

File #: 2020-142

Owner's Name: Cathy Hardison

Applicant: Barbara Bauman

Agent: Barbara Bauman

Type of Application: Admin Variance

Key: Key Largo

RE: 00523570-000000

Additional Information added to File 2020-142

End of Additional File 2020-142

Land Use District Designation(s): Improved Subdivision (IS)
 Present Land Use of the Property: Vacant
 Proposed Land Use of the Property: Single Family Residence
 Total Land Area: 3,240 SF

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 Yard setback 25 feet, Rear Yard 20 feet, Primary Side 10 feet, Secondary Side 5 feet

(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Reduction of 10 feet for a front yard setback of 15 feet and reduction of 10 feet for rear yard setback of 10 feet.

Provide requested variance: (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:
The lot is small in size with the reduction in setbacks will allow a small elevated house to be built.
The proposed home is consistent with the other surrounding properties on the block and neighborhood.

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 single family residence on the property.
The proposed footprint and setbacks are consistent with other surrounding residences in the neighborhood.

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:

Granting the variance will not result in increased public expenses, create a threat to public health and safety, 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:

This lot size is smaller than typical lots in other Improved Subdivision land use districts.

Lots in Amended Plat of Key Largo Park subdivision lot sizes are typically smaller than other Improved Subdivision lots in Key Largo.

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:

Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood. Several variances were granted in Key Largo Park for front and rear yard setbacks. Many homes built prior to current setback requirements are nonconforming to the current setback requirements.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:
No grant 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:
No 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:
Yes it is the minimum necessary to build a small elevated home with 2 parking spaces. The home footprint will be similar in size as other homes in the immediate neighborhood.

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 600-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 600-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.

* * * * *

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: Barbara Bauman Date: 8/28/2020

STATE OF Florida

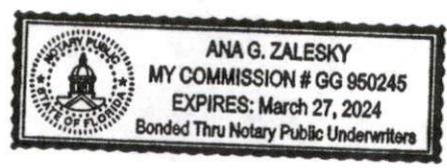
COUNTY OF Monroe

Sworn to and subscribed before me this 28 day of August, 2020,

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

_____ as identification.
(TYPE OF ID PRODUCED)

[Signature]
Signature of Notary Public, State of Florida



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, Florida 33050

MONROE COUNTY
OFFICIAL RECORDS

FILE #1251350
BK#1717 PG#2003

RCD Aug 14 2001 09:41AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 119.00
08/14/2001 DEP CLK

HIS INSTRUMENT PREPARED BY AND RETURN TO:

Lisa L. Miller
Coral Reef Title Company
P.O. Box 444
Tavernier, FL 33070

Property Appraisers Parcel Identification (Folio) Numbers: 00523570-000000,00523580-000000

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 13th day of August, 2001 by Ivo Prieto, a married man, herein called the grantor, to Cathy Hardison, a single woman whose post office address is 8 Drury Drive, Key Largo, Florida 33037, 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, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lots 3 and 4, Block 2, Amended Plat 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.

This is vacant property and is not the homestead of the Grantor nor any family member as he resides at 417 W. 45 Place, Hialeah, FL 33012.

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, 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, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lisa L. Miller
Witness #1 Signature
Lisa L. Miller
Witness #1 Printed Name

SNeal Steen
Witness #2 Signature
SNEAL STEEN
Witness #2 Printed Name

Ivo Prieto
Ivo Prieto
417 W. 45th Place, Hialeah, FL 33012

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 13th day of August, 2001 by Ivo Prieto who is personally known to me or has produced FL Drivers License as identification.

SEAL



Lisa L. Miller
Notary Public
Lisa L. Miller
Printed Notary Name

Closing file # 10-3762

MONROE COUNTY
OFFICIAL RECORDS



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 00523570-000000
 Account# 1642827
 Property ID 1642827
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 2 LT 3 AMD PLAT OF KEY LARGO PB3-62 PARK KEY LARGO OR610-7 OR840-691 OR942-2111C/T OR1177-744(CMS) OR1717-2003
 (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 Housing No

9 Palm Beach Dr



Owner

HARDISON CATHY
 PO Box 372823
 Key Largo FL 33037

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$755	\$755	\$755	\$818
+ Market Land Value	\$43,740	\$30,618	\$27,119	\$27,119
= Just Market Value	\$44,495	\$31,373	\$27,874	\$27,937
= Total Assessed Value	\$11,770	\$10,700	\$9,727	\$8,843
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$44,495	\$31,373	\$27,874	\$27,937

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	3,240.00	Square Foot	54	60

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2000	2007	1	850 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/13/2001	\$17,000	Warranty Deed		1717	2003	M - Unqualified	Vacant
7/1/1991	\$5,500	Warranty Deed		1177	744	Q - Qualified	Vacant
8/1/1981	\$4,200	Warranty Deed		840	691	Q - Qualified	Vacant

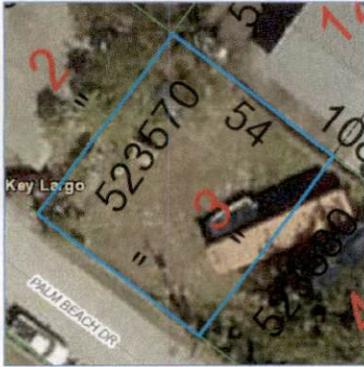
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Permits, Sketches (click to enlarge).

