

**File #:** 2020-105

**Owner's Name:** FGR Orange, LLC

**Applicant:** Krissy Bohnstedt

**Agent:** Krissy Bohnstedt

**Type of Application:** Admin Variance  
(LOT 12)

**Key:** Key Largo

**RE:** 00527680-000120

**Additional Information added to File 2020-105**

**End of Additional File 2020-105**

MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**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: 5 / 22 / 20  
Month Day Year

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

Krissy Bohnstedt  
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

207 Gardenia St. Tavernier, FL 33070  
Mailing Address (Street, City, State and Zip Code)

(305) 393-1059 kbohnste@bellsouth.net  
Work Phone Home Phone Cell Phone Email Address

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

FGR Orange LLC Mike Gomez  
(Name/Entity) Contact Person

10631 N. Kendall Dr. Ste 145 Miami, FL 33176  
Mailing Address (Street, City, State and Zip Code)

(305) 796-1211 (305) 635-4698 chuchos26@bellsouth.net  
Work Phone Home Phone Cell Phone Email Address

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

20 12 Key Largo Park Amd Plat of PB 3-62 Key Largo  
Block Lot Subdivision Key

00527680-000120 9104512  
Real Estate (RE) Number Alternate Key Number

Vacant Orange Dr. Key Largo, FL 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  
 Proposed Land Use of the Property: Single Family Residence  
 Total Land Area: 2,500 #

Pursuant to Section 102-186(b) of the Monroe County Land Development Code (LDC), the Director of Planning & Environmental Resources is authorized to grant the following variances:

- (1) Reduction of front or rear yard non-shoreline setback requirements, as provided in LDC Chapter 131, by up to ten (10) feet; and reduction of non-shoreline side yard setback requirements, as provided in LDC Chapter 131, by up to five (5) feet;
- (2) Reduction in the off-street parking requirements in LDC Chapter 114, Article III, by no more than 20%;
- (3) Reduction in the bufferyard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors in LDC Chapter 114, Article III, by no more than 10%;
- (4) Reduction in the total area of landscaping required for off-street parking and loading in LDC Chapter 114, Article III, by no more than 10%; and
- (5) Reduction in the loading/unloading space dimensional requirements in LDC Chapter 114, Article III.

Provide the standards required by the land development regulations: front 25', back 20', sides 5' & 10'  
 (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: reduction of the front to 15' & reduction of the back to 10'  
 (i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 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 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:  
We need the reduction of setbacks in order to have room for parking spaces required and have a decent amount of space to fit the SFR.

2. Failure to grant the variance would result in exceptional hardship to the applicant:  
It would not allow us to build the house if the variance was not granted.

*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 granting of this variance would not result in any additional public expense or threat to anyone, nor any nuisance, 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:

This neighborhood has numerous previously approved administrative variances due to the size of the lots.

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:

There would be no special privileges denied to others due to the granting of this variance.

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

No, this is not based on any disabilities or handicaps or health of the applicant.

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

No, this is not based on domestic difficulties.

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

Yes, this is the minimum in order to provide relief.

Pursuant to LDC Section 102-186 (i), 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: Krissy Bohnstedt Date: 7/8/20

STATE OF FL

COUNTY OF Monroe

Sworn to and subscribed before me this 8<sup>th</sup> day of July, 2020,

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

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

Mary Marcantonio  
Signature of Notary Public, State of Florida

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



Mary C. Marcantonio  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG151962  
Expires 10/16/2021

**Send complete application package to:**

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

AGENT AUTHORIZATION FORM

Date of Authorization: 5 / 4 / 20  
Month Day Year

I hereby authorize Krissy Bohnstedt be listed as authorized agent  
(Print Name of Agent)

representing FGR Orange LLC for the application submission  
(Print Name of Property Owner(s) the Applicant(s))

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

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

12 20 Key Largo Park Amd Plat Key Largo  
Lot Block Subdivision Key (Island)

00527680-000120 9104512  
Real Estate (RE) Number Alternate Key Number

Vacant Land Orange Dr. Key Largo, FL 100  
Street Address (Street, City, State & Zip Code) Approximate Mile Marker  
33037

Authorized Agent Contact Information:

207 Gardenia St Tavernier, FL 33070  
Mailing Address (Street, City, State and Zip Code)

(305) 393-1059 kbohnstc@bellsouth.net  
Work Phone Home Phone Cell Phone Email Address

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: [Signature]

Printed Name of Property Owner: JESUS M. GOMEZ - FGR ORANGE LLC

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this 4 day of May, 2020,

by Jesus M. Gomez, who is personally known to me OR produced  
(Print Name of Person Making Statement)

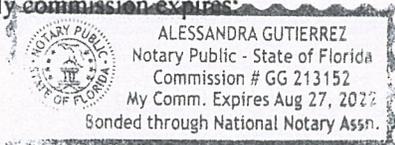
as identification.

