which apply to this property and other 50-  
27 foot by 60-foot lots in the same subdivision, but which do not apply to typical IS lots (other  
28 larger properties in the same zoning district).

29  
30 (5) *Granting the variance will not give the applicant any special privilege denied other*  
31 *properties in the immediate neighborhood in terms of the provisions of this chapter or*  
32 *established development patterns:*

33  
34 **Applicant:** “The proposed setbacks are similar to the majority of the homes in the  
35 neighborhood and does not represent any special privilege. The dwelling units in this area  
36 of Buccaneer Drive are set back 10 feet from the front property line.”

37  
38 **Staff:** Many of the properties in the surrounding neighborhood were built upon prior to the  
39 current Code becoming effective thereby creating many of the non-conformities found  
40 today. Vacant properties are subject to the current Monroe County Code. Granting the  
41 requested variance would not give the applicant any special privilege denied other properties  
42 in the immediate neighborhood in terms of the provisions of the land development  
43 regulations or established development patterns.

1 (6) *Granting the variance is not based on disabilities, handicaps or health of the applicant or*  
2 *members of his family:*

3  
4 **Applicant:** “Concerning the development requiring a variance, granting the variance would  
5 not be based on disabilities, handicaps or health of the applicant or members of his or her  
6 family.”

7  
8 **Staff:** Concerning the proposed development, granting the requested variance would not be  
9 based on disabilities, handicaps or health of the applicant or members of his family.

10  
11 (7) *Granting the variance is not based on the domestic difficulties of the applicant or his family:*

12  
13 **Applicant:** “Concerning the development requiring a variance, granting the variance would  
14 not be based on the domestic difficulties of the applicant or of his or her family.”

15  
16 **Staff:** Concerning the proposed development, granting the requested variance would not be  
17 based on the domestic difficulties of the applicant or his family.

18  
19 (8) *The variance is the minimum necessary to provide relief to the applicant:*

20  
21 **Applicant:** “The variances are the minimum necessary to construct a single-family detached  
22 dwelling of a similar scale and footprint to the other existing single-family detached  
23 dwellings in the subdivision and provide relief to the applicant.”

24  
25 **Staff:** The proposed location of the building is directly on the requested primary front yard  
26 setback line (10 feet from the property line). The proposed footprint and scale of the  
27 building is consistent with other existing single-family residences in the community. A  
28 variance of 15 feet to the 25-foot primary front yard setback along the Buccaneer Drive  
29 right-of-way would allow a single family residence of the proposed size to be constructed on  
30 the property. Therefore, the variance is the minimum necessary to provide relief to the  
31 applicant.

32  
33 **V RECOMMENDATION:**

34  
35 Staff recommends **APPROVAL** of a variance of 15 feet to the required 25-foot primary front  
36 yard setback along Buccaneer Drive with the following conditions (if necessary, following the  
37 consideration of public input, staff reserves the right to request additional conditions):

- 38  
39 1. The front yard setback variance is based on the sketch design and placement of the residence  
40 as shown on a copy of the survey plan by Lawrence P. Frank, P.L.S #4619, signed and dated  
41 10/30/2009 that was submitted with the variance application. Work not specified or  
42 alterations to the survey plan may not be carried out without additional approval.  
43  
44 2. This front yard setback variance is to allow the placement of the residence as shown by the  
45 sketch on the copy of the survey plan by Lawrence P. Frank, P.L.S. #4619, signed and dated  
46 10/30/2009 that was submitted with the variance application within the required primary  
47 front yard setback along Buccaneer Drive. It does not waive any other required setbacks and

1 it does not waive the required front or rear yard setback for any future structures or  
2 additions.

3  
4 VI PLANS REVIEWED:

- 5  
6 A. A Boundary Survey certified to Kathleen M. Ryzoc and Paul Maggi Jack Kobe OVED, its  
7 successors and/or assigns as their interests may appear, Law Office of Laura F. Morgan,  
8 P.A., Old republic Title Insurance Company for Lots 1 and 12, Block 13, Pirates Cove,  
9 according to the Plat Thereof; as recorded in Plat Book 3, Page 18 of the Public Records of  
10 Monroe County, Florida by Lawrence P. Frank, Surveyors, Land Planners, 83266 Overseas  
11 Highway, Suite 300, Islamorada, FL 33036 signed and dated 10/30/09.  
12  
13 B. A copy of the above-referenced survey plan upon which the applicant sketched the design  
14 and placement of the proposed residence which is the subject of this variance application.

**File #:** **2016-102**

**Owner's Name:** Maggi, Paul & Ryzoc, Kathleen

**Applicant:** Maggi, Paul & Ryzoc, Kathleen

**Agent:** Island Construction Management Inc/Don Horton

**Type of Application:** Variance - PC

**Key:** Key Largo

**RE:** 00494430.000000

**Additional Information added to File 2016-102**

# Map



Parcels



Roads

Parcels



2015 Orthophotography

Red: Band\_1

Green: Band\_2

Blue: Band\_3

## Copyright

MonroeCountySDE\_Environmental\_Layout  
FEMA: Federal Emergency Management Agency



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1610593 Parcel ID: 00494430-000000**

### Ownership Details

**Mailing Address:**  
RYZOC KATHLEEN M  
24 BUCCANEER DR  
KEY LARGO, FL 33037-2340

**All Owners:**  
MAGGI PAUL H/W, RYZOC KATHLEEN M

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 32-61-39  
**Property Location:** 25 BUCCANEER DR KEY LARGO  
**Location:** 24 BUCCANEER DR KEY LARGO  
**Subdivision:** PIRATES COVE  
**Legal Description:** BLK 11 LOTS 11, 12 AND 20 PIRATES COVE PB3-18 KEY LARGO OR25-393/394 OR393-971 OR470-90  
**Description:** OR804-2305 OR831-1955 OR833-2359C OR908-548 OR939-915 OR1116-372 OR1417-1021 OR1938-116 OR2024-1226/1227 OR2443-115/16

[Click Map Image to open interactive viewer](#)



### Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

010D - RESIDENTIAL DRY	100	50	5,000.00 SF
M10C - RESIDENTIAL CANAL	50	65	3,250.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1008  
 Year Built: 1986

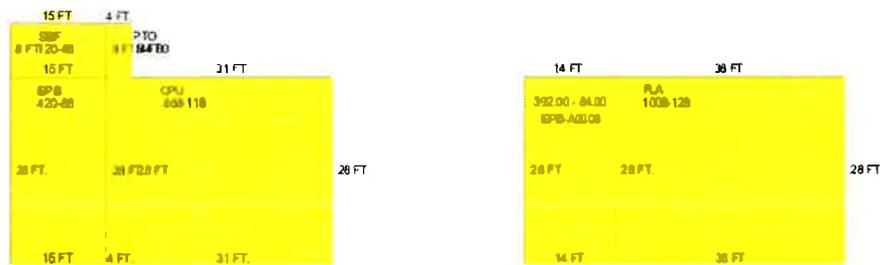
### Building 1 Details

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade <u>500</u>
Effective Age <u>17</u>	Perimeter <u>128</u>	Depreciation % <u>22</u>
Year Built <u>1986</u>	Special Arch <u>0</u>	Grnd Floor Area <u>1,008</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type GABLE/HIP      Roof Cover METAL      Foundation CONC PILINGS  
 Heat 1 NONE      Heat 2 NONE      Bedrooms 2  
 Heat Src 1 NONE      Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	EPB		1	1986					392
1	EPB	5:C.B.S.	1	1986	N	Y	0.00	0.00	420
2	SBF	5:C.B.S.	1	1986	N	Y	0.00	0.00	120
3	PTO	5:C.B.S.	1	1986	N	Y	0.00	0.00	144
4	CPU	5:C.B.S.	1	1986	N	Y	0.00	0.00	868
6	FLA	5:C.B.S.	1	1986	N	Y	0.00	0.00	1,008

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	UB2:UTILITY BLDG	160 SF	16	10	1999	2011	1	50
0	BL2:BOAT LIFT	1 UT	0	0	2011	2012	3	20
0	TK2:TIKI	100 SF	10	10	1985	2011	2	40
1	UB2:UTILITY BLDG	24 SF	6	4	1989	1990	3	50
2	FN2:FENCES	180 SF	45	4	1989	1990	2	30
3	CL2:CH LINK FENCE	560 LF	140	4	2000	2005	1	30
4	DK4:WOOD DOCKS	500 SF	50	10	1995	1996	3	40

### Appraiser Notes

LOT 20 (RE00494730-000000 AK1610895) IS NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2010 TAX ROLL 3/17/2010MKD

14-1

1/01/97 ALSO OWNS BLK 13 LOT 20 (DOCKAGE) OWNERSHIP PER OR2024-1226/1227: JEFFREY R DEUTSCH 85% TROY M SHERMAN 15% LG RE: 49444 COMBINED IMPROVEMENTS SIT ON BOTH LOTS 5-12-87JMH

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	11300857	04/05/2011	06/24/2011	1		BOAT LIFT
	3304396	10/20/2003	01/01/2004	1		REPLACE METAL ROOF

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	149,963	16,678	104,588	271,229	196,425	25,000	171,425
2014	142,940	16,702	117,088	276,730	194,866	25,000	169,866
2013	144,786	17,556	155,828	318,170	191,986	25,000	166,986
2012	133,240	18,314	106,321	257,875	188,777	25,000	163,777
2011	149,525	6,101	83,325	238,951	173,570	25,000	148,570

2010	142,259	6,296	149,910	298,465	171,005	25,000	146,005
2009	159,531	1,265	86,750	247,546	247,546	0	247,546
2008	157,234	1,314	137,500	296,048	296,048	0	296,048
2007	242,399	1,223	125,000	368,622	368,622	0	368,622
2006	208,049	1,282	175,000	380,180	380,180	0	380,180
2005	187,244	1,344	120,000	308,588	308,588	0	308,588
2004	182,704	610	61,250	244,564	147,993	30,000	117,993
2003	157,504	643	46,250	204,397	145,234	30,000	115,234
2002	169,604	670	35,000	205,274	141,831	25,500	116,331
2001	121,146	697	28,000	149,843	139,598	25,500	114,098
2000	121,146	387	14,000	135,533	135,533	25,500	110,033
1999	121,146	400	14,000	135,546	135,546	25,500	110,046
1998	121,146	413	14,000	135,559	135,559	25,500	110,059
1997	121,146	428	14,000	135,574	135,574	25,500	110,074
1996	69,275	0	10,000	79,275	79,275	25,000	54,275
1995	69,275	0	10,000	79,275	79,275	25,000	54,275
1994	69,275	0	9,250	78,525	78,525	25,000	53,525
1993	69,275	0	9,250	78,525	78,525	25,000	53,525
1992	69,275	0	10,000	79,275	79,275	25,000	54,275
1991	69,275	0	10,000	79,275	79,275	25,000	54,275
1990	61,853	0	7,500	69,353	69,353	25,000	44,353
1989	61,853	0	7,500	69,353	69,353	25,000	44,353
1988	54,605	0	7,500	62,105	62,105	25,000	37,105
1987	54,094	0	7,500	61,594	61,594	0	61,594
1986	0	0	3,750	3,750	3,750	0	3,750
1985	0	0	3,500	3,500	3,500	0	3,500
1984	0	0	3,500	3,500	3,500	0	3,500
1983	0	0	1,997	1,997	1,997	0	1,997
1982	0	0	1,997	1,997	1,997	0	1,997

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/24/2009	2443 / 115	570,000	WD *****	01 *****
6/22/2004	2024 / 1226	595,000	WD *****	M *****
8/1/1996	1417 / 1021	230,000	WD *****	M *****
4/1/1985	939 / 915	6,500	WD *****	U *****
1/1/1980	804 / 2305	2,500	00	Q *****

This page has been visited 62,336 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176



Search Criteria

Permit Property Defined Fields

RE 004944300000000  
 Unit  
 Address  
 Owner  
 Subdivision  
 Impact Area  
 Zoning Class  
 Flood Zone  
 HardCopy  
 Ctrl-Alt-P

Find Advanced Sounds Like Search

Permit	Status	Type	Address	Owner	Purpose
11306294	Printed	55S	24 BUCCANEER DR-PIRATES COVE	KATHLEEN M RYZOC	24 BUCCANEER DR - PIRATES COVE
11301223	Printed	51	24 BUCCANEER DR-PIRATES COVE	KATHLEEN M RYZOC	24 BUCCANEER DR - PIRATES COVE
11300857	Closed	37	24 BUCCANEER DR-PIRATES COVE	KATHLEEN M RYZOC	24 BUCCANEER DR-PIRATES COVE
09302319	Closed	999	PIRATES COVE PB3-18 KEY LAR	DEUTSCH JEFFREY R &	24 BUCCANEER DT-PIRATES COVE
* 07304516	Closed	34A	PIRATES COVE LT 11&12 BK11	DEUTSCH JEFFREY & SHERMAI	24 BUCCANEER DR KEY LARGO
* 03304396	Closed	38	BK11 LT11/12 PIRATES COVE	ADAMS JAMES E	24 BUCCANEER DR/PIRATES COVE/MM99
* 96302978	Expired	51	PIRATES COVE PB3-18 KEY LAR	ADAMS JAMES E	24 BUCCANEER DRIVE

SEWARD tie  
 ELEC  
 Boat permits  
 FEMA  
 A/C  
 ROOF  
 ELEC - BLORM  
 vacant  
 Lot  
 House

# County of Monroe

**Planning & Environmental Resources**

**Department**

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kollhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

*We strive to be caring, professional, and fair.*

Date: 6.28.16

Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for Variance - PC  
Type of application

Maggi / Ryzoc  
Project / Name to the Monroe County Planning Department.

Thank you.

Sail Creech

Planning Staff

SPONs - Web App

+

-

Print

Layers

Home

Refresh

LONG BEN DR

BUCCANEER DR

Esri, HERE, DeL

200ft

25.086 -80.454 Degrees

Verified GC

✓ APPLETON WILLIAM AND MARGARITA  
28501 SW 152ND AVE LOT 276  
HOMESTEAD, FL 33033-1444

✓ CANAVES JAIME AS TRUSTEE  
7373 SW 60TH ST  
MIAMI, FL 33143-1804

✓ CRITES W KEITH  
226 WOODS LN  
ARDMORE, OK 73401-1158

✓ FINLEY JAMES J  
31 BUCCANEER DR  
KEY LARGO, FL 33037-2339

✓ HAJDIK TOMAS  
PO BOX 371113  
KEY LARGO, FL 33037-1113

✓ HANNIBAL LARRY AND TARYN D  
115 LONG BEN DR  
KEY LARGO, FL 33037-2327

✓ HARTZ STEVEN E M  
1801 MICANOPY AVE  
MIAMI, FL 33133-3329

✓ HOLLER MICHAEL G AND SUSAN K  
127 PIRATES DR  
KEY LARGO, FL 33037-2321

✓ HOPKINS RICHARD E  
126 LONG BEN DR  
KEY LARGO, FL 33037-2327

✓ INGRAM JEAN ANN  
9705 SW 143RD DR  
MIAMI, FL 33176-6748

✓ MATOS SERGIO  
8405 SW 107TH ST  
MIAMI, FL 33156-3580

✓ NATIONAL PARK SERVICE  
1849 C ST NW  
WASHINGTON, DC 20240-0002

✓ PERROTTI JOHN AND GAIL  
109 LONG BEN DR  
KEY LARGO, FL 33037-2327

✓ PIRATES COVE PROPERTY OWNERS AND  
BOATING ASSN INC  
PO BOX 370654  
KEY LARGO, FL 33037-0654

✓ PLEASANT MARK D  
745 KAWANA RD  
COLUMBIA, SC 29205

✓ PROVIDENT FUNDING ASSOCIATES LP  
1235 N DUTTON AVE STE E  
SANTA ROSA, CA 95401-4666

✓ RODRIGUEZ ENRIQUE AND MARISOL  
28 BUCCANEER DR  
KEY LARGO, FL 33037-2340

✓ RYZOC KATHLEEN M  
24 BUCCANEER DR  
KEY LARGO, FL 33037-2340

✓ SMITH MARK C  
281 LITTLEWORTH RD  
MADBURY, NH 03823-7523

✓ UNITED STATES OF AMERICA  
C/O UNITED STATES GENERAL SERVICES ADM  
77 FORSYTH ST SW  
ATLANTA, GA 30303-3490

✓ POLLACK LINDA INTER VIVOS TRUST  
3/1/1993  
107 LONG BEN DR  
KEY LARGO, FL 33037-2327

✓ NULMAN SUE REVOCABLE TRUST  
2/10/2004  
98610 OVERSEAS HWY  
KEY LARGO, FL 33037

✓ 130 LONG BEN DRIVE FLORIDA LAND 4/3/2013  
C/O MOLEIROS CORP TRUSTEE  
2722 COCONUT AVE  
MIAMI, FL 33133-3723

Labels GC

**End of Additional File 2016-102**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Variance Application to the Monroe County Planning Commission**

**An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review**

Planning Commission Variance Application Fee: \$1,608.00

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

Advertising Costs: \$245.00

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

**Date of Submittal:** 03 / 1 / 2016  
Month Day Year

**Property Owner:**

Paul Maggi, Kathleen Ryzoc  
Name

24 Buccaneer Dr, Key Largo, FL 33037  
Mailing Address (Street, City, State, Zip Code)

\_\_\_\_\_  
Daytime Phone

\_\_\_\_\_  
Email Address

**Agent (if applicable):**

Island Construction Management, Inc  
Name

88888 Overseas Highway, Tavernier, FL 33037  
Mailing Address (Street, City, State, Zip Code)

305 852 9607  
Daytime Phone

don@islandconstructionmanagement.com  
Email Address

**Legal Description of Property:**

(If in metes and bounds, attach legal description on separate sheet)

<u>11</u>	<u>20</u>	<u>Pirates Cove</u>	<u>Largo</u>
Block	Lot	Subdivision	Key
<u>00494430000000</u>	<u>1610593</u>		
Real Estate (RE) Number	Alternate Key Number		
<u>24 Buccandeer Dr. Key Lagro, FL 33037</u>	<u>98</u>		
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker		

APPLICATION

Land Use District Designation(s): IS-M

Present Land Use of the Property: vacant

Total Land Area: 3250 s.f.

Please provide the standard required by the land development regulations: Front 25; rear (canal MHWL) 20; sides - 10 & 5  
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Front 10; rear 10  
(i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

**All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.**

- 1) The applicant shall demonstrate a showing of good and sufficient cause:

The lots within the subject subdivision are typically 65' by 50'. With the required setbacks and with no variances, the square footprint for a residence would be approximately 13' long by 35' wide (~482.5 sf). The proposed building footprint and proposed setbacks would not be inconsistent with other existing other existing single-family dwellings in the same subdivision.

- 2) Failure to grant the variance would result in exceptional hardship to the applicant:

The required setbacks would result in only 13 feet of depth available for a building. Variances are requested by the property owner to construct the proposed single-family detached dwelling unit

- 3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

Granting the variances would not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public

- 4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The shoreline for this parcel varies from the other parcels on this road because it encroaches into the property reducing the amount of upland area.

- 5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:

The proposed setbacks are similar to the majority of the homes in the neighborhood and does not represent any special privilege. The dwelling units in this area of Buccaneer Drive are set back 10 feet from the front property line

## APPLICATION

- 6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

Concerning the development requiring a variance, granting the variance would not be based on disabilities, handicaps or health of the applicant or members of his or her family.

- 7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

Concerning the development requiring a variance, granting the variance would not be based on the domestic difficulties of the applicant or of his or her family.

- 8) The variance is the minimum necessary to provide relief to the applicant:

The variances are the minimum necessary to construct a single-family detached dwelling of a similar scale and footprint to the other existing single-family detached dwellings in the subdivision and provide relief to the applicant.

**All of the following must be submitted in order to have a complete application submittal:**  
(Please check as you attach each required item to the application)

- Complete variance application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Land use district of site and any adjacent land use districts;
  - Locations and dimensions of all existing and proposed structures and drives;
  - Type of ground cover (i.e. concrete, asphalt, grass, rock);
  - Adjacent roadways;
  - Setbacks as required by the land development regulations;
  - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

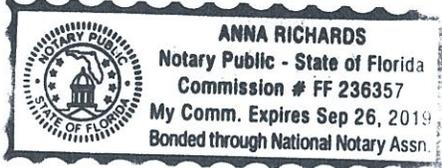
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

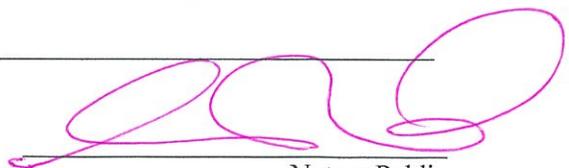
If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant:  Date: 2/8/16

Sworn before me this 8 day of Feb



  
 Notary Public  
 My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

2.8.16  
(Date)

I hereby authorize Amie Owen +/or Don Horton be listed as authorized agent  
(Name of Agent) Uland Construction Management

for Paul Maggi for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 20, Block 11,

Subdivision: Pirates Cove, Key (island): Key Largo

and Real Estate number: 00494430-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

[Signature]  
Property Owner(s) Signature

PAUL MAGGI  
Printed Name of Owner(s)

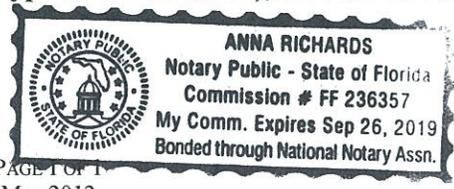
**NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 8 day of Feb, 2016.

Paul Maggi is        personally known  produced identification

(DL Type of Identification), did / did not take an oath.

[Signature]  
Notary



Doc# 1769163 12/04/2009 10:31AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by:

Cherrie F. Goudreau  
Attorney at Law  
Bloomgarden, Goudreau & Rosen, P.A.  
8551 West Sunrise Blvd. Suite 208  
Fort Lauderdale, FL 33322  
954-370-2222  
File Number: Deutsch09  
Will Call No.:

12/04/2009 10:31AM  
DEED DOC STAMP CL: TRINA \$3,990.00

Doc# 1769163  
Bk# 2443 Pg# 115

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this \_\_\_\_ day of November, 2009 between Jeffrey R Deutsch, a single man and Troy M. Sherman, a single man whose post office address is 4438 Royal Palm Avenue, Miami Beach, FL 33140, grantor, and Kathleen M. Ryzoc and Paul Maggi, wife and husband whose post office address is

, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Lots 11 and 12, Block 11, and Lot 20, Block 13, PIRATES COVE, according to the Plat thereof, recorded in Plat Book 3, Page 18, of the Public Records of Monroe County County, Florida.

