

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
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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.

Dail 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)

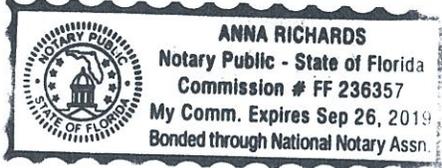
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

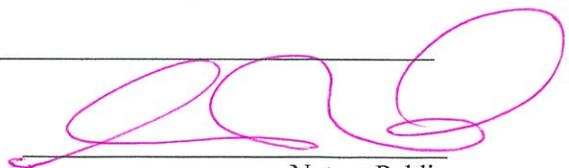
If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

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)

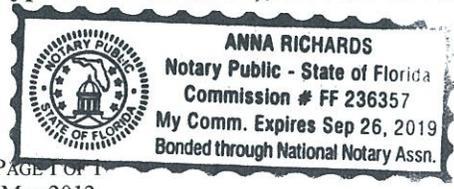
NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

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

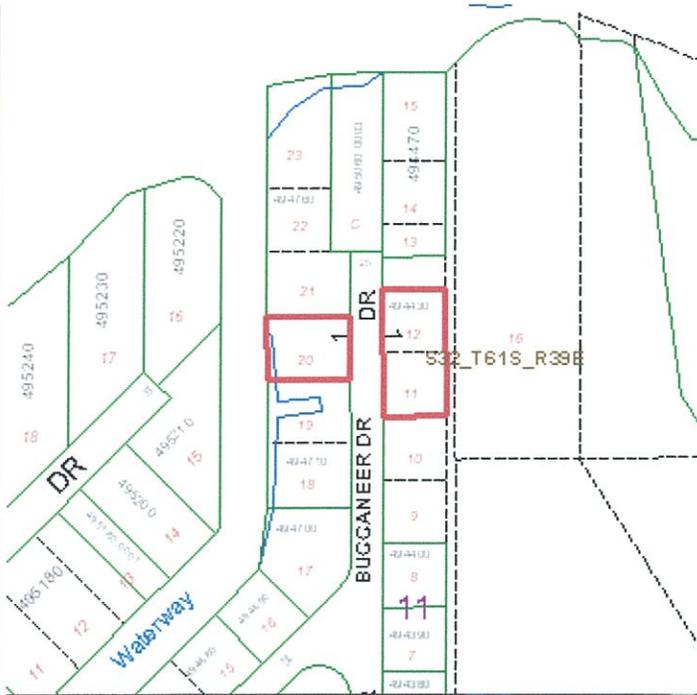
Mailing Address:
RYZOC KATHLEEN M
24 BUCCANEER DR
KEY LARGO, FL 33037-2340

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

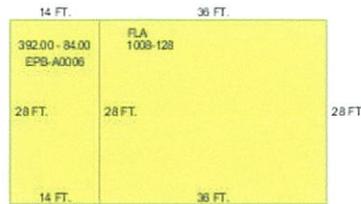
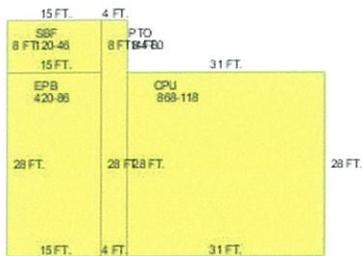
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

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
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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	<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>

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Monroe County Property Appraiser





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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

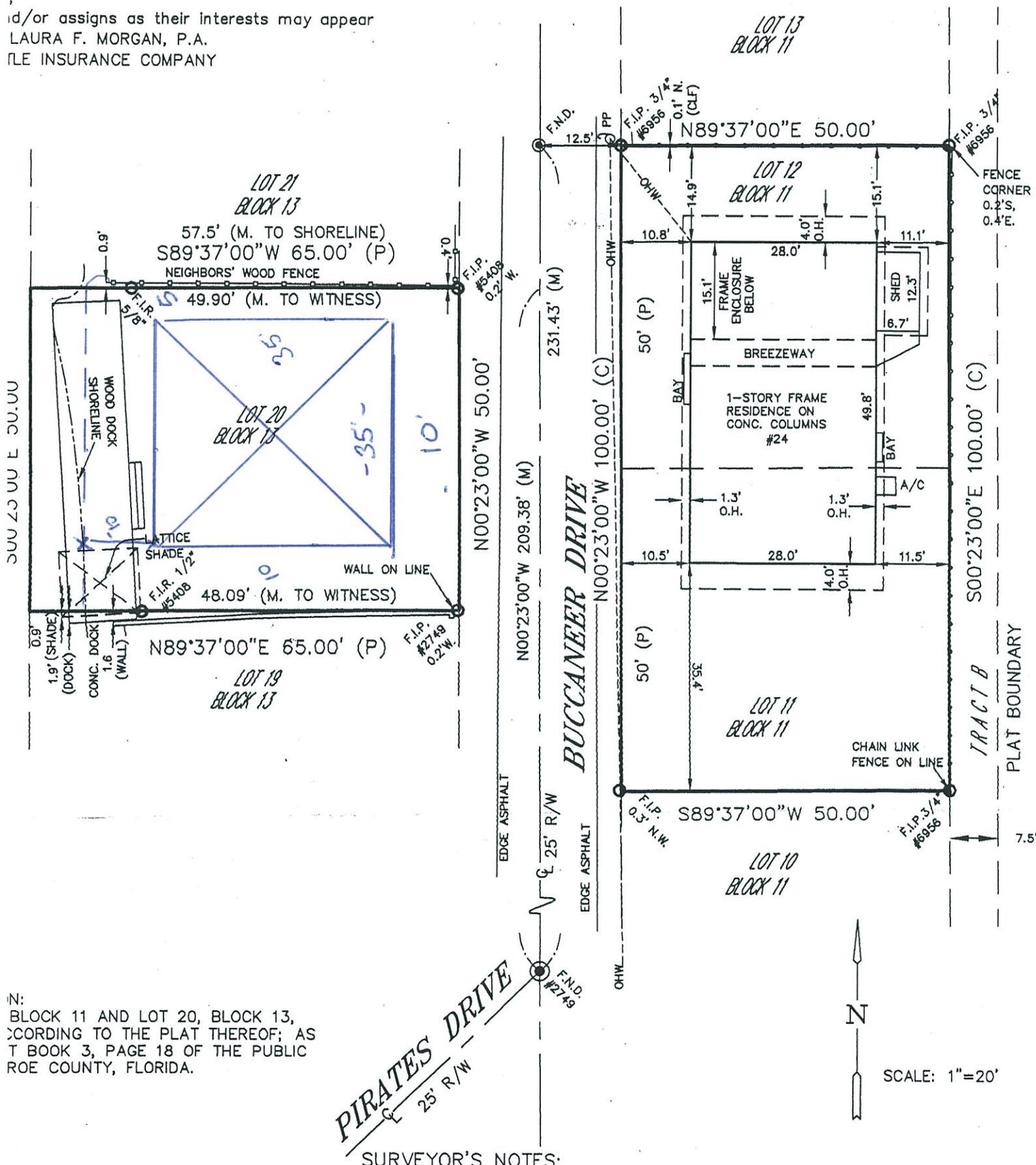
RYZOC KATHLEEN M
24 BUCCANEER DR
KEY LARGO, FL 33037-2340