(Type of ID Produced)

Alessandra Gutierrez  
Signature of Notary Public

Alessandra Gutierrez  
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Ryan C. Bahn  
Coral Reef Title Company  
100750 Overseas Highway  
Key Largo, FL 33037  
Closing file # 10-7556

Property Appraisers Parcel Identification Number:  
**00527680.000100**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS TRUSTEE'S DEED**, made the 27th day of February, 2020 by Alfredo J. Miranda, Individually and as Trustee of the Alfredo J. Miranda Revocable Trust, dated July 17, 2017, herein called the grantor, to FGR Orange LLC, a Florida Limited Liability Company whose post office address is 10631 N. Kendall Drive, Suite 145, Miami, FL 33176, hereinafter called the Grantee: (Wherever 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)

**WITNESSETH:** That the grantor, acting under the power and authority to him granted by said Trust Agreement for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, to him in hand paid by the said Grantees, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantees the land situate in Monroe County, State of Florida, viz.:

**Lot 12, Block 20, 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.**

**TOGETHER**, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, and all the right, title, interest, claim and demand whatsoever in and to the said premises.

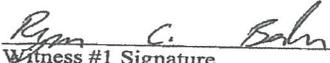
**TO HAVE AND TO HOLD**, the same in fee simple forever, **AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land 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, 2020.

**IN WITNESS WHEREOF**, the said Grantor has caused this Trustees Deed to be signed and sealed these presents the day and year first above written.

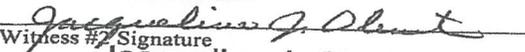
Signed, sealed and delivered in the presence of:

Alfredo J. Miranda Revocable Trust, dated July 17, 2017

  
Alfredo J. Miranda, Trustee  
5 Orange Dr., Key Largo, FL 33037

  
Witness #1 Signature

Ryan C. Bahn  
Witness #1 Printed Name

  
Witness #2 Signature

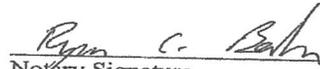
Jacqueline J. Olenik  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 27th day of February, 2020 by Alfredo Miranda, Trustee of the Alfredo J. Miranda Revocable Trust, dated July 17, 2017. Who is personally known to me or has produced FL Drivers License as identification.

SEAL



  
Notary Signature

Ryan C. Bahn  
Printed Notary Signature

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00527680-000120  
 Account# 9104512  
 Property ID 9104512  
 Millage Group 500K  
 Location VACANT LAN ORANGE Dr, KEY LARGO  
 Address  
 Legal BK 20 LT 12 KEY LARGO PARK AMD PLAT OF PB3-62 OR62-416/17 OR115-273/74  
 Description OR115-275/77 OR611-252 OR754-1420 OR754-1421 OR852-2176 OR854-2179  
 OR903-2240 OR903-2241 OR969-675 OR969-676 OR969-677 OR1019-1001  
 OR1034-562 OR1159-649 OR1335-1826 OR1378-2434 OR2290-1242/43 OR2290-1242/43 OR2304-2398/99 OR2905-172 OR2943-1400 OR3011-473  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1905  
 Property Class VACANT RES (0000)  
 Subdivision KEY LARGO PARK AMD  
 Sec/Twp/Rng 28/61/39  
 Affordable No  
 Housing



**Owner**

[FGR ORANGE LLC](#)  
 10631 N Kendall Dr  
 Ste 145  
 Miami FL 33176

**Land**

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 2,500.00        | Square Foot | 0        | 0     |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CH LINK FENCE | 1997       | 2020      | 1        | 200 SF | 3     |

**Sales**

| Sale Date | Sale Price | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 2/27/2020 | \$63,000   | Warranty Deed | 2257977           | 3011      | 473       | 99 - Unqualified   | Improved           |