Parcel Identification Number: 1610593 AND 1610895

Subject to real estate taxes for the year 2009 and all subsequent years; conditions, restrictions, limitations and easements of record; all zoning and subdivision ordinances of Monroe County, Florida, none of which are reimposed by this Deed.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

**RETURN TO:**

Laura F. Morgan, P.A.  
1322 NE 4th Ave., Suite C  
Fort Lauderdale, FL 33304

DoubleTime®

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

Signed, sealed and delivered in our presence:

Barbara Eads  
Witness Name: BARBARA EADS

Jeffrey R Deutsch (Seal)  
Jeffrey R Deutsch

Laura F Morgan  
Witness Name: LAURA F MORGAN

Troy M Sherman (Seal)  
Troy M Sherman

Barbara Eads  
Witness Name: BARBARA EADS

Laura F Morgan  
Witness Name: Laura F Morgan

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24th day of November, 2009 by Jeffrey R Deutsch and Troy M Sherman, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Laura F Morgan  
Notary Public

Printed Name: LAURA F. MORGAN

My Commission Expires: \_\_\_\_\_





**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
 Marathon (305) 289-2550  
 Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Monday the 15th for Presidents Day.

Website tested on IE8, IE9, & Firefox.  
 Requires Adobe Flash 10.3 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1610593 Parcel ID: 00494430-000000**

**Ownership Details**

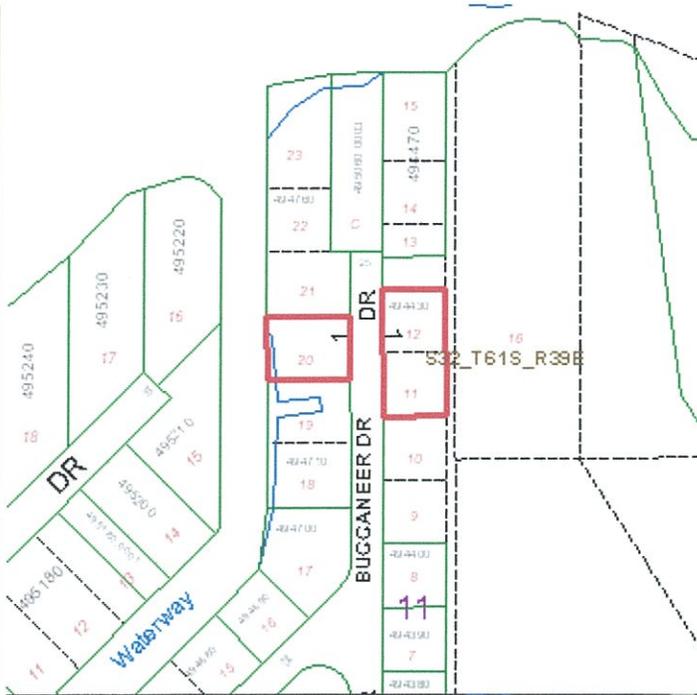
**Mailing Address:**  
 RYZOC KATHLEEN M  
 24 BUCCANEER DR  
 KEY LARGO, FL 33037-2340

**All Owners:**  
 MAGGI PAUL H/W, RYZOC KATHLEEN M

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 32-61-39  
**Property Location:** 25 BUCCANEER DR KEY LARGO  
 24 BUCCANEER DR KEY LARGO  
**Subdivision:** PIRATES COVE  
**Legal Description:** BLK 11 LOTS 11, 12 AND 20 PIRATES COVE PB3-18 KEY LARGO OR25-393/394 OR393-971 OR470-90 OR804-2305 OR831-1955 OR833-2359C OR908-548 OR939-915 OR1116-372 OR1417-1021 OR1938-116 OR2024-1226/1227 OR2443-115/16

**Click Map Image to open interactive viewer**



### Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
M10C - RESIDENTIAL CANAL	50	65	3,250.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1008  
 Year Built: 1986

## Building 1 Details

Building Type R1  
 Effective Age 17  
 Year Built 1986  
 Functional Obs 0

Condition G  
 Perimeter 128  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 22  
 Grnd Floor Area 1,008

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP  
 Heat 1 NONE  
 Heat Src 1 NONE

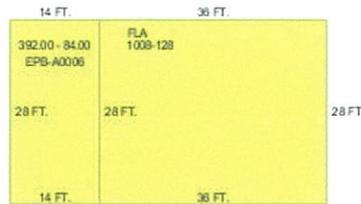
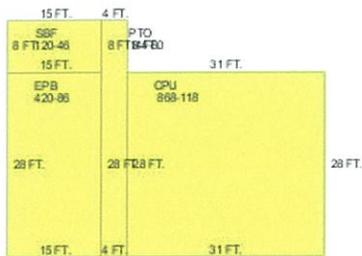
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONC PILINGS  
 Bedrooms 2

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	---------------------	------

0	<u>EPB</u>		1	1986					392
1	<u>EPB</u>	5:C.B.S.	1	1986	N	Y	0.00	0.00	420
2	<u>SBF</u>	5:C.B.S.	1	1986	N	Y	0.00	0.00	120
3	<u>PTO</u>	5:C.B.S.	1	1986	N	Y	0.00	0.00	144
4	<u>CPU</u>	5:C.B.S.	1	1986	N	Y	0.00	0.00	868
6	<u>FLA</u>	5:C.B.S.	1	1986	N	Y	0.00	0.00	1,008

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	UB2:UTILITY BLDG	160 SF	16	10	1999	2011	1	50
0	BL2:BOAT LIFT	1 UT	0	0	2011	2012	3	20
0	TK2:TIKI	100 SF	10	10	1985	2011	2	40
1	UB2:UTILITY BLDG	24 SF	6	4	1989	1990	3	50
2	FN2:FENCES	180 SF	45	4	1989	1990	2	30
3	CL2:CH LINK FENCE	560 LF	140	4	2000	2005	1	30
4	DK4:WOOD DOCKS	500 SF	50	10	1995	1996	3	40

## Appraiser Notes

LOT 20 (RE00494730-000000 AK1610895) IS NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2010 TAX ROLL 3/17/2010MKD

14-1

1/01/97 ALSO OWNS BLK 13 LOT 20 (DOCKAGE) OWNERSHIP PER OR2024-1226/1227: JEFFREY R DEUTSCH 85% TROY M SHERMAN 15% LG RE: 49444 COMBINED IMPROVEMENTS SIT ON BOTH LOTS 5-12-87JMH

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	11300857	04/05/2011	06/24/2011	1		BOAT LIFT
	3304396	10/20/2003	01/01/2004	1		REPLACE METAL ROOF

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	149,963	16,678	104,588	271,229	196,425	25,000	171,425
2014	142,940	16,702	117,088	276,730	194,866	25,000	169,866
2013	144,786	17,556	155,828	318,170	191,986	25,000	166,986
2012	133,240	18,314	106,321	257,875	188,777	25,000	163,777
2011	149,525	6,101	83,325	238,951	173,570	25,000	148,570
2010	142,259	6,296	149,910	298,465	171,005	25,000	146,005

2009	159,531	1,265	86,750	247,546	247,546	0	247,546
2008	157,234	1,314	137,500	296,048	296,048	0	296,048
2007	242,399	1,223	125,000	368,622	368,622	0	368,622
2006	208,049	1,282	175,000	380,180	380,180	0	380,180
2005	187,244	1,344	120,000	308,588	308,588	0	308,588
2004	182,704	610	61,250	244,564	147,993	30,000	117,993
2003	157,504	643	46,250	204,397	145,234	30,000	115,234
2002	169,604	670	35,000	205,274	141,831	25,500	116,331
2001	121,146	697	28,000	149,843	139,598	25,500	114,098
2000	121,146	387	14,000	135,533	135,533	25,500	110,033
1999	121,146	400	14,000	135,546	135,546	25,500	110,046
1998	121,146	413	14,000	135,559	135,559	25,500	110,059
1997	121,146	428	14,000	135,574	135,574	25,500	110,074
1996	69,275	0	10,000	79,275	79,275	25,000	54,275
1995	69,275	0	10,000	79,275	79,275	25,000	54,275
1994	69,275	0	9,250	78,525	78,525	25,000	53,525
1993	69,275	0	9,250	78,525	78,525	25,000	53,525
1992	69,275	0	10,000	79,275	79,275	25,000	54,275
1991	69,275	0	10,000	79,275	79,275	25,000	54,275
1990	61,853	0	7,500	69,353	69,353	25,000	44,353
1989	61,853	0	7,500	69,353	69,353	25,000	44,353
1988	54,605	0	7,500	62,105	62,105	25,000	37,105
1987	54,094	0	7,500	61,594	61,594	0	61,594
1986	0	0	3,750	3,750	3,750	0	3,750
1985	0	0	3,500	3,500	3,500	0	3,500
1984	0	0	3,500	3,500	3,500	0	3,500
1983	0	0	1,997	1,997	1,997	0	1,997
1982	0	0	1,997	1,997	1,997	0	1,997

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/24/2009	2443 / 115	570,000	<u>WD</u>	<u>01</u>
6/22/2004	2024 / 1226	595,000	<u>WD</u>	<u>M</u>
8/1/1996	1417 / 1021	230,000	<u>WD</u>	<u>M</u>
4/1/1985	939 / 915	6,500	<u>WD</u>	<u>U</u>
1/1/1980	804 / 2305	2,500	00	<u>Q</u>

This page has been visited 17,400 times.

Monroe County Property Appraiser





Google



Google

Dr





130 LONG BEN DRIVE FLORIDA  
LAND 4/3/2013  
C/O MOLEIROS CORP TRUSTEE  
2722 COCONUT AVE  
MIAMI, FL 33133-3723

APPLETON WILLIAM AND  
MARGARITA  
28501 SW 152ND AVE LOT 276  
HOMESTEAD, FL 33033-1444

CANAVES JAIME AS TRUSTEE  
7373 SW 60TH ST  
MIAMI, FL 33143-1804

CRITES W KEITH  
226 WOODS LN  
ARDMORE, OK 73401-1158

FINLEY JAMES J  
31 BUCCANEER DR  
KEY LARGO, FL 33037-2339

HAJDIK TOMAS  
PO BOX 371113  
KEY LARGO, FL 33037-1113

HANNIBAL LARRY AND TARYN D  
115 LONG BEN DR  
KEY LARGO, FL 33037-2327

HARTZ STEVEN E M  
1801 MICANOPY AVE  
MIAMI, FL 33133-3329

HOLLER MICHAEL G AND SUSAN K  
127 PIRATES DR  
KEY LARGO, FL 33037-2321

HOPKINS RICHARD E  
126 LONG BEN DR  
KEY LARGO, FL 33037-2327

INGRAM JEAN ANN  
9705 SW 143RD DR  
MIAMI, FL 33176-6748

MATOS SERGIO  
8405 SW 107TH ST  
MIAMI, FL 33156-3580

NATIONAL PARK SERVICE  
1849 C ST NW  
WASHINGTON, DC 20240-0002

NULMAN SUE REVOCABLE TRUST  
2/10/2004  
98610 OVERSEAS HWY  
KEY LARGO, FL 33037

PERROTTI JOHN AND GAIL  
109 LONG BEN DR  
KEY LARGO, FL 33037-2327

PIRATES COVE PROPERTY  
OWNERS AND BOATING ASSN INC  
PO BOX 370654  
KEY LARGO, FL 33037-0654

PLEASANT MARK D  
745 KAWANA RD  
COLUMBIA, SC 29205

POLLACK LINDA INTER VIVOS  
TRUST 3/1/1993  
107 LONG BEN DR  
KEY LARGO, FL 33037-2327

PROVIDENT FUNDING  
ASSOCIATES LP  
1235 N DUTTON AVE STE E  
SANTA ROSA, CA 95401-4666

RODRIGUEZ ENRIQUE AND  
MARISOL  
28 BUCCANEER DR  
KEY LARGO, FL 33037-2340

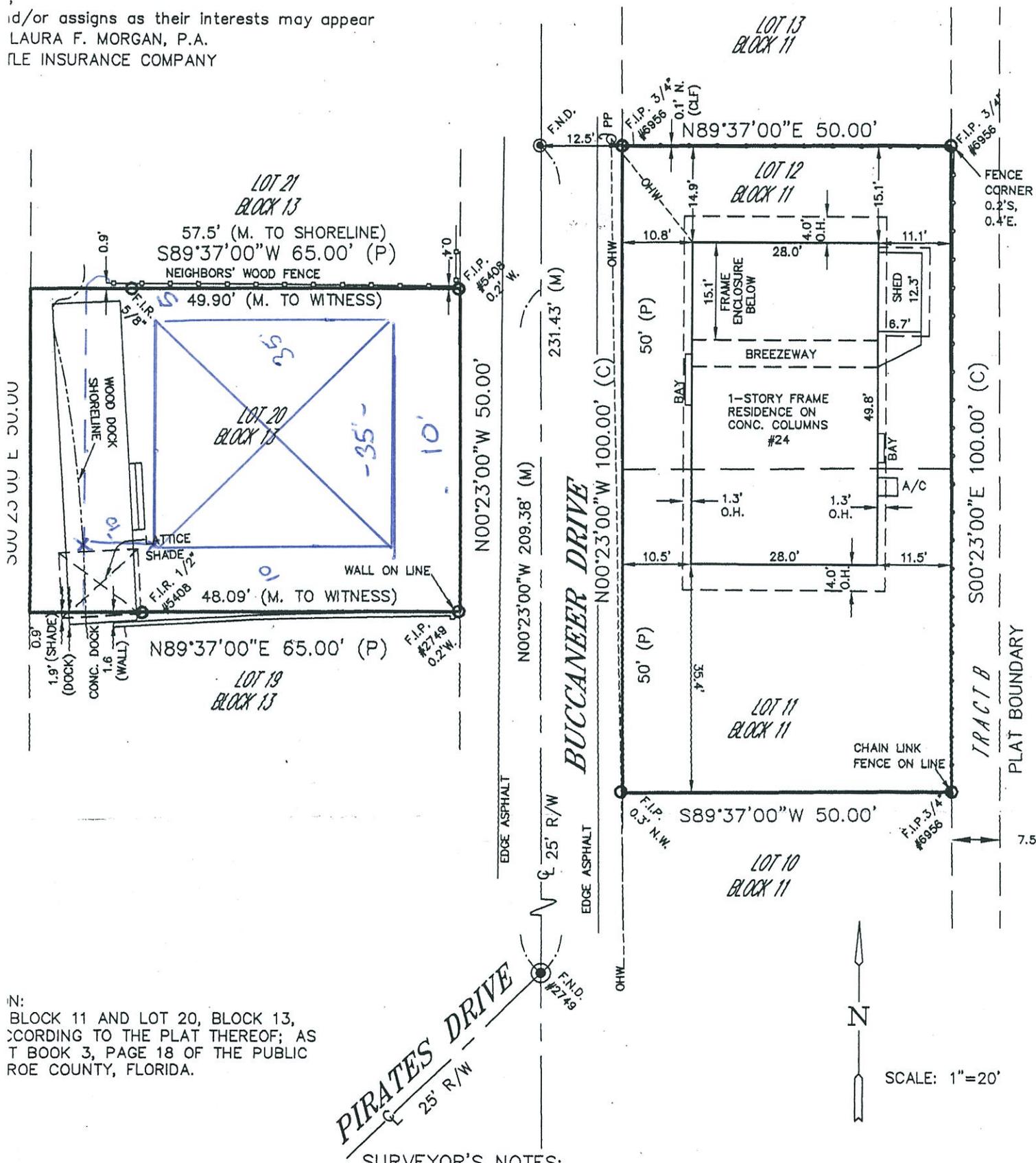
RYZOC KATHLEEN M  
24 BUCCANEER DR  
KEY LARGO, FL 33037-2340

SMITH MARK C  
281 LITTLEWORTH RD  
MADBURY, NH 03823-7523

UNITED STATES OF AMERICA  
C/O UNITED STATES GENERAL  
SERVICES ADM  
77 FORSYTH ST SW  
ATLANTA, GA 30303-3490

ZOC AND

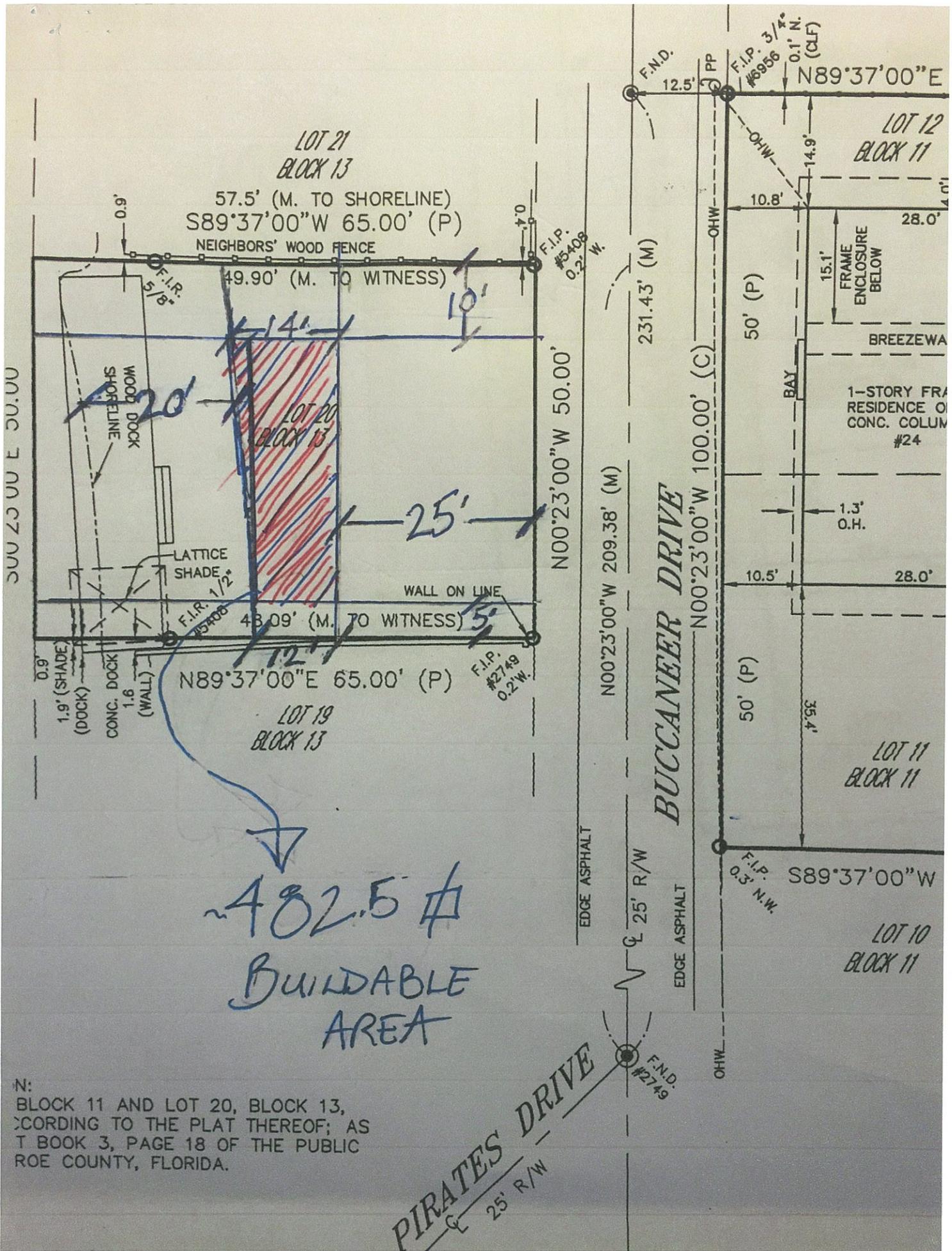
id/or assigns as their interests may appear  
LAURA F. MORGAN, P.A.  
FLE INSURANCE COMPANY



NOTICE: BLOCK 11 AND LOT 20, BLOCK 13, ACCORDING TO THE PLAT THEREOF; AS SHOWN IN PLAT BOOK 3, PAGE 18 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

**PIRATES DRIVE**  
25' R/W  
SURVEYOR'S NOTES:

OWNERS OF THE PROPERTY SHOWN HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN. DIMENSIONS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED. ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.



N:  
BLOCK 11 AND LOT 20, BLOCK 13,  
ACCORDING TO THE PLAT THEREOF; AS  
T BOOK 3, PAGE 18 OF THE PUBLIC  
ROE COUNTY, FLORIDA.



