APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
SEP 16 2016
2016-060
MONROE CO. PLANNING DEPT

Administrative Variance

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

Administrative Variance Application Fee: $1,250.00

In addition to the application fee, the following fees also apply:
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
A signed Affidavit is required with this application

Date of Application: 9 / 14 / 16
Month Day Year

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

Lot 12 Gulf Dr. LLC — Jesus Monteagudo
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

Po Box 371819 Key Largo FL 33037
Mailing Address (Street, City, State and Zip Code)

305-453-0505 — constructall1@aol.com
Work Phone — Home Phone — Cell Phone — Email Address

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

Lot 12 Gulf Dr. LLC — Jesus Monteagudo
(Name/Entity) — Contact Person

Po Box 371819 Key Largo FL 33037
Mailing Address (Street, City, State and Zip Code)

305-453-0505 — constructall1@aol.com
Work Phone — Home Phone — Cell Phone — Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet.)

38 — 12 — Amd. Plat of 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

APPLICATION

Land Use District Designation(s): Improved Subdivision

Present Land Use of the Property: vacant

Proposed Land Use of the Property: Residential Single Family

Total Land Area: 2,700 ~~ft~~

Pursuant to Monroe County Code Section 142-6, the Director of Planning & Environmental Resources is only authorized to grant the following variances:

1. 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 percent (20%).
2. Reduction in the off-street parking requirements by no more than twenty percent (20%).
3. 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 percent (10%).
4. Reduction by no more than ten percent (10%) in the total area of landscaping required for off-street parking and loading.

Provide the standards 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.)

Provide requested variance: Front yard 15' Rear yard 10'
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

<u>All</u> of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

   The size of the lots would not allow for the development of a single family residence without granting of the applied for variance. The variance requested follows the spirit of the community as many of the homes have received the variance requested herein for their own property. The subject property contains a similar footprint and scale to that of the surrounding homes.

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

   failure to grant the variance applied herein would restrict the applicant from the development of the subject property into a single family residence. The neighboring properties have been granted the variance being applied for here, failure to grant the variance would result in an exceptional hardship to the applicant.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners in the same land use district as a result of adoption of the regulations.

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:
The variance being applied for keeps with the spirit of the neighboring properties. The property is to contain on-site parking and will not create any increased public expense, create a threat to public health and safety, create a public nuisance or cause fraud.

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 subject property has a small size unlike the majority of properties in the IS district. As such, the setbacks affecting the subject property render the property unable to be developed, thus, the subject property has unique and peculiar circumstances which apply to the subject property and all other 50x50 lots but does not apply to the typical lot found in the IS 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 the code or established development patterns:
All 50x50 lots within the IS district have received a variance to the setbacks to allow for the development of a single family residence. This variance does not seek for the applicant to receive any special privilege not afforded to any other developed 50x50 lot within the IS district.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:
The variance requested is the only way in which a single family residence can be constructed upon the site. 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:
The variance requested is the only way in which a single family residence can be constructed upon the site. 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:
The subject property must be constructed on stilts as the floodplain designation requires the minimum FFE to be above 10 feet. The variance being requested is the minimum necessary to provide for the construction of a single family residence. The property was designed and engineered to request the minimum variation to the setback requirements while still providing a single family residence that met all life safety, fire and building code requirements. Without the variance, the applicant will not be able to construct a single family residence

APPLICATION

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.)

- ☐ Complete administrative variance application (unaltered and unbound)
- ☐ Correct fee (check or money order payable 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 line
  - ☐ 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.

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

- ☐ Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

☐ 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.

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.

* * * * * * *

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

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: _____ **Date:** 9/14/16

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 14th day of September, 2016,

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

_____ as identification.
(TYPE OF ID PRODUCED)

_____
Signature of Notary Public, State of Florida

KARLA FERNANDEZ
MY COMMISSION # FF 117643
EXPIRES: April 29, 2018
Bonded Thru Notary Public Underwriters

_____
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

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

AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared_____who, after being duly sworn deposes and says that the following statements are true and correct to the best of his/her knowledge and belief.