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



# 00527680 - 000120

|     |               |       |
|-----|---------------|-------|
| Lot | FGR           | Block |
| 12  | Orange<br>LLC | 20    |





| ID                         | NAME  | ADD1                            | CITY                 | UNIT   | STA           | COU           | ZIP              |
|----------------------------|---|---------------------------------|----------------------|--------|---------------|---------------|------------------|
| 525060.00000000            | CERRA ALINA C                               | 9390 34th St                    | Miami                |        | FL            | US            | 33165            |
| 527620.00000000            | HUFF CLARK                                  | 15 Orange Dr                    | Key Largo            |        | FL            | US            | 33037            |
| 526680.00000000            | SUAREZ NORMA                                | 6651 W 11th Ct                  | Hialeah              |        | FL            | US            | 33012            |
| 526640.00000000            | MOLTER ROLANDO S DUBOUE                     | 10 Orange Dr                    | Key Largo            |        | FL            | US            | 33037            |
| 526600.00000000            | POLANCO CARLOS JESUS                        | 18 Orange Dr                    | Key Largo            |        | FL            | US            | 33037            |
| 526510.00000000            | MESA MARIVEL                                | 49 Silver Springs Dr            | Key Largo            |        | FL            | US            | 33037            |
| 526610.00000000            | MCCREA MICHELLE M                           | 16 Orange Dr                    | Key Largo            |        | FL            | US            | 33037            |
| 526330.00000000            | FUENTES MANUEL                              | 5687 4th Ave                    | Hialeah              |        | FL            | US            | 33013            |
| 526490.00000000            | SOSA CELIA                                  | 1316 W 60th Ter                 | Hialeah              |        | FL            | US            | 33012            |
| 526550.00000000            | MONZON ROSA                                 | 541 SE 5th St                   | Hialeah              |        | FL            | US            | 33010            |
| 527650.00000000            | DUDLEY NICOLE                               | 10 Buttonwood Dr                | Key Largo            |        | FL            | US            | 33037            |
| 526730.00000000            | BERGLC LLC                                  | 12220 SW 95th Ave               | Miami                |        | FL            | US            | 33176            |
| 526350.00000000            | VINCENTE JEROME B                           | 4744 Blue Pine Cir              | Lake Worth           |        | FL            | US            | 33463            |
| 526320.00000000            | MEES HOPE                                   | 18 Coconut Dr                   | Key Largo            |        | FL            | US            | 33037            |
| 526470.00000000            | OSBERG JAMES                                | 13 Silver Springs Dr            | Key Largo            |        | FL            | US            | 33037            |
| 526790.00000000            | STRUDER STEPHEN                             | 77 Coconut Dr                   | Key Largo            |        | FL            | US            | 33037            |
| 526540.00000000            | MOLINA-LARMAN KIM L                         | 27 Silver Springs Dr            | Key Largo            |        | FL            | US            | 33037            |
| 526740.00000000            | TDGROUP HOLDINGS II LLC                     | PO Box 370524                   | Key Largo            |        | FL            | US            | 33037            |
| 526800.00000000            | GUTH PAUL                                   | PO Box 371184                   | Key Largo            |        | FL            | US            | 33037            |
| 527790.00000000            | LEE AMY S                                   | 102 Marina Ave                  | Key Largo            |        | FL            | US            | 33037            |
| 526780.00000000            | ALLEN MARLIN K                              | 907 New York Ave                | Lynn Haven           |        | FL            | US            | 32444            |
| 527640.00000000            | KIVNEY JAMES                                | 13 Orange Dr                    | Key Largo            |        | FL            | US            | 33037            |
| <del>526500.00000000</del> | <del>SOSA CELIA</del>                       | <del>1316 W 60th Ter</del>      | <del>Hialeah</del>   |        | <del>FL</del> | <del>US</del> | <del>33012</del> |
| 526810.00000000            | FOUTS CHRISTOPHER                           | 5753 Highway 85                 | Crestview            | # 6971 | FL            | US            | 32536            |
| 526770.00000000            | O'KEEFE DAVID                               | 38 Sugar Pine Ln                | Bay Shore            |        | NY            | US            | 11706            |
| <del>526310.00000000</del> | <del>MESA MARIVEL</del>                     | <del>49 Silver Springs Dr</del> | <del>Key Largo</del> |        | <del>FL</del> | <del>US</del> | <del>33037</del> |
| 528330.00000000            | ROSIQUE JAVIER                              | 9390 34th St                    | Miami                |        | FL            | US            | 33165            |
| <del>526700.00000000</del> | <del>SUAREZ NORMA</del>                     | <del>6651 W 11th Ct</del>       | <del>Hialeah</del>   |        | <del>FL</del> | <del>US</del> | <del>33012</del> |
| 528100.00000000            | MARTIN ROLLAND REV TR 9/3/20:5795 SW 7th Ct |                                 | Cape Coral           |        | FL            | US            | 33914            |
| 528340.00000000            | TDGROUP HOLDINGS I LLC                      | PO Box 370524                   | Key Largo            |        | FL            | US            | 33037            |
| 528950.00000000            | FLORIDA DRIVE PROPERTY LLC                  | 68 Florida Dr                   | Key Largo            |        | FL            | US            | 33037            |
| 526120.00000000            | DASH ROBERT CLEMENT                         | 1314 Royal Palm Dr              | Key Largo            |        | FL            | US            | 33037            |
| 528500.00000000            | UPPER KEYS RENTALS UNLIMITED                | 68 Florida Dr                   | Key Largo            |        | FL            | US            | 33037            |