RECEIVED

# LAWRENCE P. FRANK

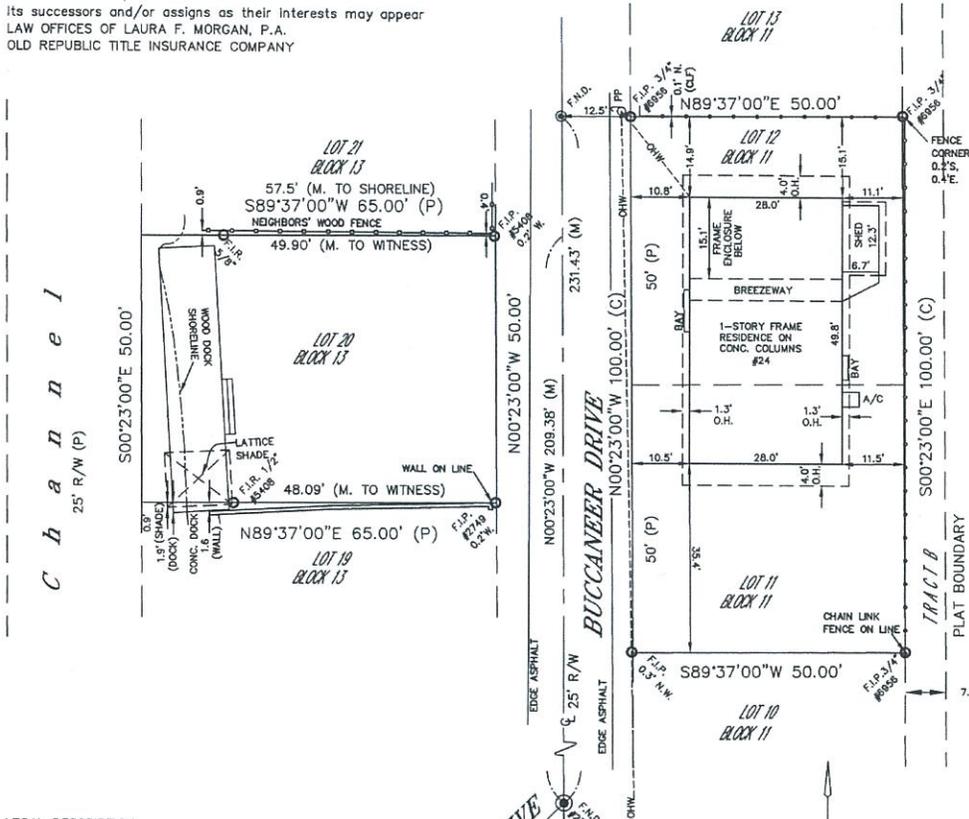
SURVEYORS • LAND PLANNERS  
83266 OVERSEAS HIGHWAY, SUITE 300, ISLAMORADA, FL 33036  
Phone (305) 664-0764 FAX (305) 664-0816

JUN 28 2016  
2016-102  
MONROE CO. PLANNING DEPT

**CERTIFIED TO:**

KATHLEEN M. RYZOC AND  
PAUL MAGGI  
JACK KOBE OVED,  
Its successors and/or assigns as their Interests may appear  
LAW OFFICES OF LAURA F. MORGAN, P.A.  
OLD REPUBLIC TITLE INSURANCE COMPANY

JOB No. K09171  
SEC. 32, TWP. 61 S., RGE. 39 E.  
MONROE COUNTY, FLORIDA



**LEGAL DESCRIPTION:**  
LOTS 11 AND 12, BLOCK 11 AND LOT 20, BLOCK 13,  
PIRATES COVE, ACCORDING TO THE PLAT THEREOF; AS  
RECORDED IN PLAT BOOK 3, PAGE 18 OF THE PUBLIC  
RECORDS OF MONROE COUNTY, FLORIDA.

**PIRATES DRIVE**  
25' R/W

**BUCCANEER DRIVE**  
25' R/W



**SURVEYOR'S NOTES:**

- 1.) ALL CORNERS FOUND HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
- 2.) ALL BEARINGS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
- 3.) NO UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.
- 4.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.
- 5.) ELEVATION DATUM: N/A FB/P: K84/30-3  
BASIS OF BEARINGS: C/L BUCCANEER DRIVE BEING N00°23'00"W, ASSUMED PER PLAT.
- 6.) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY No.125129, PANEL No.0929 K, EFFECTIVE DATE 2/18/05, AND THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE, WITH A BASE ELEVATION OF 10' M.S.L.

**ABBREVIATION LEGEND:**

F.I.R. FOUND IRON ROD, SIZE INDICATED	SEC. SECTION
S.I.R. SET IRON ROD, 1/2" L.B. No. 5408	TWP. TOWNSHIP
F.I.P. FOUND IRON PIPE, SIZE INDICATED	RGE. RANGE
F.N.D. FOUND NAIL AND DISK	(D) DEED
S.N.D. SET NAIL AND DISK, L.B. No. 5408	(P) PLAT
F.C.M. FOUND CONCRETE MONUMENT	(M) MEASURED
P.R.M. PERMANENT REFERENCE MONUMENT	(C) CALCULATED
P.C.P. PERMANENT CONTROL POINT	CONC. CONCRETE
P.I. POINT OF INTERSECTION	COV. COVERED
P.C. POINT OF CURVE	MH MANHOLE
P.O.B. POINT OF BEGINNING	CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY	ELEV. ELEVATION
CPP CONC. POWER POLE	WM WATER METER
PP POWER POLE	O.H. ROOF OVERHANG
ohw OVERHEAD WIRES	MHW MEAN HIGH WATER

**CERTIFIED FOR BOUNDARY SURVEY**

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER §1617-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Lawrence P. Frank*  
LAWRENCE P. FRANK P.L.S. #4619 DATE: 10/30/09  
NOT VALID UNLESS SEALED

RECEIVED

JUN 28 2016

2016-102

MONROE CO. PLANNING DEPT

# LAWRENCE P. FRANK

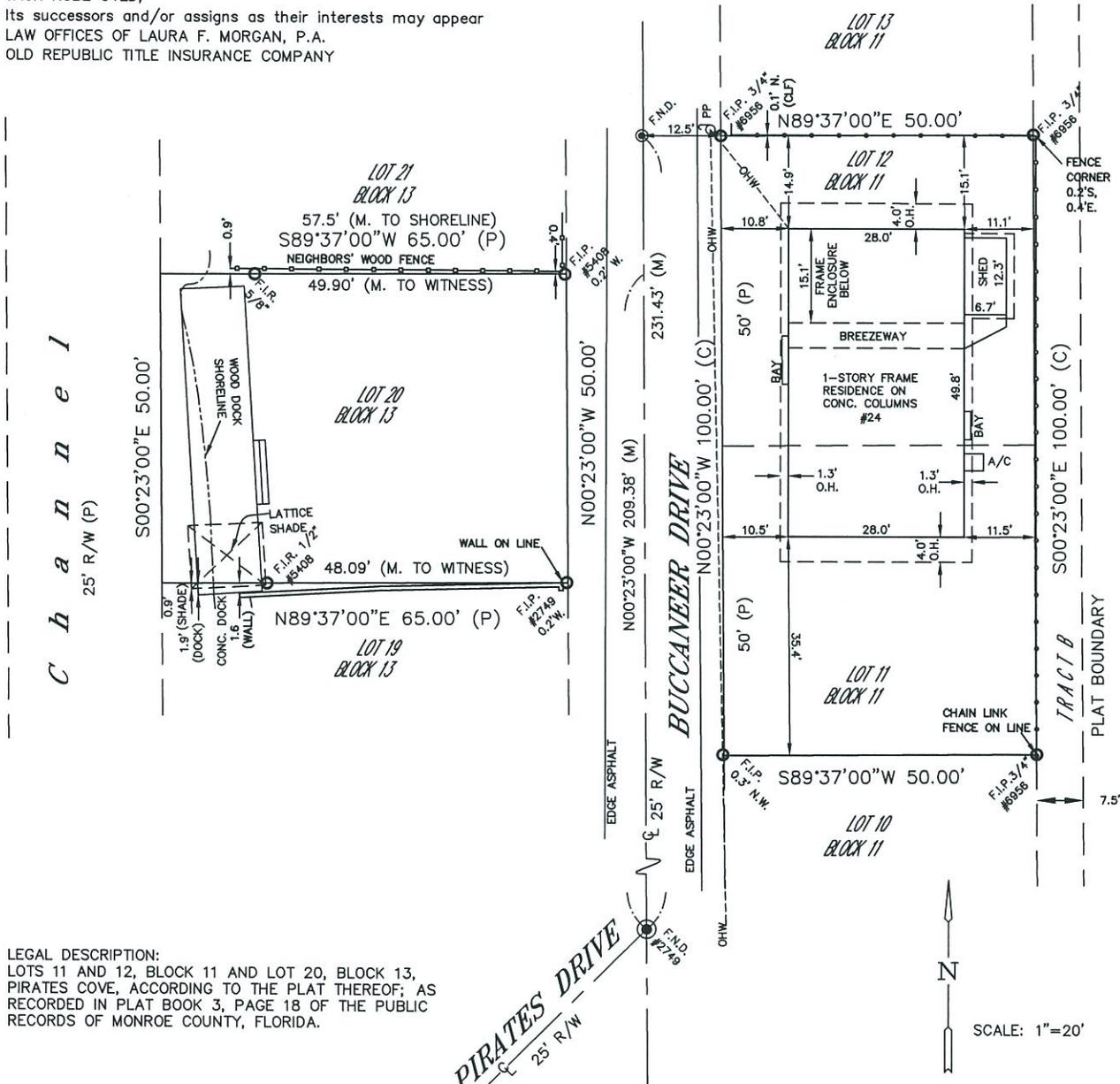
SURVEYORS • LAND PLANNERS  
83266 OVERSEAS HIGHWAY, SUITE 300, ISLAMORADA, FL 33036  
Phone (305) 664-0764 FAX (305) 664-0816

CERTIFIED TO:

KATHLEEN M. RYZOC AND  
PAUL MAGGI  
JACK KOBE OVIED,

Its successors and/or assigns as their interests may appear  
LAW OFFICES OF LAURA F. MORGAN, P.A.  
OLD REPUBLIC TITLE INSURANCE COMPANY

JOB No. K09171  
SEC. 32, TWP. 61 S., RGE. 39 E.  
MONROE COUNTY, FLORIDA



LEGAL DESCRIPTION:  
LOTS 11 AND 12, BLOCK 11 AND LOT 20, BLOCK 13,  
PIRATES COVE, ACCORDING TO THE PLAT THEREOF; AS  
RECORDED IN PLAT BOOK 3, PAGE 18 OF THE PUBLIC  
RECORDS OF MONROE COUNTY, FLORIDA.

PIRATES DRIVE  
25' R/W

SURVEYOR'S NOTES:

- 1.) ALL CORNERS FOUND HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
- 2.) ALL BEARINGS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
- 3.) NO UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.
- 4.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.
- 5.) ELEVATION DATUM: N/A FB/P: K84/30-3  
BASIS OF BEARINGS: C/L BUCCANEER DRIVE BEING N00°23'00"W, ASSUMED PER PLAT.
- 6.) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY No.125129, PANEL No.0929 K, EFFECTIVE DATE 2/18/05, AND THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE, WITH A BASE ELEVATION OF 10' M.S.L.

ABBREVIATION LEGEND:

F.I.R FOUND IRON ROD, SIZE INDICATED	SEC. SECTION
S.I.R. SET IRON ROD, 1/2" L.B. No. 5408	TWP. TOWNSHIP
F.I.P. FOUND IRON PIPE, SIZE INDICATED	RGE. RANGE
F.N.D. FOUND NAIL AND DISK	(D) DEED
S.N.D. SET NAIL AND DISK, L.B. No. 5408	(P) PLAT
F.C.M. FOUND CONCRETE MONUMENT	(M) MEASURED
P.R.M. PERMANENT REFERENCE MONUMENT	(C) CALCULATED
P.C.P. PERMANENT CONTROL POINT	CONC. CONCRETE
P.I. POINT OF INTERSECTION	COV. COVERED
P.C. POINT OF CURVE	MH MANHOLE
P.O.B. POINT OF BEGINNING	CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY	ELEV. ELEVATION
CPP CONC. POWER POLE	WM WATER METER
PP POWER POLE	O.H. ROOF OVERHANG
ohw OVERHEAD WIRES	MHW MEAN HIGH WATER

CERTIFIED FOR BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Lawrence P. Frank*  
LAWRENCE P. FRANK P.L.S. #4619

DATE: 10/30/09

NOT VALID UNLESS SEALED



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission  
Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources *msf*  
From: Devin Rains, Principal Planner  
Date: August 17, 2016  
Subject: *Request for Setback Variance on property located at 5 Calle Dos, East Rockland Key, Real Estate # 00149011-000500 (File #2016-091)*

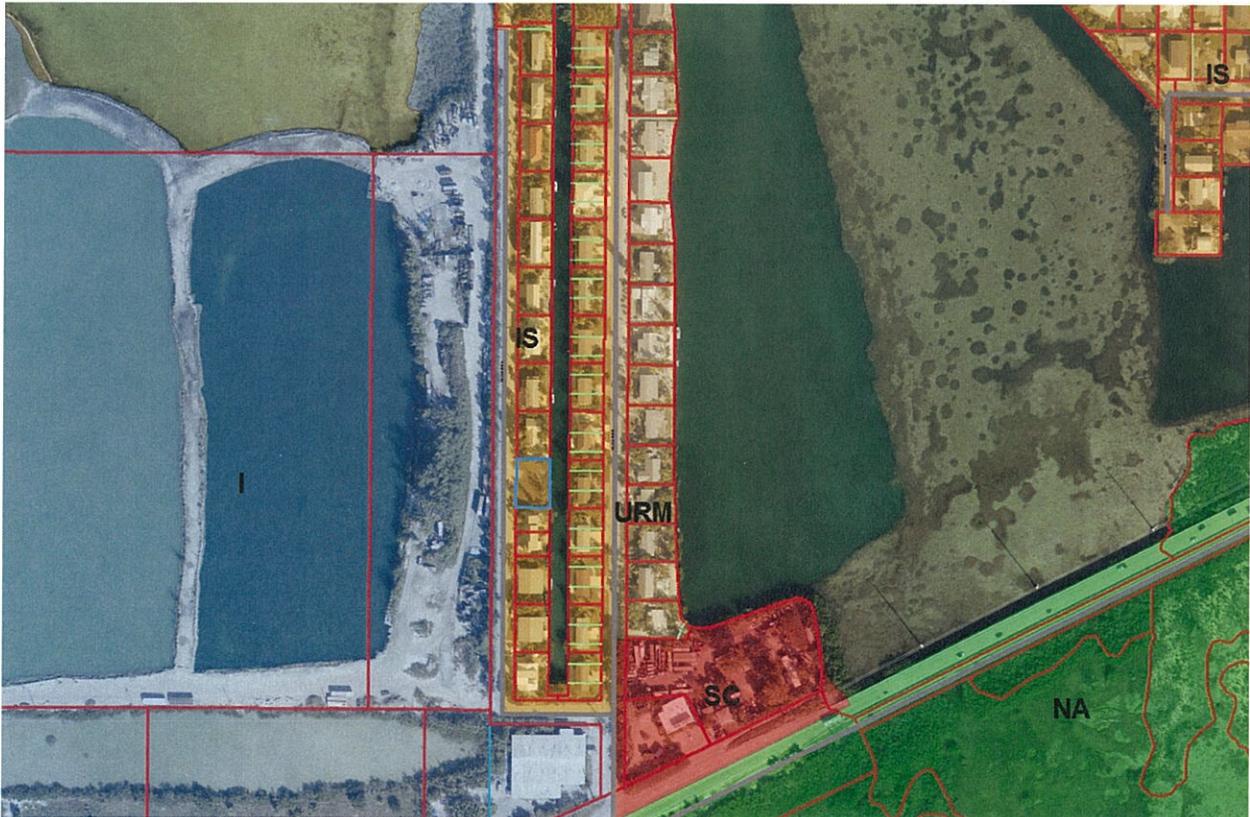
---

Meeting Date: August 31, 2016

---

1 I REQUEST:

2  
3 The applicant is requesting a Variance of 13 feet 8 inches to the required 25-foot primary  
4 front yard non-shoreline setback, which is adjacent to Calle Dos right-of-way. Approval  
5 would result in a primary front yard setback of 11 feet 4 inches. The variance is requested for  
6 the development of a proposed single family dwelling unit.  
7



8  
9 Subject Property with Land Use District Map (Aerial dated 2015)  
10

1 **II BACKGROUND INFORMATION:**  
2

3 **Location:** East Rockland Key near U.S. 1 Mile Marker 9.5 (Gulf of Mexico side of US 1)

4 **Address:** 5 Calle Dos

5 **Legal Description:** Lot 5, Rockland Village No. 2 (Plat Book 7, Page 17)

6 **Real Estate (RE) Number:** 00149011-000500

7 **Property Owner/Applicant:** Isle Investors, LLC

8 **Agent:** Christina Weinhofer

9 **Size of Site:** 7,000 SF (per County GIS)

10 **Land Use District:** Improved Subdivision (IS)

11 **Future Land Use Map (FLUM) Designation:** Residential Medium (RM)

12 **Tier Designation:** III Infill Area

13 **Flood Zone:** AE – EL 10

14 **Existing Use:** Vacant

15 **Existing Vegetation/Habitat:** Cleared with exotics

16 **Community Character of Immediate Vicinity:** Single-Family Residential and industrial  
17

18 **III RELEVANT PRIOR COUNTY ACTIONS:**  
19

20 On October 10, 2001, the Monroe County Planning Commission approved the request of  
21 Orin & Margarita Opperman for a dimensional variance of seven (7) feet from the required  
22 25 feet front yard setback (Resolution No. P66-01) to allow the placement of a single  
23 family residence. The dwelling unit was not constructed.  
24

25 On December 15, 2014, the Planning Director approved the an Administrative Variance  
26 request of Isle Investors, LLC for a dimensional variance of ten (10) feet from the required  
27 25 feet front yard setback to allow the placement of a single family residence. Two  
28 conditions were placed on that approval:

- 29 1) The Administrative Variance is based on the design and placement of the single  
30 family residence as shown on the site plan included with the application. Work not  
31 specified or alterations to the site plan may not be carried out without additional  
32 Planning & Environmental Resources Department approval.
- 33 2) This Administrative Variance is to allow the placement of the single family residence  
34 as shown on the site plan that was submitted with the variance application within the  
35 required front yard setback along the Calle Dos right-of-way. It does not waive any  
36 other required setbacks and it does not waive the required front setback for any future  
37 structures or additions.  
38

39 **IV REVIEW OF APPLICATION:**  
40

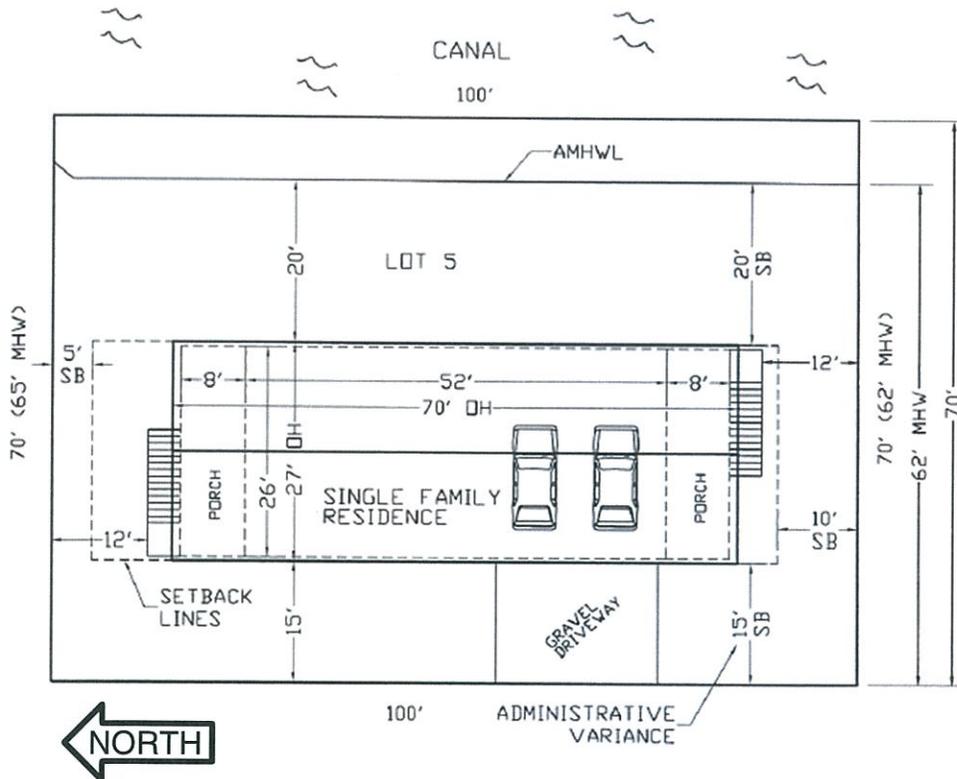
41 The property is located within the Improved Subdivision (IS) Land Use District. Pursuant to  
42 Code Section 130-186, the required setbacks within the IS District are as follows:  
43

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Improved Subdivision (IS)	25	15	10	5	20

The subject property is located on the east side of Calle Dos. The property has a required non-shoreline primary front yard setback of 25 feet along the Calle Dos right-of-way and required non-shoreline side yard setbacks of 10 feet and 5 feet. In addition, there is a required shoreline setback of 20 feet for principal structures for the portion of the property that fronts the canal along the eastern property line.

The applicant is requesting approval of a variance of 13 feet 8 inches to the required 25 foot front yard setback along the Calle Dos right-of-way, which is adjacent to the eastern property line. As a result, the front yard setback along the Calle Dos right-of-way would be 11 feet 4 inches. The granting of this variance will provide the applicant with more land area to better facilitate the arrangement of a proposed single family residence.