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

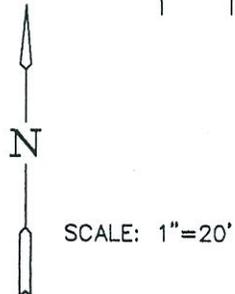


NOTICE: BLOCK 11 AND LOT 20, BLOCK 13, ACCORDING TO THE PLAT THEREOF; AS SHOWN IN PLAT BOOK 3, PAGE 18 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PIRATES DRIVE
25' R/W

SURVEYOR'S NOTES:

OWNERS OF THE LOTS SHOWN HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
BOUNDARIES AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.



RECEIVED

LAWRENCE P. FRANK

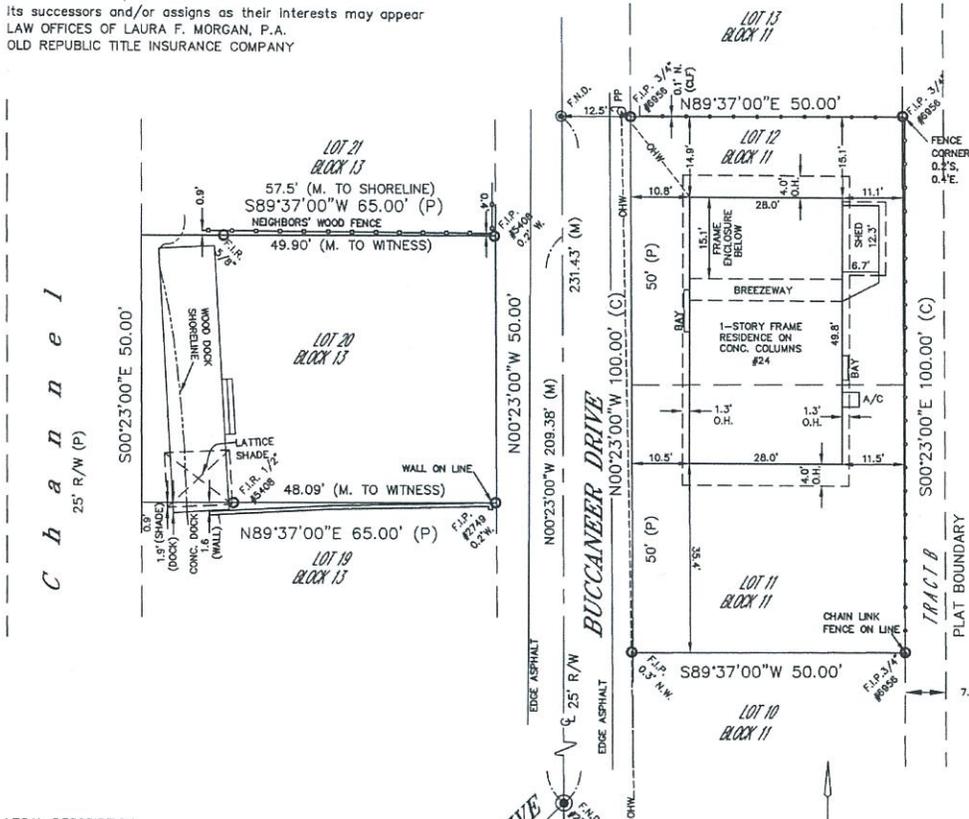
SURVEYORS • LAND PLANNERS
83266 OVERSEAS HIGHWAY, SUITE 300, ISLAMORADA, FL 33036
Phone (305) 664-0764 FAX (305) 664-0816

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



SCALE: 1"=20'

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 §1G17-6, 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