30

|                            |                               |                            |                      |               |               |                  |
|----------------------------|-------------------------------|----------------------------|----------------------|---------------|---------------|------------------|
| 528080.00000000            | DUBON SUZANNE                 | 16 Poinciana Dr            | Key Largo            | FL            | US            | 33037            |
| 529080.00000000            | CURTIS ROBERT S               | 1 Lakeview Dr              | Key Largo            | FL            | US            | 33037            |
| 526620.00000000            | UNDERWOOD BRADLEY             | 14 Orange Dr               | Key Largo            | FL            | US            | 33037            |
| 526460.00000000            | BUCKLES MICHELLE S            | 15 Silver Springs Dr       | Key Largo            | FL            | US            | 33037            |
| 527950.00000000            | GNEISER JEFFREY C             | 15 Buttonwood Dr           | Key Largo            | FL            | US            | 33037            |
| 528480.00000000            | BRENNAN RANDOLPH              | 800 Oceana Dr              | Key Largo            | FL            | US            | 33037            |
| 526570.00000000            | LOZANO CONCEPTION L           | 5619 Swiss Ave             | Dallas               | TX            | US            | 75214            |
| 526290.00000000            | RUIZ MAVEL                    | 670 Falcon Ave             | Miami Springs        | FL            | US            | 33166            |
| <del>526760.00000000</del> | <del>UNDERWOOD BRADLEY</del>  | <del>14 Orange Dr</del>    | <del>Key Largo</del> | <del>FL</del> | <del>US</del> | <del>33037</del> |
| 527800.00000000            | GOULD JANICE M                | PO Box 372542 Dr           | Key Largo            | FL            | US            | 33037            |
| 527470.00000000            | BRASHARES THOMAS E            | 23 Orange Dr               | Key Largo            | FL            | US            | 33037            |
| 528960.00000000            | GOSSWEILER JEFFREY A          | 68 Florida Dr              | Key Largo            | FL            | US            | 33037            |
| 526940.00000000            | PATERSON ARTHUR P             | 21 Orange Dr               | Key Largo            | FL            | US            | 33037            |
| 527810.00000000            | EDINGER JORDAN SCOTT          | 14 Poinciana Dr            | Key Largo            | FL            | US            | 33037            |
| 523381.00410100            | SANCTUARY AT KEY LARGO COND   | PO BOX 372968              | KEY LARGO            | FL            |               | 33037            |
| 527440.00000000            | NANCE CRISTINA SCALLY         | 25 Orange Dr               | Key Largo            | FL            | US            | 33037            |
| 527870.00000000            | CARNOHAN MICHELE              | 70 Florida Dr              | Key Largo            | FL            | US            | 33037            |
| 527600.00000000            | MILIAN PATRICIA A             | 20 Buttonwood Dr           | Key Largo            | FL            | US            | 33037            |
| 528070.00000000            | SMITH MICHAEL                 | 515 Caribbean Blvd         | Key Largo            | FL            | US            | 33037            |
| 527670.00000000            | RIVERO SUYAPA                 | 156 Marina Ave             | Key Largo            | FL            | US            | 33037            |
| 527740.00000000            | NEUMANN WILLIAM R             | 9 Orange Dr                | Key Largo            | FL            | US            | 33037            |
| <del>526690.00000000</del> | <del>SUAREZ NORMA</del>       | <del>6651 W 11th Ct</del>  | <del>Hialeah</del>   | <del>FL</del> | <del>US</del> | <del>33012</del> |
| 528360.00000000            | PANDO OSMEL                   | 780 Shore Dr               | Miami Beach          | FL            | US            | 33141            |
| 526580.00000000            | GURNEY JOSEPH A ESTATE        | 300 Grouper Trl            | Key Largo            | FL            | US            | 33037            |
| 527840.00000000            | BOWLING THADDEUS R JR         | 6 Poinciana Dr             | Key Largo            | FL            | US            | 33037            |
| 525260.00000000            | VIZCARRA ISABEL               | 17 Rock Harbor Dr          | Key Largo            | FL            | US            | 33037            |
| 526630.00000000            | CORDELL JAMES E               | 12 Orange Dr               | Key Largo            | FL            | US            | 33037            |
| 526960.00000000            | MESA MARCO                    | 49 Silver Springs Dr       | Key Largo            | FL            | US            | 33037            |
| 526530.00000000            | MESA MEREDITH                 | 23 Silver Springs Dr       | Key Largo            | FL            | US            | 33037            |
| 526340.00000000            | VINCENTE JEROME B             | 4744 Blue Pine Cir         | Lake Worth           | FL            | US            | 33463            |
| 527460.00000000            | VALDES RICARDO                | 22 Buttonwood Dr           | Key Largo            | FL            | US            | 33037            |
| <del>527920.00000000</del> | <del>GERRA ALINA C</del>      | <del>9390 SW 34th St</del> | <del>Miami</del>     | <del>FL</del> | <del>US</del> | <del>33165</del> |
| 523382.00010600            | GUILFORD FRANK W III          | 7625 SW 50th Ave           | Miami                | FL            | US            | 33143            |
| 523382.00020800            | IBIS PROPERTY INVESTMENTS LLC | 6900 Camarin St            | Miami                | FL            | US            | 33146            |