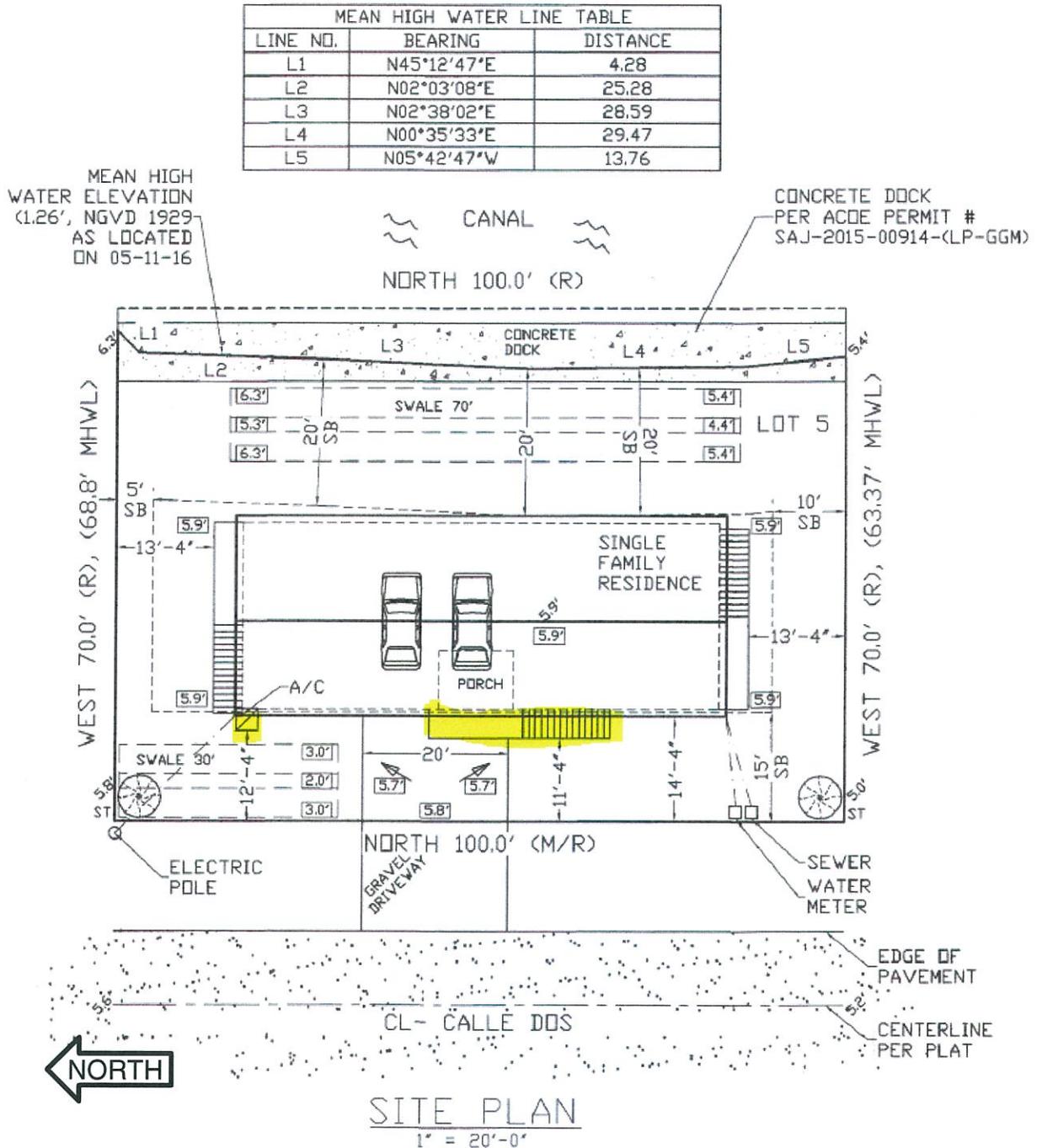
The applicant had previously received an approval (AV14-23) of a variance of 10 feet from the required 25 foot front yard setback. The house depicted shows a depth of 26 feet (27 feet at roofline). The applicant did not include provisions for front entrance stairs on the site plan in that application.



Site Plan as submitted for Administrative Variance (File 2014-134)

18  
19  
20

1 The current application (file 2016-091) for PC Variance includes a survey updated on  
 2 5/13/2016 depicting the Mean High Water Line. The site plan in this application shows in  
 3 greater detail the shoreline and house location. The updated site plan also shows the location  
 4 of front entrance stairs and A/C condenser. The applicant is requesting the current variance to  
 5 address the front entrance stairs and A/C condenser (an additional 3 feet 8 inches from the  
 6 administrative variance AV14-23). The proposed dwelling unit is nominally 25 feet 4 inches  
 7 deep (27 feet 4 inches at roofline) plus 4 feet for the stairs. Total nominal depth of proposed  
 8 structure from roofline to stairs is 30 feet 4 inches.



9  
10

Site Plan as submitted for Planning Commission Variance (File 2016-091)

1 Pursuant to LDC Chapter 102, Article VI, Division 1, reductions in the front yard setback  
2 requirements in chapter 130 article VI by more than 10 feet must be heard by the Planning  
3 Commission. The proposed reduction from the minimum 25 foot primary front setback to an  
4 11 feet 4 inch setback would be a 13 foot 8 inch reduction. Therefore, the requested  
5 bufferyard reduction must be heard by the Planning Commission.  
6

7 *Pursuant to LDC Section 102-186, a variance may only be granted if the applicant*  
8 *demonstrates that all of the following standards are met:*  
9

10 (1) *The applicant demonstrates a showing of good and sufficient cause:*  
11

12 The applicant states, “The lot is 70 feet deep, there is erosion on canal side which has  
13 limited structure.”  
14

15 The subject property consists of a single platted lot – Lot 5. Most of the platted lots in  
16 the Rockland Village No. 2 subdivision are 100’ wide by 70’ deep. The subject property  
17 is 100’ wide by 70’ deep. However, according to the survey submitted with this  
18 application the property is only approximately 62’ deep measured from the front property  
19 line to the mean high water line (MHWL). There are thirteen developed properties in the  
20 Rockland Village No. 2 subdivision. Nine of the developed properties have development  
21 in the front yard setback along the Calle Dos right-of-way.  
22

23 Staff does not disagree with the applicant’s statement regarding good and sufficient  
24 cause.  
25

26 (2) *Failure to grant the variance would result in exceptional hardship to the applicant:*  
27

28 The applicant states, “Due to canal erosion, property is limited.”  
29

30 LDC Section 101-1 defines “exceptional hardship” as “a burden on a property owner that  
31 substantially differs in kind or magnitude from the burden imposed on other similarly  
32 situated property owners in the same land use district as a result of adoption of these  
33 regulations.”  
34

35 The subject property was platted to be 100 feet wide by 70 feet deep. According to the  
36 survey submitted with the application the property is only approximately 62 feet deep  
37 measured from the front property line to the MHWL. The required non-shoreline  
38 primary front yard setback is 25 feet and the shoreline setback is 20 feet. These setbacks  
39 result in only 17 feet of depth available for building. A variance would allow the property  
40 owner to construct a modular single family residence. Further, the proposed footprint  
41 and scale of the building is consistent with other single-family residences in the  
42 community. Therefore, failure to grant the variance would result in exceptional hardship  
43 to the applicant.  
44

1 (3) *Granting the variance will not result in increased public expenses, create a threat to*  
2 *public health and safety, create a public nuisance, or cause fraud or victimization of the*  
3 *public:*  
4

5 Staff does not anticipate that granting the requested variance would result in increased  
6 public expenses, create a threat to public health and safety, create a public nuisance, or  
7 cause fraud or victimization of the public. Note: staff will review all comments from  
8 surrounding property owners following notification of the application and valid  
9 objections from surrounding property owners may lead the Planning and Environmental  
10 Resources Department to reevaluate its recommendation.  
11

12 (4) *The property has unique or peculiar circumstances, which apply to this property, but*  
13 *which do not apply to other properties in the same zoning district:*  
14

15 While a 7,000 square foot lot is a normal size for a platted lot in the IS district, most are  
16 configured so that the narrow side of the property fronts the right-of-way. In this normal  
17 configuration, the 70 foot width of the property would have side yard setbacks of 10 feet  
18 and 5 feet, leaving 55 feet wide of buildable space; and the 100 foot depth of the property  
19 would have a 25 foot primary front yard setback and a 20 foot shoreline setback leaving  
20 55 foot deep of buildable space. Whereas, the subject property as it is configured would  
21 have a buildable area of 85 feet wide by 25 feet deep. Further, this property was platted  
22 to be 70 feet deep, but the MHWL encroaches approximately 8 feet onto the subject  
23 property making it only approximately 62 feet deep. Therefore the property has unique  
24 or peculiar circumstances, which apply to this property, but which do not apply to other  
25 properties in the same zoning district.  
26

27 (5) *Granting the variance will not give the applicant any special privilege denied other*  
28 *properties in the immediate neighborhood in terms of the provisions of this chapter or*  
29 *established development patterns:*  
30

31 On August 8, 1980, the Board of Adjustment of Monroe County approved a dimensional  
32 variance to build within 12 feet of the front setback and a variance to build within 10 feet  
33 of the rear setback on lots 1 through 35, inclusive of Block 2 of Rockland Village, Plat  
34 book 4 page 133. The parcels along Calle Dos (Second Street) were later replatted as lots  
35 1 through 14 (Platbook 7, page 17) and re-zoned from RU-1 to RU-2.  
36

37 The Monroe County Planning Commission has approved variances in the immediate  
38 vicinity of the subject property (properties located on Calle Dos).

- 39 • The Planning Commission approved a variance (Planning Commission Resolution  
40 No. P29-92) of 5 feet to the required front yard setback to build a single family  
41 residence for property with real estate #00149011-000600 (Lot 6)
- 42 • The Planning Commission approved a variance (Planning Commission Resolution  
43 No. P49-98) of 15 feet 6 inches to the required front yard setback to build a single  
44 family residence for property with real estate #00149011-000800 (Lot 8)

- 1           • The Planning Commission approved a variance (Planning Commission Resolution
- 2           No. P83-98) of 9 feet to the required front yard setback to build a single family
- 3           residence for property with real estate #00149011-000900 (Lot 9)
- 4           • The Planning Commission approved a variance (Planning Commission Resolution
- 5           No. P14-11) of 18 feet to the required front yard setback to build a pool for
- 6           property with real estate #00149011-001000 (Lot 10).
- 7           • The Planning Commission approved a variance (Planning Commission Resolution
- 8           No. P66-01) of 7 feet to the required front yard setback to build a single family
- 9           residence for the subject property in 2001.

10  
11           An Administrative Variance was approved in the immediate vicinity granting a variance

12           of 10 feet from the required 25 foot front setback of Lot 9, RE#00149011.000900 (AV15-

13           14).

14  
15           An Administrative Variance was approved for the subject property (Lot 5) in 2014

16           granting a variance of 10 feet from the required 25 foot front setback (AV14-23). Two

17           conditions were placed on that approval:

- 18           1) The Administrative Variance is based on the design and placement of the single
- 19           family residence as shown on the site plan included with the application. Work not
- 20           specified or alterations to the site plan may not be carried out without additional
- 21           Planning & Environmental Resources Department approval.
- 22           2) This Administrative Variance is to allow the placement of the single family
- 23           residence as shown on the site plan that was submitted with the variance application
- 24           within the required front yard setback along the Calle Dos right-of-way. It does not
- 25           waive any other required setbacks and it does not waive the required front setback
- 26           for any future structures or additions.

27  
28           Pursuant to these conditions, the previously unspecified work requires additional

29           Planning & Environmental Resources Department approval.

30  
31           Therefore, granting the variance will not give the applicant any special privilege denied

32           other properties in the immediate neighborhood in terms of the provisions of the land

33           development regulations or established development patterns.

34  
35           (6) *Granting the variance is not based on disabilities, handicaps or health of the applicant or*

36           *members of his family:*

37  
38           Concerning the proposed development, granting the requested variance would not be

39           based on disabilities, handicaps or health of the applicant or their family members.

40  
41           (7) *Granting the variance is not based on the domestic difficulties of the applicant or his*

42           *family:*

43  
44           Concerning the proposed development, granting the requested variance would not be

45           based on the domestic difficulties of the applicant or their family.

46

1 (8) *The variance is the minimum necessary to provide relief to the applicant:*  
2

3 The proposed location of the building is directly on the shoreline setback line (20' from  
4 the MHWL), so there is no additional area to shift the building out of the front yard  
5 setback. The proposed building is 25 feet 4 inches in depth and the total dimension of  
6 building and stairs is 30 feet 4 inches in depth, which typical of the depth of other single-  
7 family residences in the area. A variance of 13 feet 8 inches along the Calle Dos right-of-  
8 way would allow a single family residence of the proposed size to be constructed on the  
9 property. Therefore the variance is the minimum necessary to provide relief to the  
10 applicant.

11  
12 V RECOMMENDATION:  
13

14 Staff recommends approval of a variance of 13 feet 8 inches to the primary front yard setback  
15 along the Calle Dos right-of-way if the following conditions are met and pending any  
16 objections from surrounding property owners. Valid objections from surrounding property  
17 owners may lead the Planning and Environmental Resources Department to reevaluate the  
18 recommendation:  
19

- 20 1) The Planning Commission Variance is based on the design and placement of the  
21 single family residence as shown on the site plan by C-Schorr Design Service, Inc.  
22 signed and dated June 2, 2016 included with the application. Work not specified or  
23 alterations to the site plan may not be carried out without additional Planning &  
24 Environmental Resources Department approval.  
25  
26 2) This Planning Commission Variance is to allow the placement of the single family  
27 residence as shown on the site plan that was submitted with the variance application  
28 within the required front yard setback along the Calle Dos right-of-way. It does not  
29 waive any other required setbacks and it does not waive the required front setback for  
30 any future structures or additions.  
31

32 VI PLANS REVIEWED:  
33

- 34 A. Site Plan from file 2014-134.  
35 B. Site Plan and Foundation Plan by C-Schorr Design Service, Inc. signed and dated June 2,  
36 2016.  
37 C. Floor Plans by Town Homes LLC, William J. Kalker, Jr. P.E. signed and dated April 5,  
38 2016.  
39 D. Boundary Survey by J. Lynn O'Flynn, Inc. updated June 13, 2016.

**File #:** **2016-091**

**Owner's Name:** Isle Investors, LLC

**Applicant:** Isle Investors, LLC

**Agent:** Christina Weinhofer

**Type of Application:** Variance - PC

**Key:** Rockland Key

**RE:** 00149011.000500

**Additional Information added to File 2016-091**

JUL 26 2015

APPLICATION

Land Use District Designation(s): IS Residential

Present Land Use of the Property: Vacant

MONROE CO. PLANNING DEPT

Total Land Area: 7,000 sq ft

Please provide the standard required by the land development regulations: Front 25' Rear 20' Side 5' + 10'  
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Adm Variance granted 10ft reduction on 6/3/15 requesting 3'8" more  
(i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

**All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.**

1) The applicant shall demonstrate a showing of good and sufficient cause:

The lot is 70' deep, there is erosion on canal side which has limited structure

2) Failure to grant the variance would result in exceptional hardship to the applicant:

Due to canal erosion, property is limited

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

NO, other homes in area have built in same setbacks

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

erosion on canal has limited property owner

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:

NO, other properties in area with same issues



County of Monroe  
Growth Management Division

RECEIVED

JUL 26 2016

MONROE CO. PLANNING DEPT

Planning & Environmental Resources  
Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kolhage, District 1  
Mayor Pro Tem, Heather Carruthers, District 3  
David Rice, District 4  
George Neugent, District 2  
Sylvia J. Murphy, District 5

December 15, 2014

Christina Weinhofer  
22985 Calico Jack Circle  
Cudjoe Key, FL 33042

**Subject: Administrative Variance Approval No. AV14-23 (File #2014-134)**  
5 Calle Dos, Rockland Key, Lot 5, Rockland Village No. 2, Rockland Key, Plat  
Book 7, Page 17, Monroe County, Florida, Real Estate #00149011.000500

Dear Ms. Weinhofer,

The Planning & Environmental Resources Department has approved your application for an Administrative Variance of 10' from the required 25' front yard setback along the Calle Dos right-of-way, which is adjacent to the western property line. As a result, the front yard setback along the Calle Dos right-of-way would be 15'.

Our Department has determined that the application complies with the requirements and standards set forth in §102-186 of the Monroe County Code. Please be advised that all development must meet the additional requirements and standards of the Monroe County Code and Monroe County Year 2010 Comprehensive Plan.

The following conditions apply:

- 1) The Administrative Variance is based on the design and placement of the single family residence as shown on the site plan included with the application. Work not specified or alterations to the site plan may not be carried out without additional Planning & Environmental Resources Department approval.
- 2) This Administrative Variance is to allow the placement of the single family residence as shown on the site plan that was submitted with the variance application within the required front yard setback along the Calle Dos right-of-way. It does not waive any other required setbacks and it does not waive the required front setback for any future structures or additions.

If you have any questions regarding the contents of this letter or if we may further assist you, please feel free to contact Gail Creech at (305)289-2500 with any questions.

Respectfully,

  
for Gail Creech, Senior Director of Planning & Environmental Resources

# County of Monroe

**Planning & Environmental Resources**

**Department**

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kolhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

*We strive to be caring, professional, and fair.*

Date: 6.13.14

Time: \_\_\_\_\_

Dear Applicant:

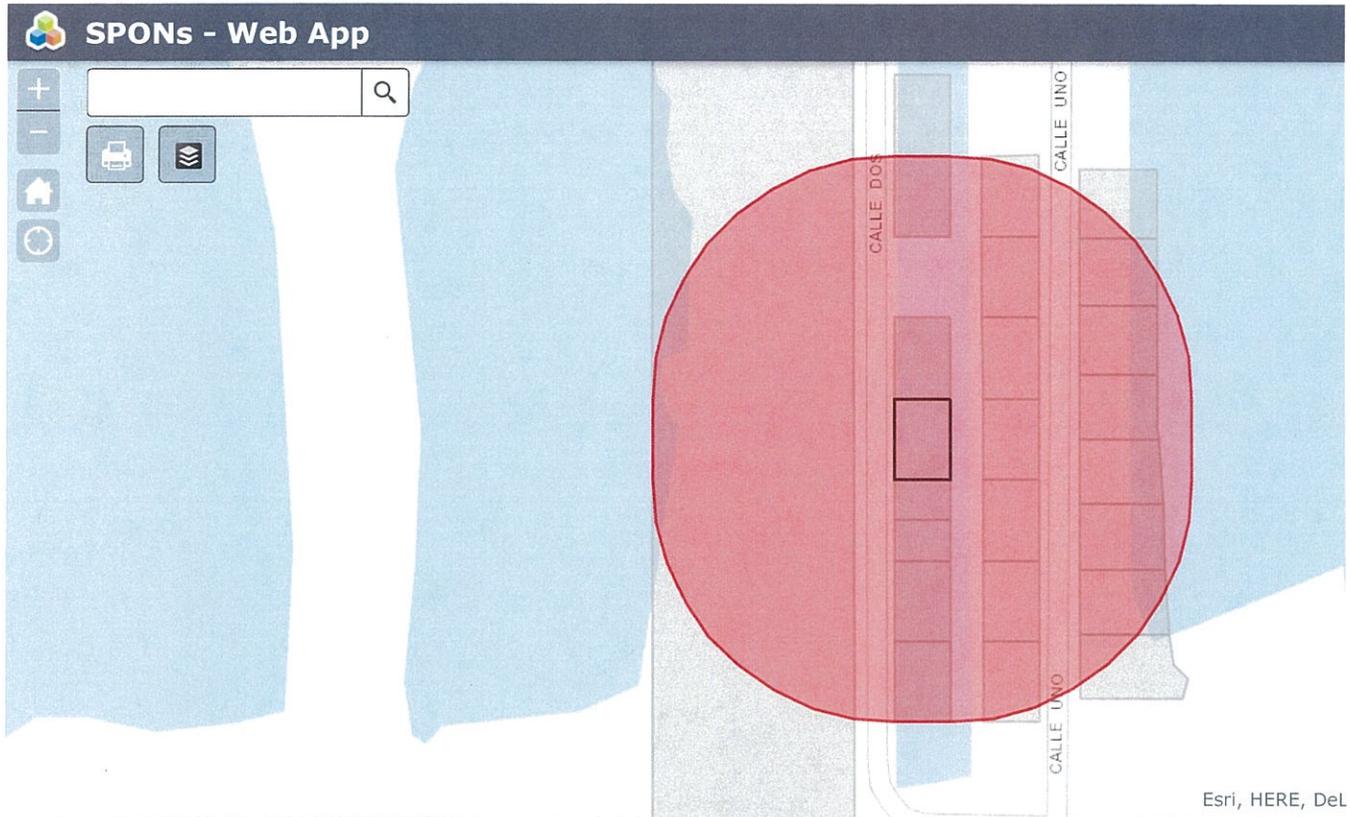
This is to acknowledge submittal of your application for Variance - PC  
Type of application

Isle Investors LLC to the Monroe County Planning Department.  
Project / Name

Thank you.