1. That a waterproof sign containing a legal notice for _____ for the property was placed at properties legally described as _____ _____, Monroe County; with the following Real Estate Number(s):_____ on the _____ day of _____, _____.

   This waterproof sign contained an area of at least four (4) square feet. The sign containing the Legal Notice was placed on the properties in compliance with the 30-day posting requirements of the Monroe County Code. The sign is clearly visible from all public streets adjacent to the property. It provides a brief description of the proposed waiver and it indicates where the public may examine the application.

2. A photograph of the waterproof sign containing the Legal Notice is attached hereto.

Name of Affiant: _____ Date: _____

_____
Mailing Address (Street, City, State and Zip Code)

Witnesses:
Witness 1:_____ Date: _____

Witness 2:_____ Date: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____,

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

_____ as identification.
(TYPE OF ID PRODUCED)

_____
Signature of Notary Public

_____
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

AGENT AUTHORIZATION FORM

Date of Authorization: 09 / 14 / 16
Month Day Year

I hereby authorize Guillermo A. Alvarez be listed as authorized agent
(Name of Agent)

representing Lot 12 Gulf DR LLC for the application submission
(Name of Property Owner(s) the Applicant(s))

of Administrative Variance Application
(List the Name and Type of applications for the authorization)

for Property described as: (if in metes and bounds, attach legal description on separate sheet)

Block	Lot	Subdivision	Key (Island)
25	12	Amd. Plat Key Largo Park	Key Largo

Real Estate (RE) Number	Alternate Key Number
00529300-000000	1648531

Street Address (Street, City, State & Zip Code)	Approximate Mile Marker
Vacant lot - No address 33037	100

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: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Jesus Monteagudo

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 14th day of September, 20 16,

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

_____ as identification.
(TYPE OF ID PRODUCED)

_____ _____
Signature of Notary Public Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

KARLA FERNANDEZ
MY COMMISSION # FF 117643
EXPIRES: April 29, 2018
Bonded Thru Notary Public Underwriters

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Date of Authorization: 09 / 14 / 16
Month Day Year

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(Name of Agent)

representing Lot 12 Gulf DR LLC for the application submission
(Name of Property Owner(s) the Applicant(s))

of Administrative Variance Application
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Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Diana Monteagudo

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 14th day of September, 20 16,

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

_____ as identification.
(TYPE OF ID PRODUCED)

_____ _____
Signature of Notary Public Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

KARLA FERNANDEZ
MY COMMISSION # FF 1176
EXPIRES: April 29, 2018
Bonded Thru Notary Public Underw

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:
LOT 12 GULF DR LLC
PO BOX 371819
KEY LARGO, FL 33037-1819

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 OR2791-2355

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
2016	0	0	23,599	23,599	23,599	0	23,599
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
4/12/2016	2791 / 2355	35,000	WD	30
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 100,821 times.

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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

LOT 12 GULF DR. LLC

Filing Information

Document Number	L16000058041
FEI/EIN Number	NONE
Date Filed	03/22/2016
Effective Date	03/22/2016
State	FL
Status	ACTIVE

Principal Address

104615 OVERSEAS HWY. #3
KEY LARGO, FL 33037

Mailing Address

PO BOX 371819
KEY LARGO, FL 33037

Registered Agent Name & Address

MONTEAGUDO, JESUS
104615 OVERSEAS HWY. #3
KEY LARGO, FL 33037

Authorized Person(s) Detail

Name & Address

Title AMBR

MONTEAGUDO, JESUS
104615 OVERSEAS HWY. #3
KEY LARGO, FL 33037

Title AMBR

MONTEAGUDO, DIANA
104615 OVERSEAS HWY. #3
KEY LARGO, FL 33037

Annual Reports

No Annual Reports Filed

Document Images

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