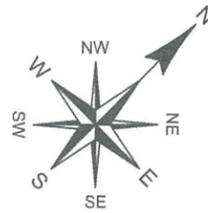


SPEED  
LIMIT  
25

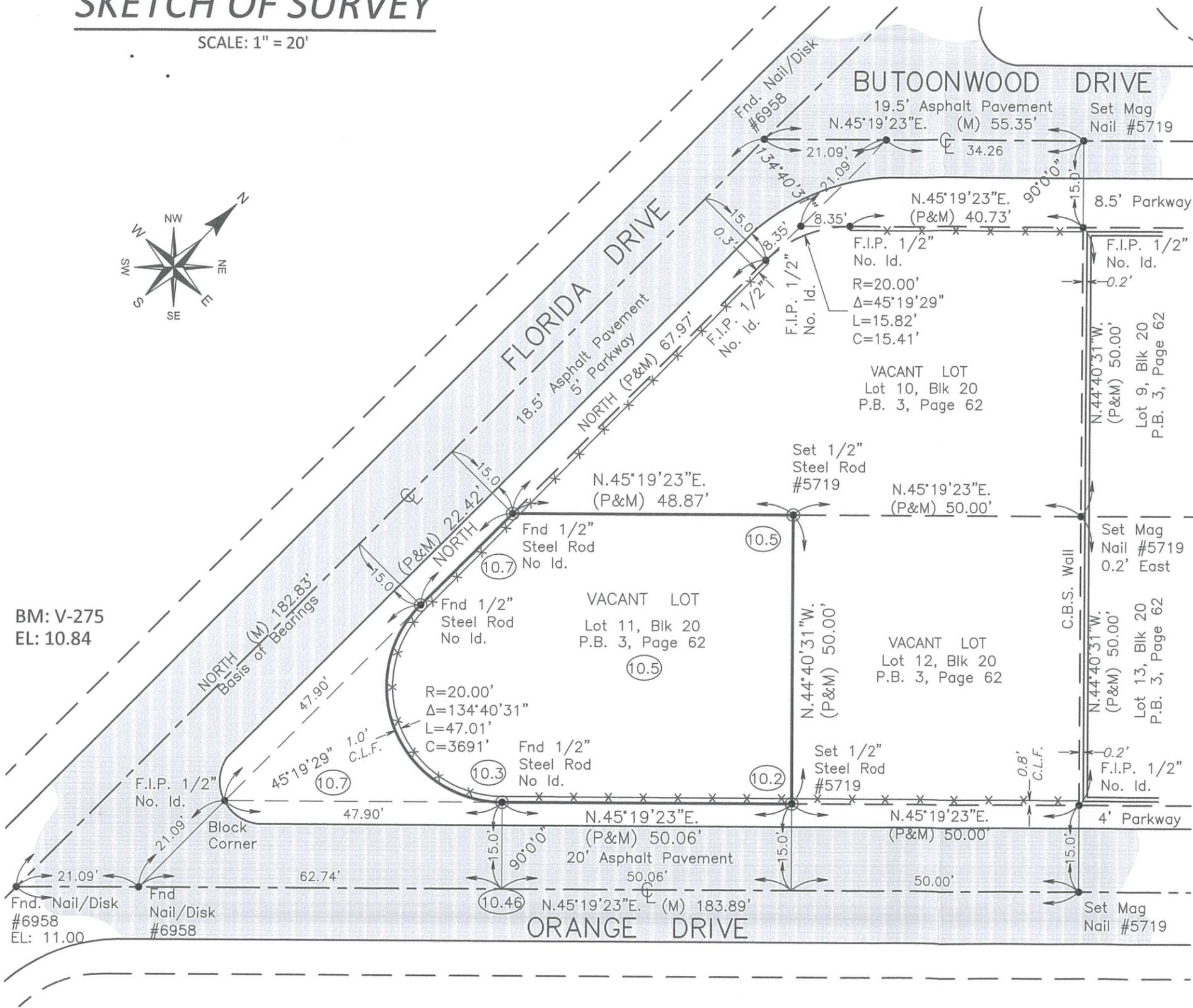


# SKETCH OF SURVEY

SCALE: 1" = 20'