Gail Creech

Planning Staff



Verified GC

200ft  
24.593 -81.671 Degrees



✓ BAR & RESTAURANT MANAGEMENT COMPANY  
C/O REED JAMES W  
1475 WINTON RD  
MOUNT PLEASANT, SC 29464-3921

✓ BROUILLARD FAMILY TRUST 08/31/2007  
C/O BROUILLARD GUY G  
7 CALLE UNO  
KEY WEST, FL 33040-5410

✓ DEDEO DANIEL T  
4 CALLE DOS  
KEY WEST, FL 33040-5464

✓ FLOWERS ROLAND SHAYNE & KIMBERLY  
4 CALLE UNO  
KEY WEST, FL 33040-5410

✓ FRANK P TOPPINO LIMITED  
PARTNERSHIP  
PO BOX 787  
KEY WEST, FL 33041-0787

✓ ISLE INVESTORS LLC  
5730 2ND AVE  
KEY WEST, FL 33040-5933

★ MARTINEZ JUDY A  
8 CALLE UNO  
KEY WEST, FL 33040-5410

✓ MCCLOUD STEVEN WAYNE  
1709 NE 20TH AVE  
FORT LAUDERDALE, FL 33305-2512

✓ MULVEY SHARON L  
6 CALLE UNO  
KEY WEST, FL 33040-5410

★ MURRAY LEE M  
9 CALLE DOS  
KEY WEST, FL 33040-5464

✓ O'FLYNN GREGORY AND JANET LYNN  
P O BOX 5827  
KEY WEST, FL 33045

✓ OSTERHOUDT NICHOLAS  
4B CALLE DOS  
KEY WEST, FL 33040-5464

✓ ROCKLAND OPERATIONS LLC  
PO BOX 787  
KEY WEST, FL 33041

✓ SMITH CHARLES H  
264 TRESTLE CREEK DR  
SAINT REGIS, MT 59866-9605

✓ STEVEN TOYE ANNE  
1 CALLE UNO  
KEY WEST, FL 33040-5410

✓ TEJEDA ALEX AND LYNNE  
8 CALLE DOS  
KEY WEST, FL 33040

~~TOPPINO DANIEL P LIVING TRUST  
C/O TOPPINO DANIEL P TRUSTEE  
P O BOX 787  
KEY WEST, FL 33041~~

✓ WILBARGER DONALD AND MARILYN  
5 CALLE UNO  
KEY WEST, FL 33040

Labels GC 1 of 1

★ = added to applicant Labels

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

ISLE INVESTORS, LLC

### Filing Information

<b>Document Number</b>	L14000096383
<b>FEI/EIN Number</b>	32-0442691
<b>Date Filed</b>	06/16/2014
<b>Effective Date</b>	06/11/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

5730 2ND AVE  
KEY WEST, FL 33040

### Mailing Address

5730 2ND AVE  
KEY WEST, FL 33040

### Registered Agent Name & Address

VAZQUEZ, CAROLINE  
5730 2ND AVE  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

VAZQUEZ, RAYMOND  
5730 2ND AVE  
KEYWEST, FL 33040

Title MGR

VAZQUEZ, CAROLINE  
5730 2ND AVE  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2015	02/26/2015
2016	02/22/2016

**Document Images**

[02/22/2016 -- ANNUAL REPORT](#)

View image in PDF format

[02/26/2015 -- ANNUAL REPORT](#)

View image in PDF format

[06/16/2014 -- Florida Limited Liability](#)

View image in PDF format

[Copyright © and Privacy Policies](#)  
State of Florida, Department of State

**End of Additional File 2016-091**

APPLICATION  
**MONROE COUNTY**  
**PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED  
 JUN 13 2016  
 MONROE CO. PLANNING DEPT

**Variance Application to the Monroe County Planning Commission**

**An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review**

Planning Commission Variance Application Fee: \$1,608.00

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

Advertising Costs: \$245.00

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

Date of Submittal: 6 / 13 / 16  
 Month Day Year

**Property Owner:**

Isle Investors, LLC  
 Name

5730 2nd Ave Stock Island  
 Mailing Address (Street, City, State, Zip Code)

305-296-4428  
 Daytime Phone

rvazquez@F1keys.electric.com  
 Email Address

**Agent (if applicable):**

Christina Weinhofer  
 Name

30051 Pond Ln Big Pine Key FL  
 Mailing Address (Street, City, State, Zip Code) 33043

305-587-4807  
 Daytime Phone

CJWeinhofer@aol.com  
 Email Address

**Legal Description of Property:**

(If in metes and bounds, attach legal description on separate sheet)

2                      5                      Rockland Village                      Rockland  
 Block                      Lot                      Subdivision                      Key

00149011-000500                      8564643  
 Real Estate (RE) Number                      Alternate Key Number

5 Calle Dos E Rockland Key                      10  
 Street Address (Street, City, State, Zip Code)                      Approximate Mile Marker

APPLICATION

Land Use District Designation(s): IS Residential

Present Land Use of the Property: Vacant

Total Land Area: 7,000 sqft

Please provide the standard required by the land development regulations: front 25' Rear 20' side 5' + 10'  
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: front yard setback 6/31/15, Requesting  
Additional 3'8" (i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

**All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.**

1) The applicant shall demonstrate a showing of good and sufficient cause:  
The lot is 70' Deep instead of the typical 100'  
In order to build a adequate size structure 10'  
variance won't work

2) Failure to grant the variance would result in exceptional hardship to the applicant:  
Property owner would be unable to develop  
the size home desired

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:  
NO

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:  
lot is 70' Deep, 100' is the normal depth  
of most properties

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:  
No, but other property owners in the area  
have built within the requested 59 ft.

APPLICATION

6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

NO

7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

NO

8) The variance is the minimum necessary to provide relief to the applicant:

YES

All of the following must be submitted in order to have a complete application submittal:  
(Please check as you attach each required item to the application)

- Complete variance application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Land use district of site and any adjacent land use districts;
  - Locations and dimensions of all existing and proposed structures and drives;
  - Type of ground cover (i.e. concrete, asphalt, grass, rock);
  - Adjacent roadways;
  - Setbacks as required by the land development regulations;
  - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: *Christine Vongey* Date: *6/6/16*

Sworn before me this *6* day of *Jun* *2016*



*Christine Weinhofler*  
Notary Public  
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

6/6/14

(Date)

I hereby authorize Christina Weinhofer be listed as authorized agent  
(Name of Agent)

for ISK Investors LLC for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 5, Block \_\_\_\_\_,  
Subdivision: Rockland Village, Key (island): East Rockland Key  
and Real Estate number: 00149011-000500.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Caroline Vazquez  
Property Owner(s) Signature

Caroline Vazquez

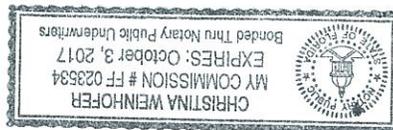
Printed Name of Owner(s)

**NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 10 day of June, 2014.

Caroline Vazquez is ✓ personally known        produced identification

Christina Weinhofer Type of Identification), did / did not take an oath.  
Notary



County of Monroe  
Growth Management Division

Planning & Environmental Resources  
Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kolhage, District 1  
Mayor Pro Tem, Heather Carruthers, District 3  
George Neugent, District 2  
David Rice, District 4  
Sylvia J. Murphy, District 5

June 3, 2015

**Subject: Surrounding Property Owner Notification Letter, Setback Variance Request**  
9 Calle Dos, Rockland Key, Lot 9, Rockland Village No. 2 (Plat Book 7, Page  
17), Monroe County, Florida, Real Estate #00149011.000900

Dear Madam or Sir,

The property owners of the above referenced property have applied to the Planning & Environmental Resources Department for approval of a setback variance.

The applicant is requesting approval of a variance of 10' from the required 25' front yard setback along the Calle Dos right-of-way, which is adjacent to the western property line. As a result, the front yard setback along the Calle Dos right-of-way would be 15'. The granting of this variance will provide the applicant with more land area to better facilitate the arrangement of a proposed swimming pool.

As set forth in §102-186 of the Monroe County Code, the Director of Planning & Environmental Resources has the authority to grant variances for the reduction of non-shoreline setback requirements for front and rear yards by no more than ten (10) feet and side yards by no more than twenty (20) percent after determining that an application complies with the requirements and standards set forth in §102-186(f) and §102-186(h).

After determining that an application for a variance complies with the requirements and standards, the Planning & Environmental Resources Department provides written notice of the proposed approval to owners of real property located within three hundred (300) feet of the property. This letter is to notify you of pending approval of this application. If requested in writing by the applicant or an adversely affected owner or resident of real property located in Monroe County during the required thirty (30) calendar days of posting, a public hearing by the Monroe County Planning Commission shall be scheduled on the application.

You may examine this application at our office, located at 2798 Overseas Highway, Marathon, FL. Please feel free to contact Matthew Coyle, Principal Planner, at (305) 289-2588 with any questions

Respectfully,

A handwritten signature in cursive script, appearing to read "Mayté Santamaria".

Mayté Santamaria, Senior Director of Planning & Environmental Resources  
Attachment

## Attachment

### **Compliance with the Land Development Regulations:**

§102-86(f) provides the following eight (8) standards for setback variances:

- 1) The applicant shall demonstrate a showing of good and sufficient cause;
- 2) Failure to grant the variance would result in exceptional hardship to the applicant;
- 3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public;
- 4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district;
- 5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns;
- 6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family;
- 7) Granting the variance is not based on the domestic difficulties of the applicant or his family; and;
- 8) The variance is the minimum necessary to provide relief to the applicant

### **Staff Recommendation:**

Staff recommends approval of a variance of 10' to the front yard setback along the Calle Dos right-of-way if the following conditions are met and pending any objections from surrounding property owners. Valid objections from surrounding property owners may lead the Planning and Environmental Resources Department to reevaluate the recommendation:

- 1) The Administrative Variance is based on the design and placement of the swimming pool as shown on the site plan by James C. Reynolds, PE dated April 15, 2015 and signed and sealed on May 12, 2015 included with the application. Work not specified or alterations to the site plan may not be carried out without additional Planning & Environmental Resources Department approval.
- 2) This Administrative Variance is to allow the placement of the swimming pool as shown on the site plan by James C. Reynolds, PE dated April 15, 2015 and signed and sealed on May 12, 2015 that was submitted with the variance application within the required front yard setback along the Calle Dos right-of-way. It does not waive any other required setbacks and it does not waive the required front setback for any future structures or additions.

Return to:  
Name THE CLOSING DEPARTMENT, INC.  
Address 3432 DUCK AVENUE  
KEY WEST, FL. 33040

Doc# 1995838 08/28/2014 10:52AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by: DEBORAH CONDELLA  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

08/28/2014 10:52AM  
DEED DOC STAMP CL: Krys \$1,050.00

\$150,000.00

Doc# 1995838  
BK# 2700 Pg# 1880

# Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 26th day of AUGUST A. D. 2014,

Between, **BAR & RESTAURANT MANAGEMENT COMPANY, a Florida Corporation**

Whose address is 1475 Winton Road, Mt. Pleasant, SC 29466  
of the County of , in the State of South Carolina, party of the first part, and

**ISLE INVESTORS, LLC, a Florida Limited Liability Company**

Whose address is 5730 2<sup>nd</sup> Avenue, Key West, FL 33040  
of the County of Monroe, in the State of Florida, party of the second part,

**Witnesseth**, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

**Lot 5, ROCKLAND VILLAGE NO. 2, according to the Plat thereof as recorded in Plat Book 7, Page 17, of the Public Records of Monroe County, Florida.**

**SUBJECT TO** taxes for the year 2014 and subsequent years.  
**SUBJECT TO** easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**Property Appraiser's Parcel Identification Number: 00149011-000500**

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

BAR & RESTAURANT MANAGEMENT COMPANY,  
a Florida Corporation

#1 [Signature]

[Signature: James W. Reed] L.S.  
By: JAMES W. REED, President

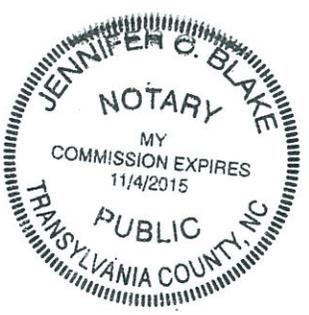
Printed Name SHELLA WELCH

#2 [Signature]

Printed Name Jason Hoptinger

State of ~~South Carolina~~ North Carolina  
County of Jackson

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August 2014, by James W. Reed, as President of Bar & Restaurant Management Company, who is personally known to me or who has/have produced \_\_\_\_\_ as identification and who did (did not) take an oath.



[Signature: Jennifer C. Blake]  
NOTARY PUBLIC

CD-4838



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 8564643 Parcel ID: 00149011-000500**

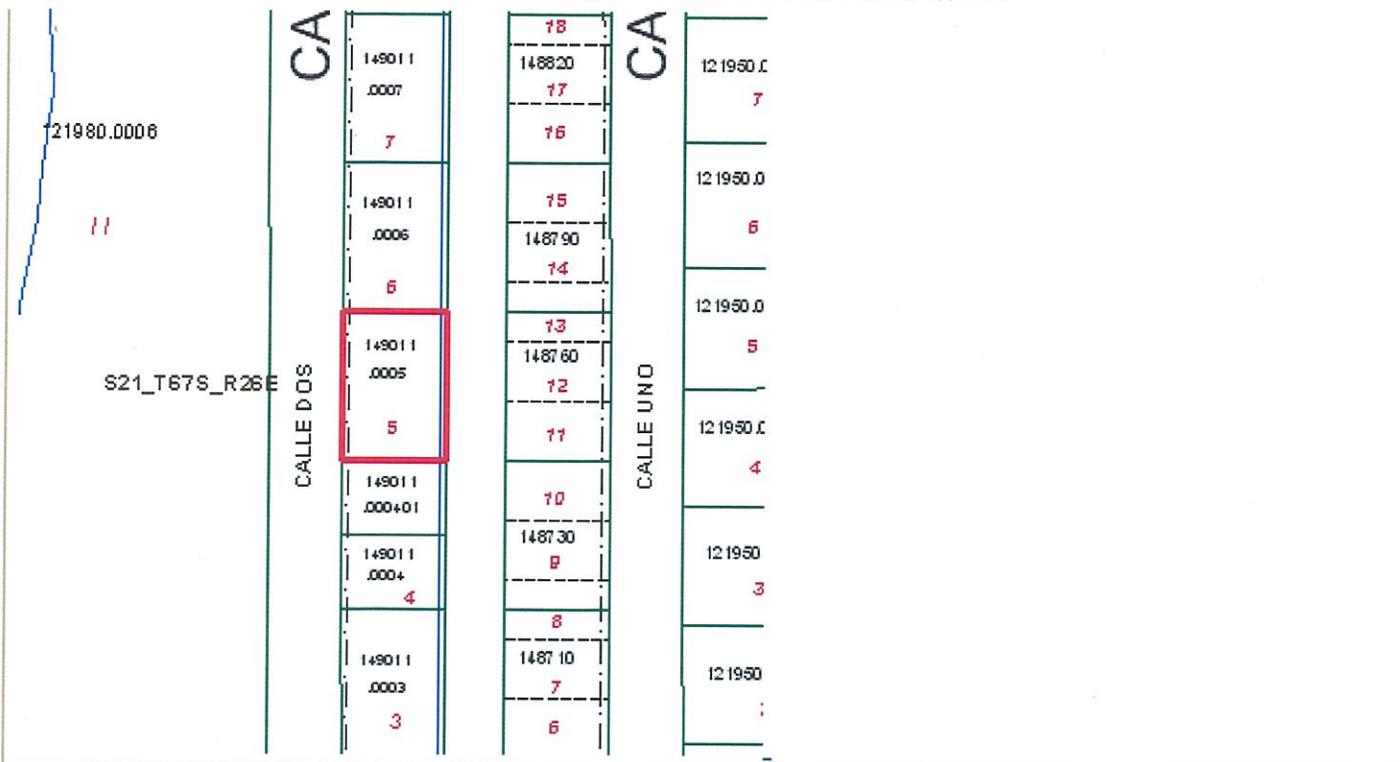
### Ownership Details

**Mailing Address:**  
ISLE INVESTORS LLC  
5730 2ND AVE  
KEY WEST, FL 33040-5933

### Property Details

**PC Code:** 00 - VACANT RESIDENTIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** 5 CALLE DOS EAST ROCKLAND KEY  
**Subdivision:** ROCKLAND VILLAGE #2  
**Legal Description:** LT 5 ROCKLAND VILLAGE NO 2 PB7-17 EAST ROCKLAND KEY OR1060-2456 OR1126-119 OR1521-1668  
**Description:** OR1663-1448 OR1981-1457 OR2296-460 OR2461-1413/14CT OR2533-1266/68 OR2700-1880/81

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
M10C - RESIDENTIAL CANAL	0	0	7,000.00 SF

### Appraiser Notes

2001-05-08 REMOVED THE SW2-01 FOR THE 2001 TAX ROLL. SKI  
 CLEARED, RAW LAND

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	0	129,500	129,500	129,500	0	129,500
2014	0	0	91,000	91,000	73,150	0	91,000
2013	0	0	66,500	66,500	66,500	0	66,500
2012	0	0	66,500	66,500	66,500	0	66,500
2011	0	0	66,500	66,500	66,500	0	66,500
2010	0	0	33,600	33,600	33,600	0	33,600
2009	0	0	50,400	50,400	50,400	0	50,400
2008	0	0	98,700	98,700	98,700	0	98,700
2007	0	0	175,000	175,000	175,000	0	175,000
2006	0	0	175,000	175,000	175,000	0	175,000

2005	0	0	175,000	175,000	175,000	0	175,000
2004	0	0	52,500	52,500	52,500	0	52,500
2003	0	0	52,500	52,500	52,500	0	52,500
2002	0	0	52,500	52,500	52,500	0	52,500
2001	0	0	52,500	52,500	52,500	0	52,500
2000	0	1,353	43,750	45,103	45,103	0	45,103
1999	0	1,370	40,600	41,970	41,970	0	41,970
1998	0	1,403	32,200	33,603	33,603	0	33,603
1997	0	0	32,200	32,200	32,200	0	32,200
1996	0	0	32,200	32,200	32,200	0	32,200
1995	0	0	32,200	32,200	32,200	0	32,200
1994	0	0	32,200	32,200	32,200	0	32,200
1993	0	0	32,200	32,200	32,200	0	32,200
1992	0	0	32,200	32,200	32,200	0	32,200
1991	0	0	32,200	32,200	32,200	0	32,200
1990	0	0	26,250	26,250	26,250	0	26,250
1989	0	0	18,550	18,550	18,550	0	18,550
1988	0	0	17,150	17,150	17,150	0	17,150
1987	0	0	19,250	19,250	19,250	0	19,250
1986	0	0	19,250	19,250	19,250	0	19,250
1985	0	0	14,000	14,000	14,000	0	14,000
1984	0	0	14,000	14,000	14,000	0	14,000
1983	0	0	14,000	14,000	14,000	0	14,000
1982	0	0	10,500	10,500	10,500	0	10,500

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/22/2014	2700 / 1880	150,000	<u>WD</u>	<u>02</u>
9/6/2011	2533 / 1266	52,500	<u>WD</u>	<u>37</u>
4/16/2010	2461 / 1413	100,000	<u>CT</u>	<u>12</u>
5/15/2007	2296 / 460	200,000	<u>WD</u>	<u>Q</u>
3/4/2004	1981 / 1457	200,000	<u>WD</u>	<u>Q</u>
11/21/2000	1663 / 1448	76,000	<u>WD</u>	<u>Q</u>
6/1/1998	1521 / 1668	44,800	<u>WD</u>	<u>Q</u>
3/1/1990	1126 / 119	36,000	<u>WD</u>	<u>Q</u>
8/1/1988	1060 / 2456	30,000	<u>WD</u>	<u>U</u>

This page has been visited 8,111 times.

Monroe County Property Appraiser

6/6/2016

Property Search -- Monroe County Property Appraiser

Scott P. Russell, CFA

P.O. Box 1176 Key West, FL 33041-1176

# 5 Calle Dos Rockland Key, FL

MONROE COUNTY PROPERTY  
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:4,756

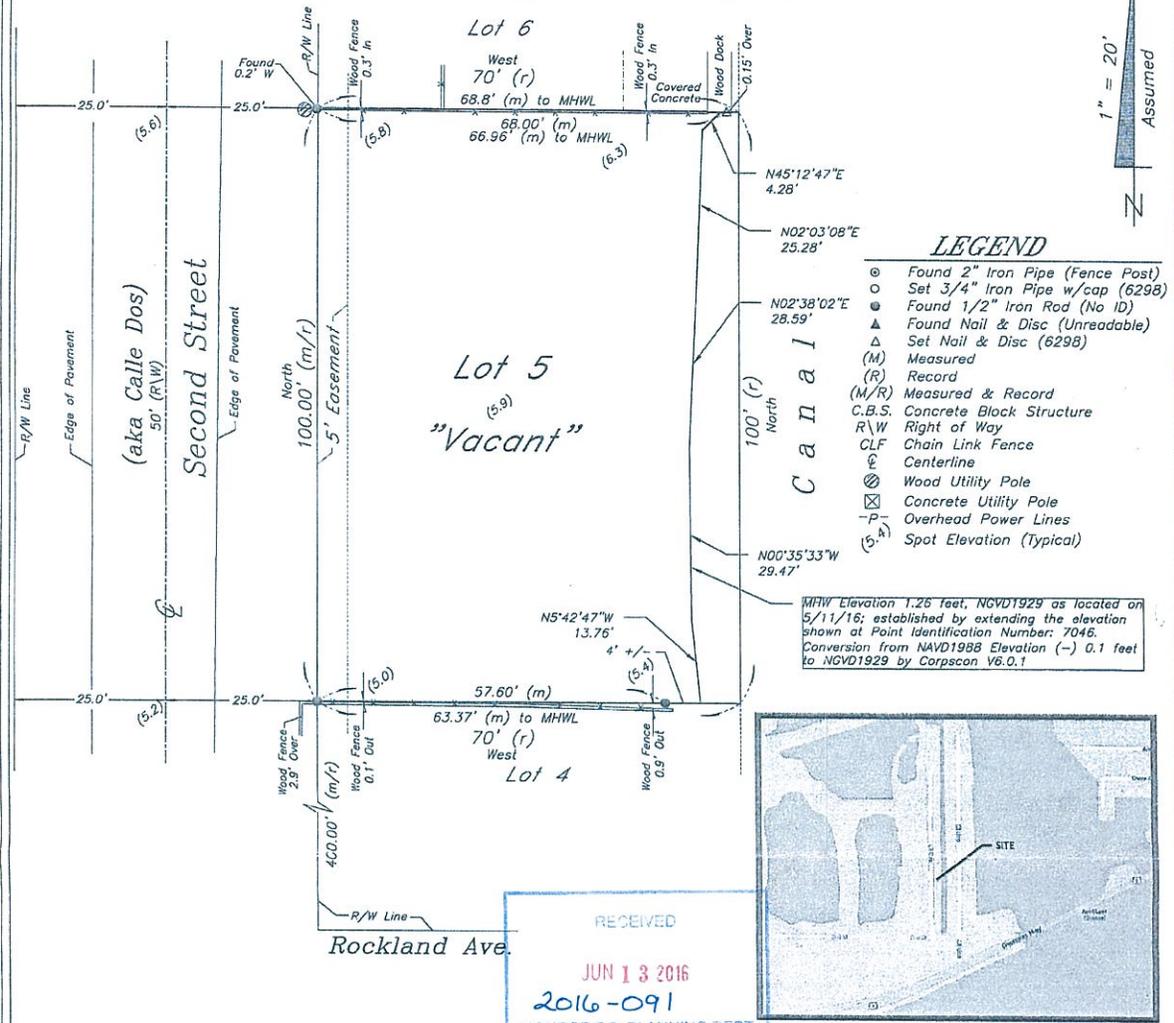
Date: 6/10/2016



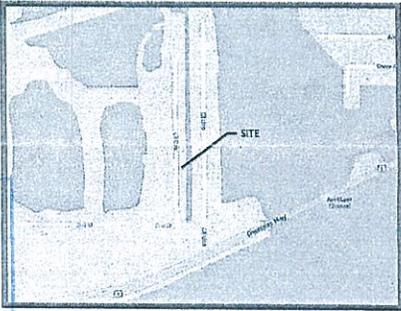




Boundary & Mean High Water Line Survey Map of Lot 5,  
ROCKLAND VILLAGE NO. 2



RECEIVED  
JUN 13 2016  
2016-091  
MONROE CO. PLANNING DEPT



Location Map - Not to Scale  
Section 21, Township 67S, Range 26E

BOUNDARY & MEAN HIGH WATER LINE SURVEY OF: Lot 5, ROCKLAND VILLAGE NO. 2, according to the Plat thereof, recorded in Plat Book 7, Page 17, of the Public Records of Monroe County, Florida.