BM: V-275  
EL: 10.84

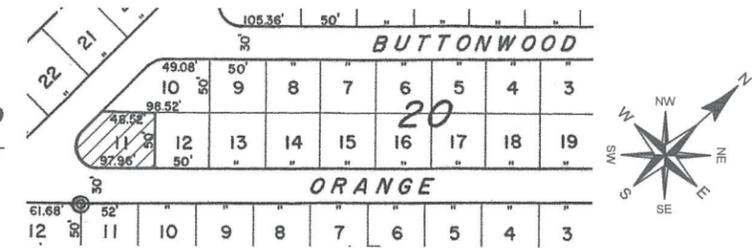


## ABBREVIATIONS & LEGEND

|  |   |   |   |  |  |   |
|--|---|---|---|--|--|---|
| A.S. = ALUMINUM SHED<br>A/C= AIR CONDITIONING PAD.<br>BLK = BLOCK.<br>BM. = BENCH MARK.<br>C.B.= CATCH BASIN.<br>C.B.S. = CONCRETE BLOCK STRUCTURE.<br>C.G.= CURB & GUTTER<br>C.S.= CONCRETE SLAB.<br>CH.= CHORD DISTANCE. | C.P. = CONC. PORCH<br>CL.= CLEAR.<br>CONC.= CONCRETE.<br>E.T.P.= ELECTRIC TRANSFORMER PAD.<br>ENC.= ENCROACHMENT.<br>F.F.E.= FINISHED FLOOR ELEVATION.<br>F.H.= FIRE HYDRANT.<br>F.I.P.= FOUND 1/2" IRON PIPE.<br>F.N = FOUND NAIL. | F.N.D. = FOUND NAIL & DISK.<br>F.R.= FOUND REBAR.<br>F.S.= FOUND SPIKE.<br>L.P.= LIGHT POLE.<br>M.D.E.= MAINTENANCE & DRAINAGE EASEMENT.<br>M.S.= METAL SHED ON CONCRETE.<br>MEAS.= MEASURED.<br>N.T.S. = NOT TO SCALE. | NO ID.= NO IDENTIFICATION NUMBER.<br>O.E.L.= OVERHEAD ELECTRIC LINE.<br>O.R.B.= OFFICIAL RECORDS BOOK.<br>P.B.= PLAT BOOK.<br>P.C.P.= PERMANENT CONTROL POINT.<br>POB.= POINT OF BEGINNING.<br>POC.= POINT OF COMMENCEMENT.<br>P.P.= POWER POLE.<br>P.R.M.= PERMANENT REFERENCE MONUMENT. | PG.= PAGE.<br>PL.= PLANTER.<br>A= ARC DISTANCE.<br>R.= RADIUS.<br>R.W.= RIGHT OF WAY.<br>REC.= RECORDED.<br>RES.= RESIDENCE.<br>S.I.P.= SET IRON PIPE No. Lb 5719.<br>S.R.= SET ROD No. Lb 5719. | SEC.= SECTION.<br>STY.= STORY.<br>SWK.= SIDEWALK.<br>U.E.= UTILITY EASEMENT.<br>U.P.= UTILITY POLE.<br>V.G.= VALLEY GUTTER.<br>Δ= CENTRAL ANGLE.<br>⊖ = CENTER LINE.<br>⊕ = MONUMENT LINE. | CB = CATCH BASIN.<br>FH = FIRE HYDRANT.<br>MH = MANHOLE.<br>(P) = PLAT.<br>(P & M) = PLAT and MEASURE.<br>--- = WOOD FENCE. (W.F.)<br>--- = CHAIN LINK FENCE. (C.L.F.)<br>--- = C.B.S. WALL.<br>⊗ = EXISTING ELEVATION. |
|--|---|---|---|--|--|---|

## LOCATION MAP

SCALE: N.T.S.



## LEGAL DESCRIPTION:

Lot 11, Block 20, KEY LARGO PARK AMENDED, According to the Plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

## NOTES:

- Lands shown hereon were not researched by the surveyor for easement, legal overlaps, or any other instruments of record.
- No utilities located.
- Fence ownership not determined by this survey.