BOUNDARY & MEAN HIGH WATER LINE SURVEY FOR: Island Investments;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

August 1, 2014  
Updated 5/13/16 add Mean High Water Line

THIS SURVEY  
IS NOT  
ASSIGNABLE

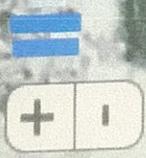
**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

NAME	ADDRESS	CITY	STATE	ZIP
WILBARGER DONALD AND MARILYN	5 CALLE UNO	KEY WEST	FL	33040
FRANK P TOPPINO LIMITED PARTNERSHIP	PO BOX 787	KEY WEST	FL	33041-0787
FRANK P TOPPINO LIMITED PARTNERSHIP	PO BOX 787	KEY WEST	FL	33041-0787
TOPPINO DANIEL P LIVING TRUST	P O BOX 787	KEY WEST	FL	33041
FLOWERS ROLAND SHAYNE AND KIMBERLY	4 CALLE UNO	KEY WEST	FL	33040-5410
SMITH CHARLES H	264 TRESTLE CREEK DR	SAINT REGIS	MT	59866-9605
TEJEDA ALEX AND LYNNE	8 CALLE DOS	KEY WEST	FL	33040
DEDEO DANIEL T	4 CALLE DOS	KEY WEST	FL	33040-5464
FRANK P TOPPINO LIMITED PARTNERSHIP	PO BOX 787	KEY WEST	FL	33041-0787
ROCKLAND OPERATIONS LLC	PO BOX 787	KEY WEST	FL	33041
O'FLYNN GREGORY AND JANET LYNN	P O BOX 5827	KEY WEST	FL	33045
BAR AND RESTAURANT MANAGEMENT CO	1475 WINTON RD	MOUNT PLEASANT	SC	29464-3921
MCCLLOUD STEVEN WAYNE	1709 NE 20TH AVE	FORT LAUDERDALE	FL	33305-2512
OSTERHOUDT NICHOLAS	4133 SW 8TH CT	CAPE CORAL	FL	33914-5731
FRANK P TOPPINO LIMITED PARTNERSHIP	PO BOX 787	KEY WEST	FL	33041-0787
FRANK P TOPPINO LIMITED PARTNERSHIP	PO BOX 787	KEY WEST	FL	33041-0787
MULVEY SHARON L	6 CALLE UNO	KEY WEST	FL	33040-5410
ISLE INVESTORS LLC	5730 2ND AVE	KEY WEST	FL	33040-5933
SAUNDERS CHRISTOPHER AND STACY	7 CALLE DOS DR	KEY WEST	FL	33040
HURWICH JEFFRY M	2030 BAKERTOWN RD	BUCHANAN	MI	49107-8418
FRANK P TOPPINO LIMITED PARTNERSHIP	PO BOX 787	KEY WEST	FL	33041-0787
STEVEN TOYE ANNE	1 CALLE UNO	KEY WEST	FL	33040-5410
BROUILLARD FAMILY TRUST 08/31/2007	7 CALLE UNO	KEY WEST	FL	33040-5410
CONFIDENTIAL DATA F.S. 119.07	2 CALLE UNO	KEY WEST	FL	33040-5410

Print Title: Raymond Vazquez

Subtitle: 5 Calle Dos Rockland

Print Clear



Basemap

Scale: 1:4513 Latitude: 24.593198 Longitude: -81.669092

Buffer Results 24 features found

Zoom

Remove highlight

Export results to "|" Delimited

✓ WILBARGER DONALD AND MARILYN  
5 CALLE UNO  
KEY WEST, FL 33040

TOPPINO DANIEL P LIVING TRUST  
✓ P O BOX 787  
KEY WEST, FL 33041

✓ TEJEDA ALEX AND LYNNE  
8 CALLE DOS  
KEY WEST, FL 33040

✓ ROCKLAND OPERATIONS LLC  
PO BOX 787  
KEY WEST, FL 33041

✓ MCCLOUD STEVEN WAYNE  
1709 NE 20TH AVE  
FORT LAUDERDALE, FL 33305-2512

FRANK P TOPPINO LIMITED  
PARTNERSHIP  
✓ PO BOX 787  
KEY WEST, FL 33041-0787

SAUNDERS CHRISTOPHER AND STACY  
7 CALLE DOS DR  
KEY WEST, FL 33040

✓ STEVEN TOYE ANNE  
1 CALLE UNO  
KEY WEST, FL 33040-5410

✓ FRANK P TOPPINO LIMITED  
PARTNERSHIP  
PO BOX 787  
KEY WEST, FL 33041-0787

✓ FLOWERS ROLAND SHAYNE AND  
KIMBERLY  
4 CALLE UNO  
KEY WEST, FL 33040-5410

✓ DEDEO DANIEL T  
4 CALLE DOS  
KEY WEST, FL 33040-5464

✓ O'FLYNN GREGORY AND JANET LYNN  
P O BOX 5827  
KEY WEST, FL 33045

✓ OSTERHOUDT NICHOLAS  
4133 SW 8TH CT  
CAPE CORAL, FL 33914-5731

✓ MULVEY SHARON L  
6 CALLE UNO  
KEY WEST, FL 33040-5410

HURWICH JEFFRY M  
2030 BAKERTOWN RD  
BUCHANAN, MI 49107-8418

✓ BROUILLARD FAMILY TRUST  
08/31/2007  
7 CALLE UNO  
KEY WEST, FL 33040-5410

FRANK P TOPPINO LIMITED  
PARTNERSHIP  
✓ PO BOX 787  
KEY WEST, FL 33041-0787

✓ SMITH CHARLES H  
264 TRESTLE CREEK DR  
SAINT REGIS, MT 59866-9605

FRANK P TOPPINO LIMITED  
PARTNERSHIP  
✓ PO BOX 787  
KEY WEST, FL 33041-0787

✓ BAR AND RESTAURANT MANAGEMENT  
CO  
1475 WINTON RD  
MOUNT PLEASANT, SC 29464-3921

FRANK P TOPPINO LIMITED  
PARTNERSHIP  
✓ PO BOX 787  
KEY WEST, FL 33041-0787

✓ ISLE INVESTORS LLC  
5730 2ND AVE  
KEY WEST, FL 33040-5933

FRANK P TOPPINO LIMITED  
PARTNERSHIP  
✓ PO BOX 787  
KEY WEST, FL 33041-0787

✓ CONFIDENTIAL DATA F.S. 119.07  
2 CALLE UNO  
KEY WEST, FL 33040-5410



**The project must be completed in accordance with the enclosed construction drawings (pages 1- 4), date-stamped by the U.S. Army Corps of Engineers (Corps) on May 1, 2016 and the general and special conditions which are incorporated in, and made a part of, the permit.**

**Special Conditions:**

1. REPORTING ADDRESS: The Permittee shall submit all reports, notifications, documentation and correspondence required by the conditions of this permit shall be submitted to the following address:

a. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Branch, 9900 Southwest 107th Avenue, Suite 203, Miami, Florida 33176.

b. For electronic mail: CESAJ-ComplyDocs@usace.army.mil (not to exceed 10 MB).

The Permittee shall reference this permit number, SAJ-2015-00914 (LP-GGM), on all submittals.

2. SELF-CERTIFICATION: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

3. COMMENCEMENT NOTICE: Within ten (10) days from the date of initiating the authorized work, the Permittee shall provide to the Corps a written notification of the date of commencement of work authorized by this permit.

4. NOTICE PERMIT: The Permittee shall complete and record the Notice of Department of the Army Permit (Attached) with the Clerk of the Circuit Court, Registrar of Deeds or other appropriate official charged with the responsibility of maintaining records of title to or interest in real property within the county of the authorized activity. Within 90 days from the effective date of this permit the Permittee shall provide a copy of the recorded Notice of Permit to the Corps clearly showing a stamp from the appropriate official indicating the book and page at which the Notice of Permit is recorded and the date of recording.

5. ASSURANCE OF NAVIGATION AND MAINTENANCE: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

6. MANATEE CONDITIONS: The Permittee shall abide by the enclosed standard construction conditions designed to protect the endangered West Indian manatee, 2011.

7. SEA TURTLE AND SMALLTOOTH SAWFISH CONDITIONSS: The Permittee shall comply with National Marine Fisheries Service's "Sea Turtle and Smalltooth Sawfish Construction Conditions," dated March 23, 2006, attached to this permit.

8. TURBIDITY BARRIERS: Prior to the initiation of any of the work authorized by this permit the Permittee shall install floating turbidity barriers with weighted skirts that extend to within one foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained until the authorized work has been completed and all erodible materials have been stabilized. Turbidity barriers shall be removed upon stabilization of the work area.

9. POSTING OF PERMIT: The Permittee shall ensure that all contractors, sub-contractors, and entities associated with the implementation of the project review, understand, and comply with the approved plans and special conditions made part of this permit. The Permittee shall inform all parties associated with the activity of the construction area boundaries. Complete copies of the permit and approved plans shall be available at the construction site at all times. Failure to comply with the approved plans and permit special conditions may subject the Permittee to enforcement action.

10. AGENCY CHANGES/APPROVALS: Should any other agency require and/or approve changes to the work authorized or obligated by this permit, the Permittee is advised a modification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a modification of this permit from the Miami Permits Section. The Corps reserves the right to fully evaluate, amend, and approve or deny the request for modification of this permit.

## 11. CULTURAL RESOURCES/HISTORIC PROPERTIES:

a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.

12. EROSION CONTROL: Prior to the initiation of any work authorized by this permit, the Permittee shall install erosion control measures along the perimeter of all work areas to prevent the displacement of fill material outside the work area. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas shall be stabilized using sod, degradable mats, barriers, or a combination of similar stabilizing materials to prevent erosion. The erosion control measures shall remain in place and be maintained until all authorized work has been completed and the site has been stabilized.

13. FILL MATERIAL: The Permittee shall use only clean fill material for this project. The material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete block with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.

14. COMPENSATORY MITIGATION: Within 30 days from the date of initiating the authorized work, the Permittee shall provide written verification to the Corps that 0.0046 tidal federal mitigation credits have been purchased from the Keys Restoration Fund In-Lieu Fee Mitigation Program (SAJ-2012-02902) for 500 square feet of coastal wetland impacts. For questions regarding the purchase of credits from the Keys Restoration Fund, please contact Laura Flynn by email LLFLYNN@GMAIL.COM or by Toll Free phone at 855-588-2100. The Permittee shall include a copy of the DA permit along with a check made payable to the Keys Restoration Fund (KRF). Please note that failure to mail a copy of the permit with the check may result in a delay of processing payment. This DA permit number (SAJ-2015-00914) shall be written on the check. The payment can be mailed to the following address: Coastal Resources Group, Inc. C/o Laura Flynn, 11449 Calhoun Court, Venice, FL 34293. The Permittee shall provide written verification of credit purchase to the Corps' Enforcement Section at 9900 SW 107th Ave, #203, Miami, FL 33176. The required verification shall reference this project's DA permit number (SAJ-2015-00914).

15. LOWER KEYS MARSH RABBIT: This authorization contains an educational brochure published by the U.S. Fish and Wildlife Service (FWS) regarding the danger to several endangered species from the presence of free-roaming cats in the Florida Keys. Your property has been identified as within the potential range for at least one of these listed species. Therefore, a copy is enclosed for your reference and review. If you have any additional questions or concerns regarding this matter you may contact FWS by phone at (772) 562-3909 or visit their website at <http://www.fws.gov/verobeach/Index.html> (Attached).

If the work authorized is not completed on or before **May 02, 2021** authorization, if not previously revoked or specifically extended, shall cease and be null and void.

**Instructions for Objecting to Permit Terms and Conditions:** This letter contains an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A and submit the completed RFA form to the letterhead address.

This letter also contains an approved jurisdictional determination. Enclosed you will find the approved jurisdictional determination form and a Notification of Appeal Process fact sheet and Request for Appeal (RFA) form. If you object to this determination, you may request an administrative appeal under Corps' regulations at 33 CFR Part 331. If you request to appeal this determination, you must submit a completed RFA form to the South Atlantic Division Office at the following address:

Mr. Jason Steele  
South Atlantic Division  
U.S. Army Corps of Engineers  
CESAD-CM-CO-R, Room 9M15  
60 Forsyth St., SW.  
Atlanta, Georgia 30303-8801.

Mr. Steele can be reached by telephone number at 404-562-5137, or by facsimile at 404-562-5138.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria under 33 CFR Part 331.5, and that it has been received by the District office within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received at the letterhead address by **July 1, 2016**.

Should you have any questions regarding this letter, please contact the project manager, Gletys Guardia-Montoya, in writing at the letterhead address, by telephone at 305-526-2515, or by e-mail at [Gletys.Guardia-Montoya@usace.army.mil](mailto:Gletys.Guardia-Montoya@usace.army.mil).

The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey) and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:



Digitally signed by  
CLOUSER.MEGAN.L.1275434929  
DN: c=US, o=U.S. Government,  
ou=DoD, ou=PKI, ou=USA,  
cn=CLOUSER.MEGAN.L.1275434929  
Date: 2016.05.02 14:30:10 -04'00'

for Jason A. Kirk,  
Colonel, U.S. Army  
District Commander

Enclosures:

General Conditions

Standard manatee conditions for in-water work-2011

NMFS Sea Turtle and Smalltooth Sawfish Construction Conditions (2006)

Feral Cat Brochure

Self-certification statement of compliance

Permit transfer form

Appeal form

Preliminary Jurisdictional Determination

Site plans date-stamped by the Corps on May 1, 2016

Copies Furnished:

Applicant:

Applicant: Sean Kirwan (via e-mail)  
Glen Boe and Associates, Inc.  
[gba@glenboe.comcastbiz.net](mailto:gba@glenboe.comcastbiz.net)

CESAJ-RD-SM

REQUEST PERMIT TRANSFER: PERMIT NUMBER: SAJ-2015-00914 (LP-GGM)

When the structures or work verified by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, the present permittee and the transferee should sign and date below. This document must then be provided to the U.S. Army Corps of Engineers, Regulatory Division, Post Office Box 4970, Jacksonville, Florida 32232-0019.

\_\_\_\_\_  
(TRANSFEEE SIGNATURE)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(Name - Printed)

\_\_\_\_\_  
Lot/Block of site

\_\_\_\_\_  
(Street Address)

\_\_\_\_\_  
(City, State, and Zip Code)

**Flood Plain Information:**

This Department of the Army permit does not give absolute authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions. You should contact the local office in your area that issues building permits to determine if your site is located in a flood-prone or floodway area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program. If your local office cannot provide you the necessary information, you may request a flood hazard evaluation of the site by providing this office with a letter and a small scale map showing the location of the site. The request should be addressed to the **Chief, Flood Control and Floodplain Management Branch, Jacksonville District, U.S. Army Corps of Engineers, P.O. Box 4970, Jacksonville, Florida 32232-0019**. Phone inquiries may be made at 904-232-2515.

GENERAL CONDITIONS  
33 CFR PART 320-330  
PUBLISHED FR DATED 13 NOVEMBER 1986

1. The time limit for completing the work authorized ends on **May 2, 2021**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL**

Applicant: <b>Isle Investors, LLC/R. Vasquez</b>		File Number: <b>SAJ-2015-00914</b>	Date: <b>5/2/2016</b>
Attached is:			See Section below
<input checked="" type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
	APPROVED JURISDICTIONAL DETERMINATION	D	
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

**SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.**

**A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: You may accept or appeal the permit**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.**

**D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.**

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

Empty box for additional information or signature.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

**Project Manager as noted in letter**

If you only have questions regarding the appeal process you may also contact:

**for process:  
Tori White 904-232-1658**

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

\_\_\_\_\_  
Signature of appellant or agent.

Date:

Telephone number:

### *What is a free-roaming cat?*

A free-roaming cat is defined as a cat living outdoors at least part of the time. This may be a pet cat that is allowed to spend time outdoors, a lost or abandoned cat, a tame cat with no owner, or a feral cat.

### *Why are free-roaming cats a concern?*

Free-roaming cats may injure or kill several species of endangered Keys mammals, of which few remain in the wild, as well as other native wildlife and birds.

There are estimated to be thousands of free-roaming cats in the Florida Keys.

A well-fed cat can still kill small mammals and birds due to its predatory instinct.

Free-roaming cats carry and spread many feline diseases, such as rabies, Feline Leukemia, FIV, heartworms, hookworms, and toxoplasmosis. Some diseases can be transmitted to other wildlife, pets, and people. ([www.cdc.gov/healthypets/animals/cats.htm](http://www.cdc.gov/healthypets/animals/cats.htm))

Free roaming cats are exposed to harsh weather and storms.

After a feral cat is trapped to be vaccinated or neutered, it may be resistant to trapping for future veterinary care, leaving it at risk for many diseases.

Indoor cats live healthier, longer lives.

### **What can I do to help protect the Key Largo Woodrat, Key Largo Cotton Mouse and Lower Keys Marsh Rabbit, as well as other wild creatures in the Keys?**

- Keep your cat indoors
- Never abandon your cat
- Spay or neuter your cat
- Do not feed cats or other wild animals outdoors
- Make sure your cat has fun indoor play opportunities
- Support local animal shelters and pet adoption programs
- Comply with all local animal laws
- Watch for animals while driving
- Plant native vegetation
- Secure your trash



Photo by: the relling

### **The U.S. Fish and Wildlife Service, Federal Emergency Management Agency, and federally threatened and endangered species**



Photo by: the relling

In 2011, the U.S. District Court for the Southern District of Florida ordered FEMA to consult with U.S. Fish and Wildlife Service on FEMA's issuance of flood insurance, which the Court said encouraged development in the Keys. This increased development was linked to greater numbers of free-roaming cats and their predation on federally threatened and endangered mammals. Consequently, FEMA, FWS, and the communities participating in the National Flood Insurance Program must work together to protect the Lower Keys Rabbit, Key Largo Woodrat, Key Largo Cotton Mouse, Silver Rice Rat and other federally threatened and endangered animals and plants in the Florida Keys.

For more information on what you can do to protect listed species in the Keys, visit <http://www.fws.gov/verobeach/ConservationintheKeys.html>

For more information on free-roaming cats, contacts are provided on the back page.



Key Largo Woodrat



Key Largo Cotton Mouse



Lower Keys (Marsh) Rabbit



Silver Rice Rat

Above photos provided by U.S. Fish and Wildlife Service

In 2010, the U.S. Fish and Wildlife Service issued a Biological Opinion that determined free-roaming cats may result in the extinction of the endangered Key Largo Woodrat, Key Largo Cotton Mouse, and the Lower Keys Marsh Rabbit. In addition, they may further reduce the population of the threatened Silver Rice Rat.

**Additional Resources:**

Florida Keys SPCA, Key West: 305-294-4857 or [www.fkspca.org](http://www.fkspca.org)

Humane Animal Care Coalition, Key Largo: 305-451-0088

Safe Harbor Animal Rescue of the Keys (SHARK): 305-743-4800

American Bird Conservancy: [www.abcbirds.org](http://www.abcbirds.org)

American Soc. for the Prevention of Cruelty to Animals (ASPCA): [www.asPCA.org](http://www.asPCA.org)

Our Animal Family: [www.ouranimalfamily.org](http://www.ouranimalfamily.org)

FEMA and the U.S. Fish and Wildlife Service do not endorse any non-federal organizations.

**REMEMBER**

**Don't feed cats outdoors.**

**Keep cats indoors.**



**FEMA**



\* This photo is protected per a Wikipedia Commons license

# Free-roaming cats in the Florida Keys



## KEEP CATS INDOORS

Keeping your cat indoors is much safer for both your pet and the local wildlife and birds.

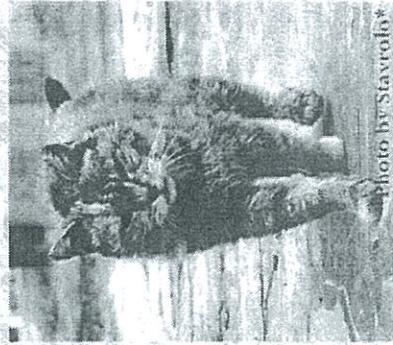


Photo by Stavros



UNITED STATES DEPARTMENT OF COMMERCE  
National Oceanic and Atmospheric Administration  
NATIONAL MARINE FISHERIES SERVICE  
Southeast Regional Office  
263 13th Avenue South  
St. Petersburg, FL 33701

## SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006

O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc



## STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com)
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at [MyFWC.com/manatee](http://MyFWC.com/manatee). Questions concerning these signs can be sent to the email address listed above.

# CAUTION: MANATEE HABITAT

All project vessels

## IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work  
all in-water activities must

## SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

**1-888-404-FWCC(3922)**

cell \*FWC or #FWC

**ATTACHMENT**

**PRELIMINARY JURISDICTIONAL DETERMINATION FORM**

**BACKGROUND INFORMATION**

**A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): May 02, 2016**

**B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:**

Isle Investors, LLC  
Raymond Vasquez  
5730 2nd Avenue  
Key West, FL 33040

**C. DISTRICT OFFICE, FILE NAME, AND NUMBER: SAJ-2015-00914-LP-GGM-Isle Investors, LLC.**

**D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:**

The project would affect waters of the United States associated with the Florida Bay. The project site is located on an undeveloped lot, along a manmade canal (approximately 40 feet wide) at 5 Calle Dos; legally described as Lot 5 of Rockland Village No. 2, PB7-17 East Rockland Key, in Section 21, Township 67 South, Range 26 East; Key West, Monroe County, Florida 33040. (RE# 00149011-000500)(MM± 9.5).

**(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)**

State: FL County/parish/borough: MONROE City: Key West.  
Center coordinates of site (lat/long in degree decimal format): Lat. Latitude: 24. 592860 ° N, Long. 81.670742° W.

Universal Transverse Mercator:

Name of nearest waterbody: Man-made canal Tributary to the Gulf of Mexico.

Identify (estimate) amount of waters in the review area:

Non-wetland waters: 100 linear feet: width (ft) and/or sq.ft acres.

Cowardin Class: Marine/estuarine

Stream Flow:

Wetlands: 500 sq. ft. acres.