- There may be additional restrictions/Easements that are not shown on this survey that may be found in the public records of this county.
- Surveyor makes no claims to subsurface features other than evidence of same as shown hereon.
- This drawing is the property of LINCOLN ITURREY, P.A. and shall not be used in whole or part without the written permission of LINCOLN ITURREY, P.A.
- Liability limited to survey fee charged.
- Legal description provided by client.
- Elevations when shown Refer to N.G.V.D. 1929.
- Riparian rights not determined by this survey.
- All Measurements and Distances are in U.S. Standard Feet.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property.
- Location and identification of utilities on and/or adjacent to the property were not secured, as such information was not requested.
- Ownership is subject to opinion of title.
- This survey is performed for: FGR ORANGE LLC, for the singular purpose of obtaining MORTGAGE and TITLE INSURANCE, and does not extend to any unnamed party.

## WE HEREBY CERTIFY:

- That the attached Boundary survey of the above described property is true and correct to the best of our knowledge and meets standards of practice set forth by the FLORIDA BOARD OF LAND SURVEYORS. Pursuant to Chapter 5 J-17 Florida Administrative Code.

*Lincoln Iturrey*

**LINCOLN ITURREY, P.S.M. No. 5719**

This survey not valid without the original signature and seal of the appropriate registered Land Surveyor and Mapper.

UPDATED:

PREPARED BY:

**LINCOLN ITURREY, P.A.**

Professional Land Surveyors and Mappers LB. 8190

P.O. BOX 755, LONG KEY, FLORIDA, 33001

PHONE: (305) 664-2727 / (305)975-3141 (CEL.) Email = liturrey@gmail.com

DATE: 03-14-2020

SCALE: 1" = 20'

FB: 135 PG: 50

PREPARED FOR: FGR ORANGE LLC.

ADDRESS: ORANGE DRIVE and FLORIDA DRIVE, LOT 10, KEY LARGO, FLORIDA, 33037.

| COMMUNITY No.           | PANEL No. | SUFFIX | DATE OF FIRM   | ZONE | BASE ELEVATION        |
|-------------------------|-----------|--------|----------------|------|-----------------------|
| 125129                  | 0931      | K      | 02-18-2005     | AE   | 9                     |
| CLOSURE AT LEAST 1:7500 |           |        | DRAWN BY: J.M. |      | DRAWING No. 20-9107 B |