Cowardin Class: Emergent

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal: Man-made canal Tributary to the Gulf of Mexico

Non-Tidal:

**E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):**

Office (Desk) Determination. Date: March 23, 2015.

Field Determination. Date(s): April 16, 2015.

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or

to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable. This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

**SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply)**

- checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: 3/23/2015.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name:
- USDA Natural Resources Conservation Service Soil Survey. Citation:
  - National wetlands inventory map(s). Cite name:
  - State/Local wetland inventory map(s):
  - FEMA/FIRM maps:
  - 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
  - Photographs:  Aerial (Name & Date): Monroe County Property Appraisal Site 2006-2012.
  - or  Other (Name & Date):
- Previous determination(s). File no. and date of response letter:
- Other information (please specify):

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

Digitally signed by GUARDIA-MONTOYA.GLETYS.1228208422  
 DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=GUARDIA-MONTOYA.GLETYS.1228208422

Signature and date of  
 Regulatory Project Manager  
 (REQUIRED)

\_\_\_\_\_  
 Signature and date of  
 person requesting preliminary JD  
 (REQUIRED, unless obtaining  
 the signature is impracticable)

**PROJECT LOCATION**

RE: 00149011-000500  
 LOT 5, ROCKLAND VILLAGE NO. 2  
 PLAT BOOK 7 PG 17  
 ROCKLAND KEY  
 SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST  
 LATITUDE: 24.592862°N LONGITUDE: 81.670746°W

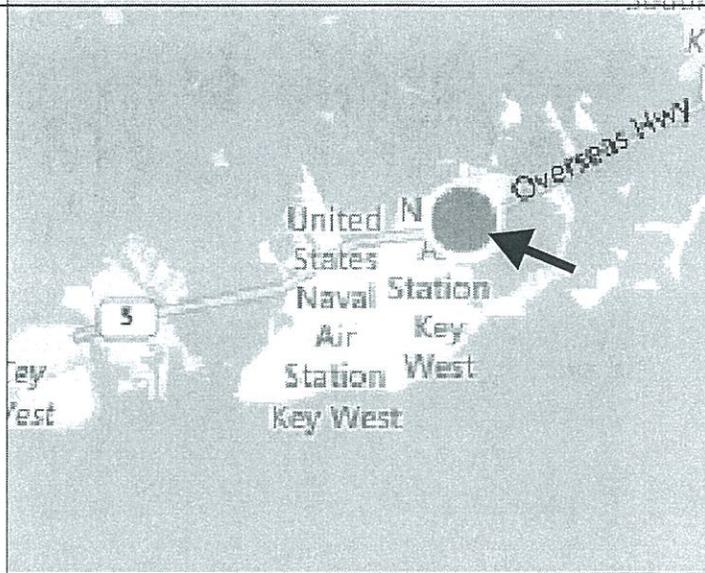
**DIRECTIONS:**

U.S. HIGHWAY NO. 1 SOUTH TO MM 9.3±. RIGHT  
 ONTO CALLE UNO. LEFT ONTO CALLE DOS.  
 PROJECT SITE: 5 CALLE DOS

**ADJOINING OWNERS**

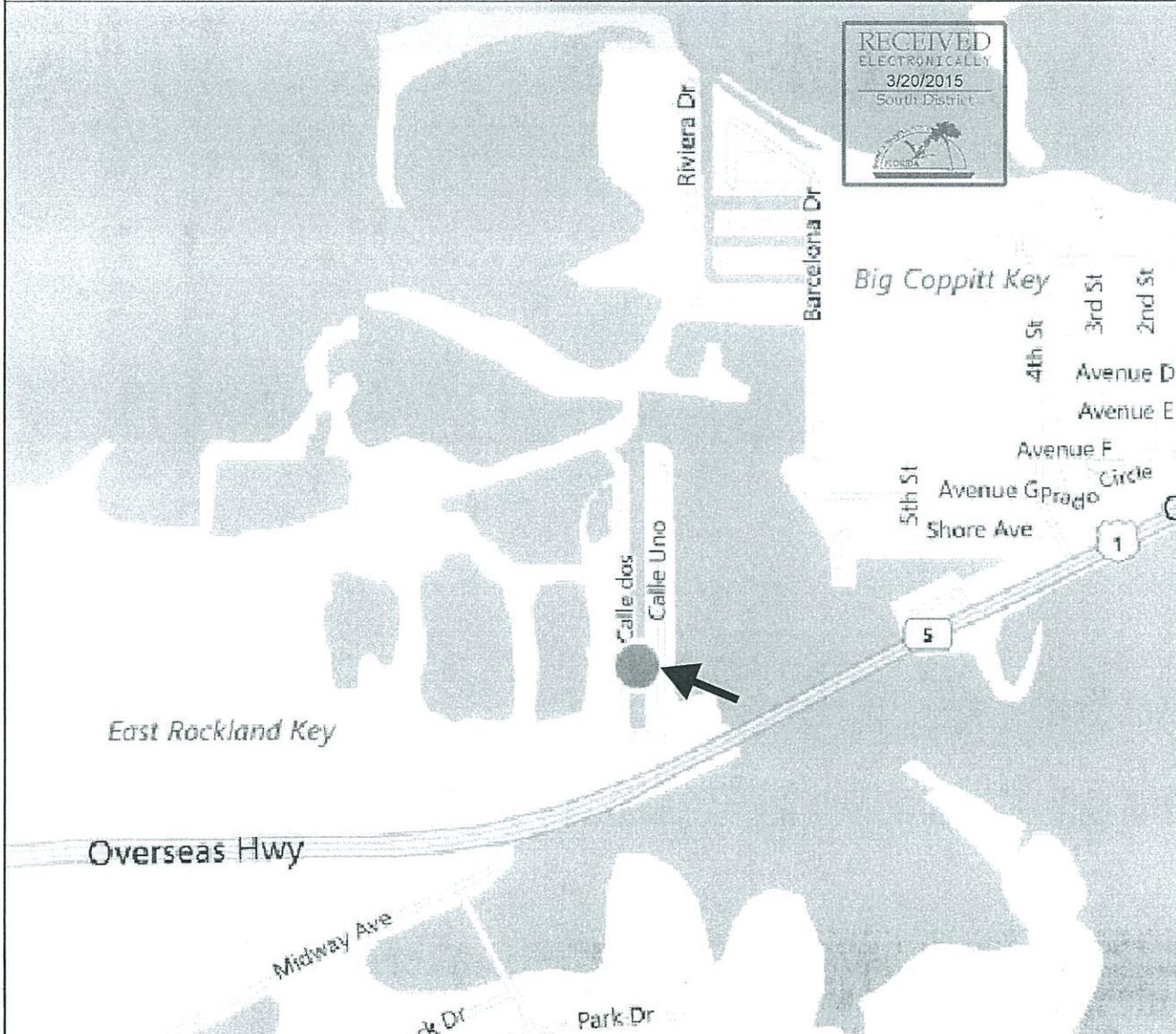
BAR AND RESTAURANT MANGEMENT COMPANY  
 C/O JAMES W. REED  
 1475 WINTON ROAD  
 MT. PLEASANT, SC 29464

NICHOLAS OSTERHOUDT  
 4B CALLE DOS  
 KEY WEST, FL 33040



REVISIONS:

LOCATION & VICINITY MAP  
 SCALE: AS SHOWN



DOCK FOR ISLE INVESTORS LLC  
 LOT 5, ROCKLAND VILLAGE NO. 2  
 ROCKLAND KEY, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061  
 5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050  
 Telephone (305) 743-9121 Fax (305) 743-9197  
 Email: glenboe@bollsouth.net

DATE: 03/17/15

1

SHEET 1 OF 4



CALLE UNO

CALLE DOS

- CORPS J/D LINE
- APPROX. MHWL & HTL
- LIMIT OF MANGROVE ROOTS
- VERTICAL CANAL CUT
- SHADING INDICATES PROPOSED DOCK
- 870±SF (SEE FNDN. PLAN & SECTION FOR CONSTRUCTION DETAILS)
- CANAL (40' NAVIGABLE WIDTH OF CANAL)



SITE PLAN  
SCALE: 1" = 30'

REVISIONS:


DOCK FOR ISLE INVESTORS LLC  
LOT 5, ROCKLAND VILLAGE NO. 2  
ROCKLAND KEY, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061  
5900 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33060  
Telephone (305) 743-9121 Fax (305) 743-9197  
Email: glenboe@bollsouth.net

DATE: 03/17/15

CERTIFIED BY:  
SEAN KIRWAN, P.E. #57506



**CONSTRUCTION NOTES:**

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST ADDITION). FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.
3. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A LIVE LOAD OF 100 PSF. WIND LOADS ARE DESIGNED PER THE FLORIDA BUILDING CODE.
4. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST ADDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
5. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
6. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS UNLESS SHOWN) SHALL BE PROVIDED. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
9. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
10. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.
11. FOR OPEN WATER DOCKS PROVIDE REFLECTORS ON EACH SIDE OF WALKWAY EVERY 50' AND ON EACH END OF THE TERMINAL PLATFORM.

**PRECAST PILES:**

PILES SHALL BE 10"x10" PRESTRESSED CONCRETE PILES W/ FOUR 7/16" DIAMETER 270K STRANDS @ 21,700# INITIAL PULL (EACH) W/ W3.4 WIRE SPIRAL TIES. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 5000 PSI. CONCRETE SHALL BE FDOT CLASS V SPECIAL. ALL REINFORCING STEEL, EXCEPT SPIRAL TIES, SHALL BE ASTM A615, GRADE 60. SPIRAL TIES SHALL BE HARD DRAWN BASIC WIRE IN ACCORDANCE WITH ASTM A-82. EACH WRAP OF SPIRAL SHALL BE TIED TO AT LEAST TWO CORNER STRANDS.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 5' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

CUT OFF PILES TO PROVIDE A MINIMUM OF 5" EMBEDMENT INTO CONCRETE CAP. PROVIDE A MINIMUM 30" SPLICE FOR ALL STRANDS.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

**CONCRETE CAP, BEAMS & AUGER PILES**

CAST IN PLACE CONCRETE SHALL BE TYPE II CONCRETE WITH A COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. MAXIMUM WATER-CEMENTIOUS MATERIALS RATIO BY WEIGHT RATIO SHALL BE 0.40. SLUMP SHALL NOT EXCEED 5" (1"±).

REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60. ALL DETAILING AND ACCESSORIES TO CONFORM TO ACI DETAILING MANUAL (LATEST ADDITION).

PROVIDE 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.

PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE SLABS.

REINFORCED CONCRETE CONSTRUCTION TO CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

PROVIDE SLEEVES FOR ALL PIPES, CONDUITS, ETC. THAT PENETRATE CONCRETE STRUCTURAL MEMBERS PRIOR TO PLACEMENT OF CONCRETE. CUTTING OR DRILLING OF HARDENED CONCRETE NOT PERMITTED.

DO NOT EMBED HORIZONTAL CONDUITS, PIPES, ETC., IN HORIZONTAL CONCRETE STRUCTURAL MEMBERS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.

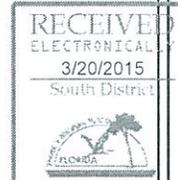
REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):  
TOP 3" MINIMUM, BOTTOM 3" MINIMUM, SIDES 3" MINIMUM

PROVIDE CHAIRS, SPACERS, TIES, AND ALL DEVICES NECESSARY FOR PROPER PLACING, SPACING, SUPPORTING, AND FASTENING REINFORCEMENT AS REQUIRED BY ACI 315. PROVIDE CHAIRS, SPACERS, BOLSTERS, AND ITEMS IN CONTACT WITH FORMS WITH HOT-DIP GALVANIZED LEGS OR PLASTIC LEGS.

LAP SPLICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS BY WIRING TOGETHER IN CONTACT IN ACCORDANCE WITH ACI 318, LATEST EDITION, FOR CLASS "B" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS.

CONCRETE AUGER PILES SHALL PENETRATE FIRM ROCK 3' MIN.

PROVIDE 1" EXPANSION JOINT @ 75' INTERVALS FOR CONCRETE CAP. THE FILLER SHOULD BE INSTALLED 1/2" BELOW THE CONCRETE SURFACE AND SEALED WITH A JOINT SEALING COMPOUND TO PROTECT FROM WATER INFILTRATION AND WEATHERING. A BACKER ROD OR BOND BREAKER TAPE SHOULD BE INSTALLED OVER THE JOINT FILLER TO PREVENT THE SEALANT FROM BONDING TO THE FILLER.



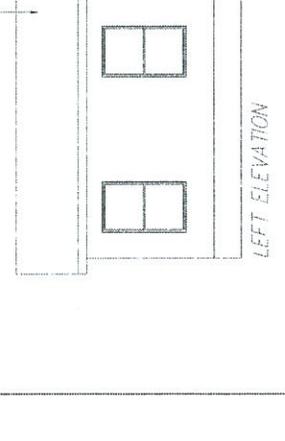
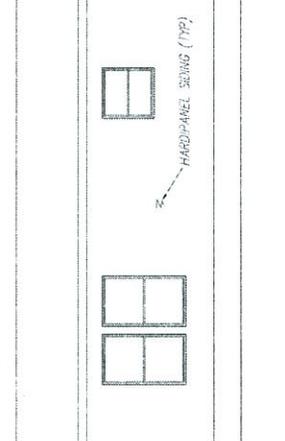
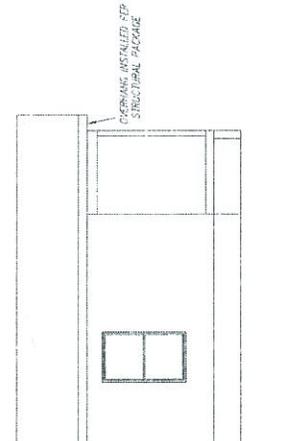
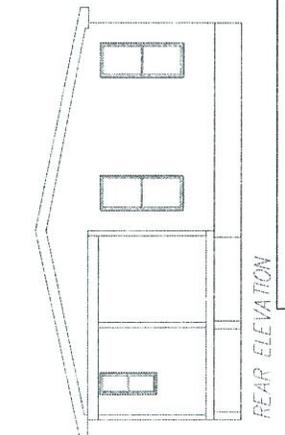
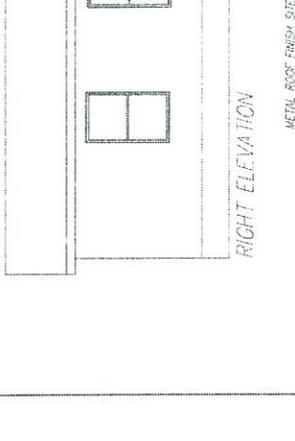
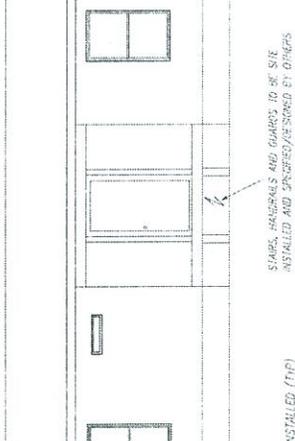
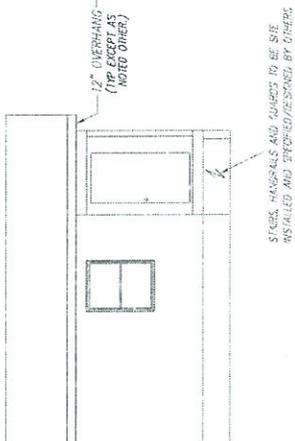
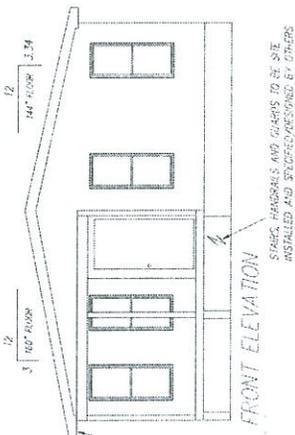
REVISIONS:

CERTIFIED BY: SEAN KIRWAN, P.E. #57506

DOCK FOR ISLE INVESTORS LLC  
LOT 5, ROCKLAND VILLAGE NO. 2  
ROCKLAND KEY, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061  
5900 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050  
Telephone (305) 743-9121 Fax (305) 743-9197  
Email: glenboe@bellsouth.net

DATE: 03/17/15



DATE	02/14/16
CODES	FCB
LABELS	FCB
SCALE	1/8" = 1'-0"
PROJECT	2199-0330F
ELEVATIONS	TH-172FL
FLANT NO	TH-172FL
FLANT NO	TH-172FL
FLANT NO	TH-172FL

**TOWN HOMES LLC**  
 P.O. BOX 1050  
 LAKE CITY, FLORIDA 32056

DATE: 02/14/16  
 CODES: FCB  
 LABELS: FCB  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 2199-0330F  
 ELEVATIONS: TH-172FL  
 FLANT NO: TH-172FL  
 FLANT NO: TH-172FL  
 FLANT NO: TH-172FL

**HWG**  
 HIGH RISE ZONE NO  
 MANUFACTURER Town Homes  
 APPROVAL DATE 4-5-16  
 ALLOW FLOOR 40  
 PLAN NO. 2199-0330F  
 FIRE RATING OF EXT. WALLS 0  
 WIND VELOCITY (ASD) 139 MPH  
 WIND VELOCITY (ULT) 180 MPH  
 RISK CATEGORY II  
 ALLOWABLE NO. OF FLOORS 1  
 OCCUPANCY R-3  
 CONST. TYPE V-B  
 LITING APPROVAL

NOTE: THIS STRUCTURE IS A MODULAR FACTORY-BUILT BUSINESS BLDG. IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD-PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES AND STANDARDS.

See cross section for method of roof installation.  
 Handicap ramp(s), Stair(s), and Handrails are to be installed, designed by others, and subject to local jurisdiction review and approval.  
 Foundation enclosure (lines enclosed) must have 1 square foot net vent area per 172sqft of the floor area and an 18" x 24" minimum clear space access, minimum 18" clearance from exterior wall, and minimum 18" clearance from & approval. (min 110 sq ft net vent area req'd)

NOTE: ALL MATERIALS USED IN THE CONSTRUCTION OF THIS STRUCTURE SHALL BE APPROVED BY THE FLORIDA BUILDING COMMISSION (FBC) UNDER THE RULES OF THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

BEFORE SITE INSTALLATION REQUIREMENTS:  
 ATTENTION: LOCAL JURISDICTION REQUIREMENTS:  
 The following items have not been completed by the contractor and are to be completed and certified by the third party inspection agency and are not to be installed until they have been certified by the state regulator, field and/or certification. Code compliance for these items must be verified by the third party inspection agency and certified by the state regulator, field and/or certification.

1) The completed foundation support system and concrete slabs and general access to the building.  
 2) Working stairs, platforms and ladders to be installed and certified by the third party inspection agency.  
 3) Connection of electrical circuits existing over the building and electrical interconnections between modules (multi-units only).  
 4) Installation of insulation in floor, ceiling and end-walls.  
 5) Installation of insulation in all being installed in unconditioned spaces.  
 6) Final fringing of all mobile main lines at the building.  
 7) Cover for light and water.  
 8) HVAC system crossover ducts, and HVAC systems.  
 9) HVAC system energy code compliance documentation.  
 10) Final fringing of all mobile main lines at the building.  
 11) Cover for light and water.  
 12) HVAC system crossover ducts, and HVAC systems.  
 13) HVAC system energy code compliance documentation.  
 14) Final fringing of all mobile main lines at the building.  
 15) Cover for light and water.  
 16) HVAC system crossover ducts, and HVAC systems.  
 17) HVAC system energy code compliance documentation.

18) Final fringing of all mobile main lines at the building.  
 19) Cover for light and water.  
 20) HVAC system crossover ducts, and HVAC systems.  
 21) HVAC system energy code compliance documentation.  
 22) Final fringing of all mobile main lines at the building.  
 23) Cover for light and water.  
 24) HVAC system crossover ducts, and HVAC systems.  
 25) HVAC system energy code compliance documentation.

26) Final fringing of all mobile main lines at the building.  
 27) Cover for light and water.  
 28) HVAC system crossover ducts, and HVAC systems.  
 29) HVAC system energy code compliance documentation.  
 30) Final fringing of all mobile main lines at the building.  
 31) Cover for light and water.  
 32) HVAC system crossover ducts, and HVAC systems.  
 33) HVAC system energy code compliance documentation.

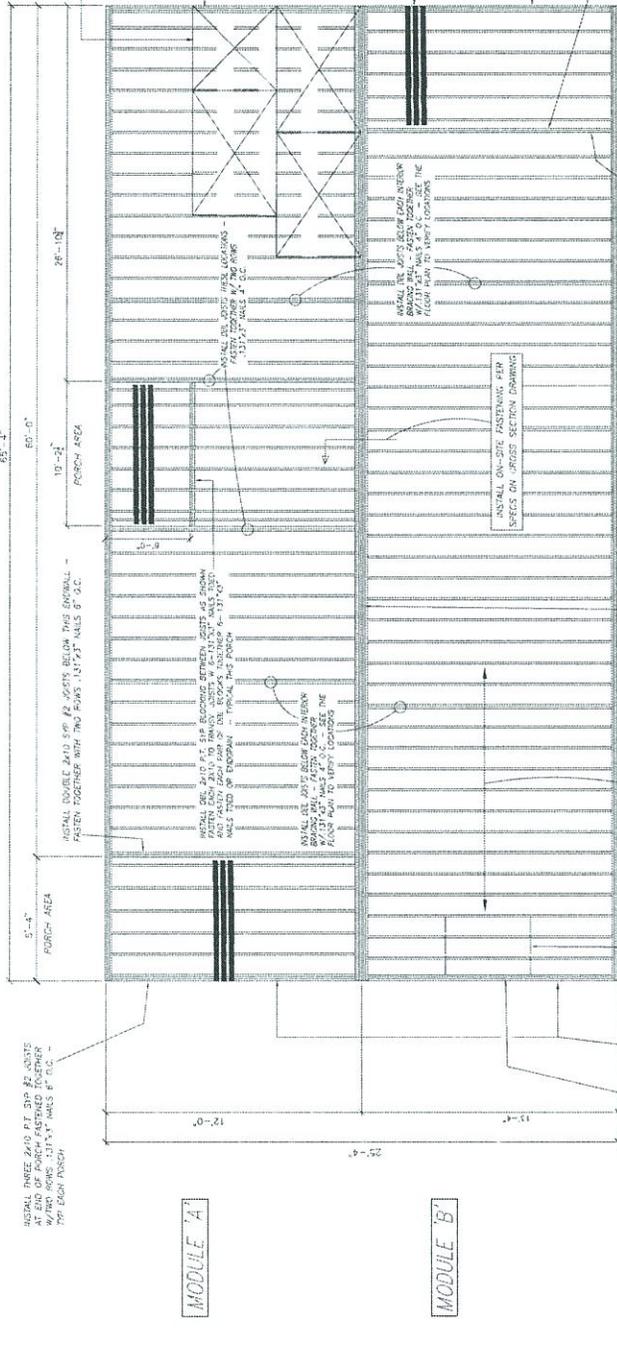
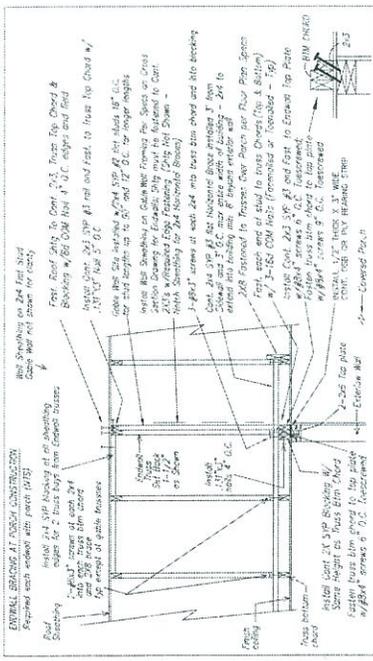
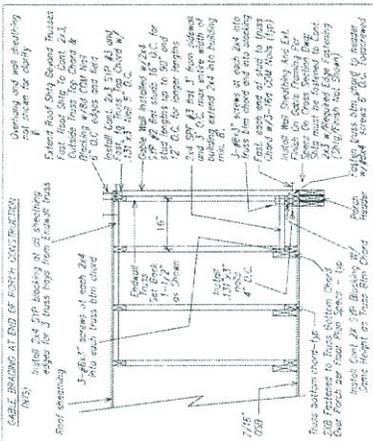
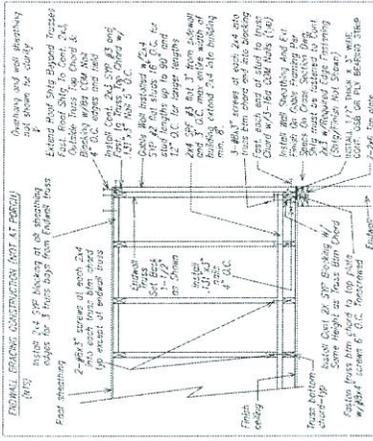
NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.

NOTE: THE FLOOR AND ROOF DECKS OF THIS BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FBC. THE CURRENT FBC PRODUCT LISTING IS AVAILABLE AT WWW.FBC.FL.GOV. COMPLIANCE WITH FBC 525.0425.







19/32\"/>

OR  
 19/32\"/>

INSTALL THREE 2x10 SIP #2 JOISTS UNDER THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

FRONT

INSTALL THREE 2x10 SIP #2 JOISTS AT END OF PORCH FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL ONE-SIDE FASTENING PER SPECS ON CROSS SECTION DRAWING

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL THREE 2x10 SIP #2 JOISTS AT END OF PORCH FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

INSTALL DOUBLE 2x10 SIP #2 JOISTS BELOW THIS ENDWALL FASTEN TOGETHER WITH TWO ROWS 131\"/>

NOTE: THE FOUNDATION IS TO BE SET AS NEEDED TO ACCOMMODATE THE NORMAL DIMENSIONS SPECIFIED ABOVE TO ACCOMMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.

NOTE: ALL POSTS, GIRDERS AND CONNECTIONS IN CONTACT WITH P.T. SHALL BE PROTECTED WITH AN APPROPRIATE FINISH. ALL MANUFACTURER'S INSTRUCTIONS AND NOTES MUST BE MANUALLY REPRODUCED FROM MANUFACTURER'S SHEET COMPLYING WITH ASTM A513.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DATE: 02/15/16  
 CODES: FBC  
 LABELS: FL  
 SCALE: NTS  
 MODEL: 2500-1167  
 FIRST FLOOR FRAMING  
 PLAN NO. TH-172FL  
 SHEET 4 OF 7

TOWN HOMES LLC  
 P.O. BOX 1059  
 LAKE CITY, FLORIDA 32056

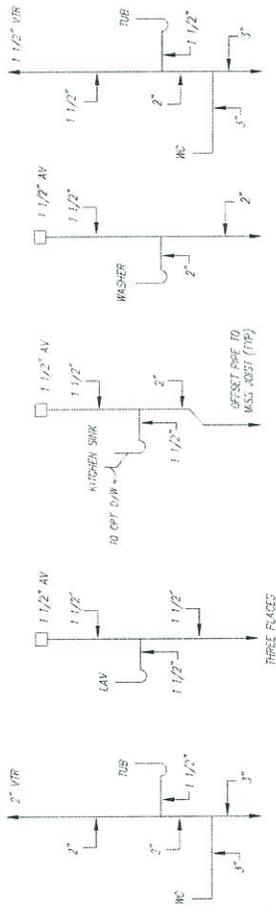
WILLIAM J. KALKER, JR., P.E.  
 CONSULTING ENGINEER  
 LICENSE #33361

J. KALKER JR., P.E.  
 STATE LICENSE #33361  
 April 05, 2016

REVISIONS:  
 DATE: 02/15/16  
 CODES: FBC  
 LABELS: FL  
 SCALE: NTS  
 MODEL: 2500-1167  
 FIRST FLOOR FRAMING  
 PLAN NO. TH-172FL  
 SHEET 4 OF 7

SUPPLEMENTAL NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

AGENCY APPROVAL  
 LISTINGS  
 ALLOWABLE NO. OF FLOORS  
 RISK CATEGORY  
 MIN. ELEVATION (ASD)  
 EXIST. WALLS  
 APPROVAL DATE  
 APPROVAL NO.  
 HIGH RISK ZONE  
 FURBICARE NO.



**DWV RISER**  
NTS

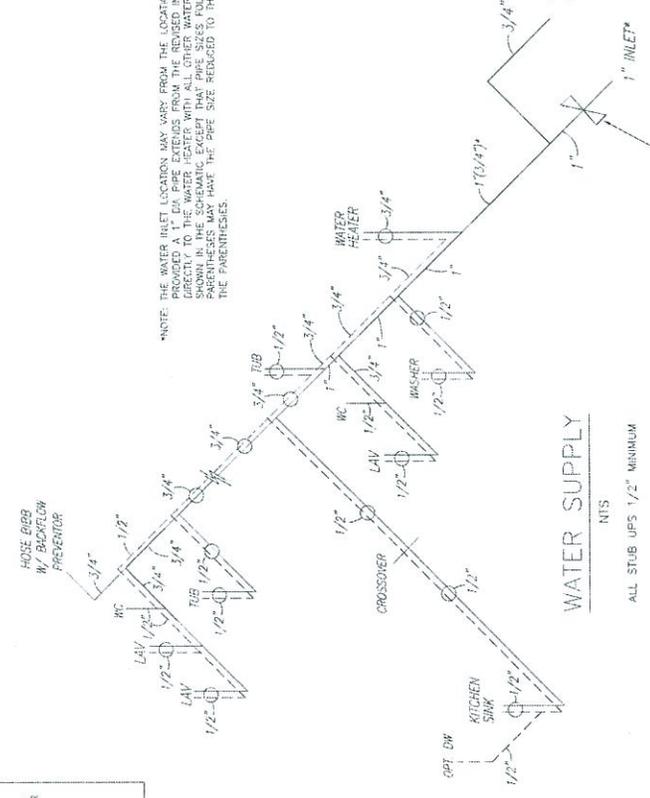
Changes in direction in Schedule 40 DWV-F10 and ABS drainage piping shall be made by the appropriate use of 45° (0.75 rad) wye, one-elbow bends, or by a combination of tees and standard 90° elbows. Single and double sanitary tees and quarter bends may be used in drainage lines only where the direction of flow is from the horizontal to the vertical.

Short sweeps not less than 3 inches diameter may be used at soil and waste inlets where the slope of run is from 1/8" per foot to 1/4" per foot. The sweep shall be properly supported by the main from the ceiling and the next floor above.

LISTING	
AGENT APPROVAL	
THESE POINTS COMPLY WITH THE FLORIDA BUILDING CODE AND MEET ALL THE FOLLOWING CRITERIA:	
CONST. TYPE	R-3
OCCUPANCY	1-3
ALLOWABLE NO.	1
RISK CATEGORY	II
WIND VELOCITY (MI/H)	160 WH
WIND VELOCITY (ASD)	130 WH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	2198-0330P
ALLOW. FLOOR LOAD	40
APPROVAL DATE	4-5-16
MANUFACTURER	Town Homes
HURRICANE ZONE	NO



\*NOTE: THE WATER INLET LOCATION MAY VARY FROM THE LOCATION SHOWN PROVIDED A 1" DIA. PIPE EXTENDS FROM THE REVERSED INLET LOCATION TO THE WATER HEATER. THE WATER HEATER SHALL BE INSTALLED AS SHOWN IN THE SCHEDULE EXCEPT THAT PIPE SIZES FOLLOWED BY PARENTHESES MAY HAVE THE PIPE SIZE REDUCED TO THE SIZE WITHIN THE PARENTHESES.



**WATER SUPPLY**  
NTS

ALL STUB UPS 1/2" MINIMUM

SUPPLY LINES  
COLD LINE  
HOT LINE

SETTING BASED ON INLET PRESSURE BETWEEN 50 TO 60 PSI

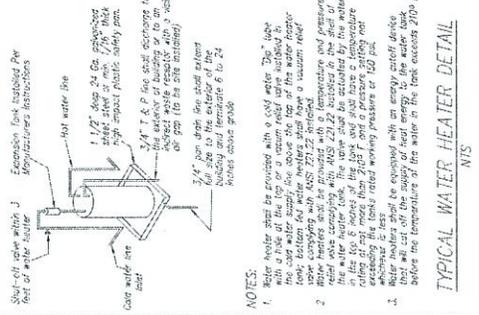
INSTALL AN ACCESSIBLE 1" MIN. SHUT-OFF VALVE NEAR THE ENTRANCE TO THE WATER HEATER. THE SHUT-OFF VALVE SHALL BE INSTALLED HAVING DOWNWARD RESISTION TO FLOW WITH PROVISIONS FOR DISCHARGE SUCH AS A BLEED GRITTEE OR INSTALLATION OF A SEPARATE DRAIN VALVE (SHUT-OFF VALVES) TO BE SITE INSTALLED)

- PLUMBING NOTES:**
1. Tub access provided under frame unless otherwise noted.
  2. All plumbing fixtures shall have separate shut-off valves.
  3. The water heater shall have access panel with drain to exterior wall within 3 feet on the cold water supply line.
  4. DWV systems shall be either ABS or PVC-F10.
  5. PEV. Water lines shall be installed in accordance with the floor to be in accordance with the specifications on this floor.
  6. Higher closets average water usage shall not exceed 1.6 gal./flush.
  7. Building drain and vent stacks are designed and installed in accordance with the specifications on this drawing. In no event shall the water heater be installed in a location where possible in-fracture damage are to be site installed.
  8. All water lines shall be installed in accordance with the specifications on this drawing.
  9. Steam and hot water shall not use more than 2.2 gal./min @ 120°F per ASHRAE 90.1-2010.
  10. Steam traps shall not use more than 2.2 gal./min @ 120°F per ASHRAE 90.1-2010.
  11. All water lines shall be installed in accordance with the specifications on this drawing.
  12. All water lines shall be installed in accordance with the specifications on this drawing.
  13. All water lines shall be installed in accordance with the specifications on this drawing.
  14. All water lines shall be installed in accordance with the specifications on this drawing.
  15. All water lines shall be installed in accordance with the specifications on this drawing.

**TYPICAL WATER HEATER DETAIL**  
NTS

Water heater shall be provided with a cold water "top" tube with a hole at the top or a vacuum relief valve installed to the top of the tank. The vacuum relief valve shall be installed in accordance with the specifications on this drawing. The vacuum relief valve shall be installed in accordance with the specifications on this drawing.

Water heater shall be provided with a cold water "top" tube with a hole at the top or a vacuum relief valve installed to the top of the tank. The vacuum relief valve shall be installed in accordance with the specifications on this drawing. The vacuum relief valve shall be installed in accordance with the specifications on this drawing.



**TOWN HOMES LLC**  
P.O. BOX 1059  
LAKE CITY, FLORIDA 32056

DATE: 02/14/16  
CODES: FBC  
LABELS: FL  
SCALE: NTS  
MODEL: 2500-1167  
PLAN NO. TH-172FL

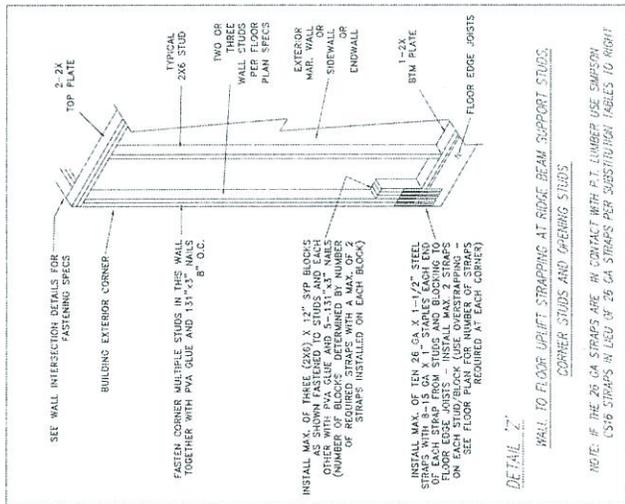
DRAWN BY: C.A. LeBlanc  
REVISIONS:  
PLUMBING

WILLIAM J. KALKER, JR., P.E.  
15 BUCKWOOD LANE  
ROSELAND, CT 06468  
(203) 261-1917

SHEET 5 OF 7





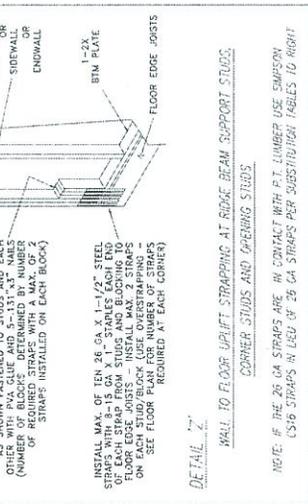
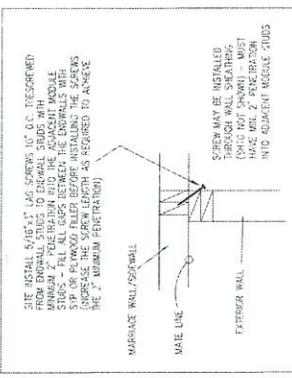


**SIMPSON ANCHOR SUBSTITUTION TABLE**

Shearwall C316 studs fastened with 5-95 (1 1/2" x 1-1/2") 2x SYP or 1-1/2" steel straps fastened on the exterior. Drawings which installed in accordance with the detail below.

2x 2x 4 x 1-1/2" STRAP	REPLACED BY 1 SIMPSON C316 STRAP
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 2 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 3 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 4 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 5 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 6 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 7 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 8 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 9 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 10 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 11 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 12 SIMPSON C316 STRAPS

TABLE REQUIRES SYP LUMBER. C316 STRAPS TO BE INSTALLED WITH MAX OF 1 STRAP ON EACH 1-1/2" STUD DIMENSION. MAX OF 2 C316 STRAPS PER STUD. MAX OF 12 C316 STRAPS PER STUD. MAX OF 2 C316 STRAPS IN CONTACT WITH P. LUMBER TO BE PROVIDED WITH 1/2" MIN. OVERLAP. COVERED AND BE INSTALLED WITH NOT-UP (NOS) GALVANIZED NAILS.

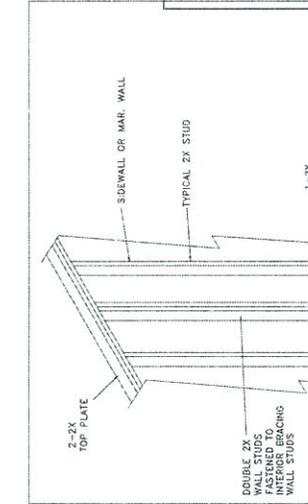
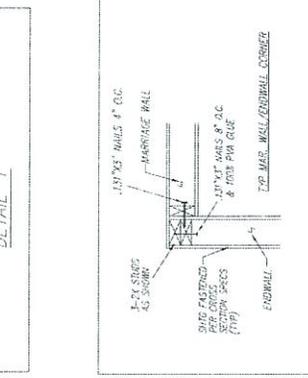


**SIMPSON ANCHOR SUBSTITUTION TABLE**

Shearwall C316 studs fastened with 5-95 (1 1/2" x 1-1/2") 2x SYP or 1-1/2" steel straps fastened on the exterior. Drawings which installed in accordance with the detail below.

2x 2x 4 x 1-1/2" STRAP	REPLACED BY 1 SIMPSON C316 STRAP
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 2 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 3 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 4 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 5 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 6 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 7 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 8 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 9 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 10 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 11 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 12 SIMPSON C316 STRAPS

TABLE REQUIRES SYP LUMBER. C316 STRAPS TO BE INSTALLED WITH MAX OF 1 STRAP ON EACH 1-1/2" STUD DIMENSION. MAX OF 2 C316 STRAPS PER STUD. MAX OF 12 C316 STRAPS PER STUD. MAX OF 2 C316 STRAPS IN CONTACT WITH P. LUMBER TO BE PROVIDED WITH 1/2" MIN. OVERLAP. COVERED AND BE INSTALLED WITH NOT-UP (NOS) GALVANIZED NAILS.

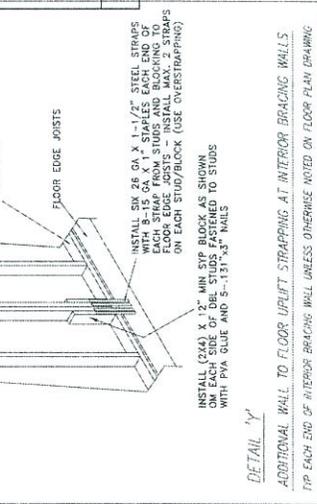
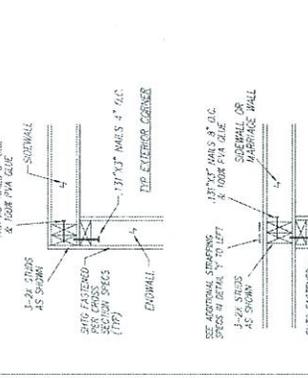


**SIMPSON ANCHOR SUBSTITUTION TABLE**

Shearwall C316 studs fastened with 5-95 (1 1/2" x 1-1/2") 2x SYP or 1-1/2" steel straps fastened on the exterior. Drawings which installed in accordance with the detail below.

2x 2x 4 x 1-1/2" STRAP	REPLACED BY 1 SIMPSON C316 STRAP
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 2 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 3 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 4 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 5 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 6 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 7 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 8 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 9 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 10 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 11 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 12 SIMPSON C316 STRAPS

TABLE REQUIRES SYP LUMBER. C316 STRAPS TO BE INSTALLED WITH MAX OF 1 STRAP ON EACH 1-1/2" STUD DIMENSION. MAX OF 2 C316 STRAPS PER STUD. MAX OF 12 C316 STRAPS PER STUD. MAX OF 2 C316 STRAPS IN CONTACT WITH P. LUMBER TO BE PROVIDED WITH 1/2" MIN. OVERLAP. COVERED AND BE INSTALLED WITH NOT-UP (NOS) GALVANIZED NAILS.

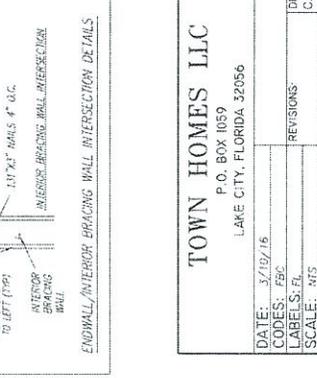


**SIMPSON ANCHOR SUBSTITUTION TABLE**

Shearwall C316 studs fastened with 5-95 (1 1/2" x 1-1/2") 2x SYP or 1-1/2" steel straps fastened on the exterior. Drawings which installed in accordance with the detail below.

2x 2x 4 x 1-1/2" STRAP	REPLACED BY 1 SIMPSON C316 STRAP
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 2 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 3 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 4 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 5 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 6 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 7 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 8 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 9 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 10 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 11 SIMPSON C316 STRAPS
2x 2x 4 x 1-1/2" STRAP	REPLACED BY 12 SIMPSON C316 STRAPS

TABLE REQUIRES SYP LUMBER. C316 STRAPS TO BE INSTALLED WITH MAX OF 1 STRAP ON EACH 1-1/2" STUD DIMENSION. MAX OF 2 C316 STRAPS PER STUD. MAX OF 12 C316 STRAPS PER STUD. MAX OF 2 C316 STRAPS IN CONTACT WITH P. LUMBER TO BE PROVIDED WITH 1/2" MIN. OVERLAP. COVERED AND BE INSTALLED WITH NOT-UP (NOS) GALVANIZED NAILS.



**TOWN HOMES LLC**  
P.O. BOX 1059  
LAKE CITY, FLORIDA 32056

DATE: 3/19/16  
CODES: FBC  
LABELS: S, L  
SCALE: NTS  
MODEL: 2500-1167  
TH-172FL  
DETAILS

REVISIONS:  
PLAN NO.  
SHEET 7 OF 7

WILLIAM J. KALKER, JR., P.E.  
11500 W. UNIVERSITY BLVD.  
SUITE 100  
LAKE CITY, FLORIDA 32056  
P.E. LICENSE #33561