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/28/2020, 4:55:45 AM



Version 2.3.81

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

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

GIS Department
Physical Address Confirmation

June 15, 2020

Owner Name: Cathy Hardison

Subdivision/Key: Key Largo Park – Key Largo

Street Name: Palm Beach Drive

Property ID Number: 00523570-000000

Alternate Key: 1642827

Block Number: 2

Lot Number: 3

Physical Address:

9 Palm Beach Drive

Key Largo, FL 33037

Planning & Environmental Resources - Geographic Information Systems
2798 Overseas Highway
Suite 410
Marathon FL, 33050

Contact: Bryan Davisson – GIS Senior Administrator
davisson-bryan@monroecounty-fl.gov
305-289-2533

RE: Surrounding property owners RE 00523570-000000 Hardison

From: Aguila-Ilze (aguila-ilze@monroecounty-fl.gov)

To: baumanplanning@yahoo.com

Date: Thursday, July 30, 2020, 11:29 AM EDT

Hi Barbara

Please see attached radius map and SPON list. There are 85 surrounding property owners (\$255 noticing fees)

Let me know if you have any questions.

Thank you,

Ilze Aguila

Sr. Planning Commission Coordinator

Marathon Government Center

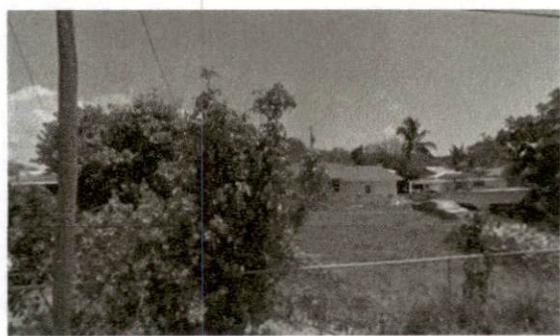
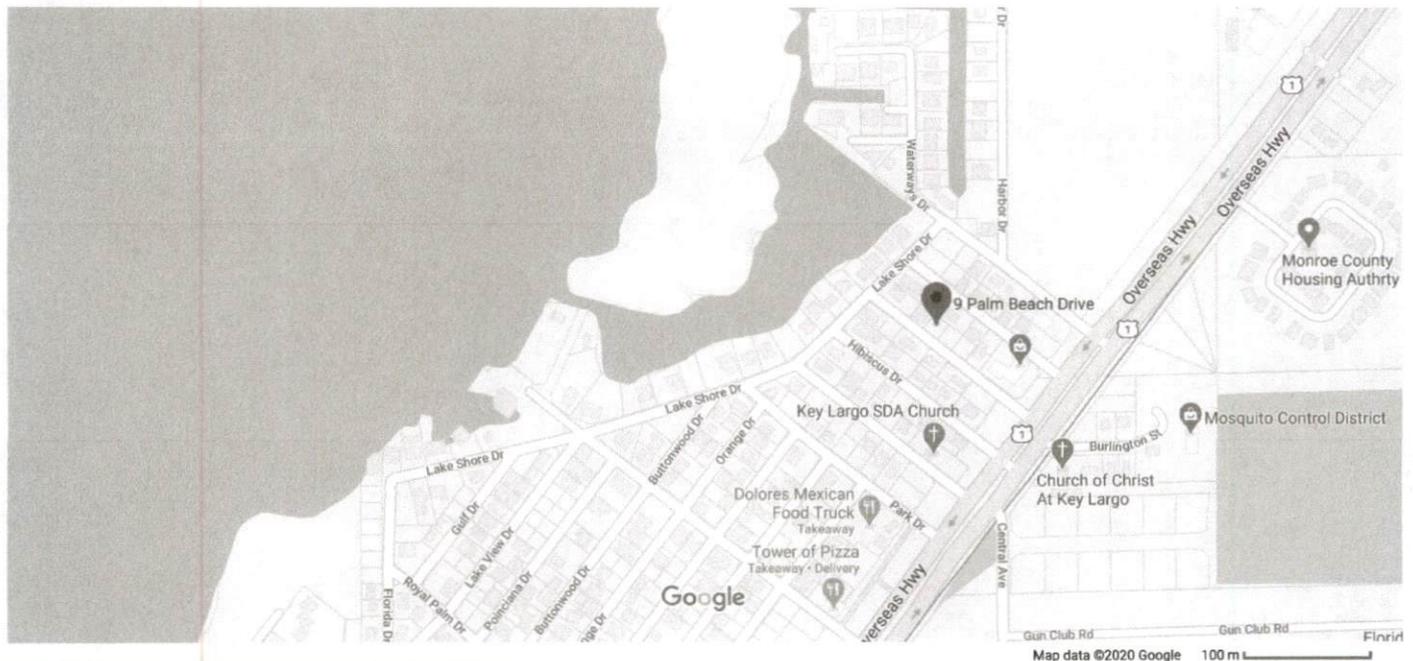
2798 Overseas Hwy, Marathon FL 33050

(P) 305-289-2529

(F) 305-289-2536

(E) Aguila-ilze@monroecounty-fl.gov

Google Maps 9 Palm Beach Dr

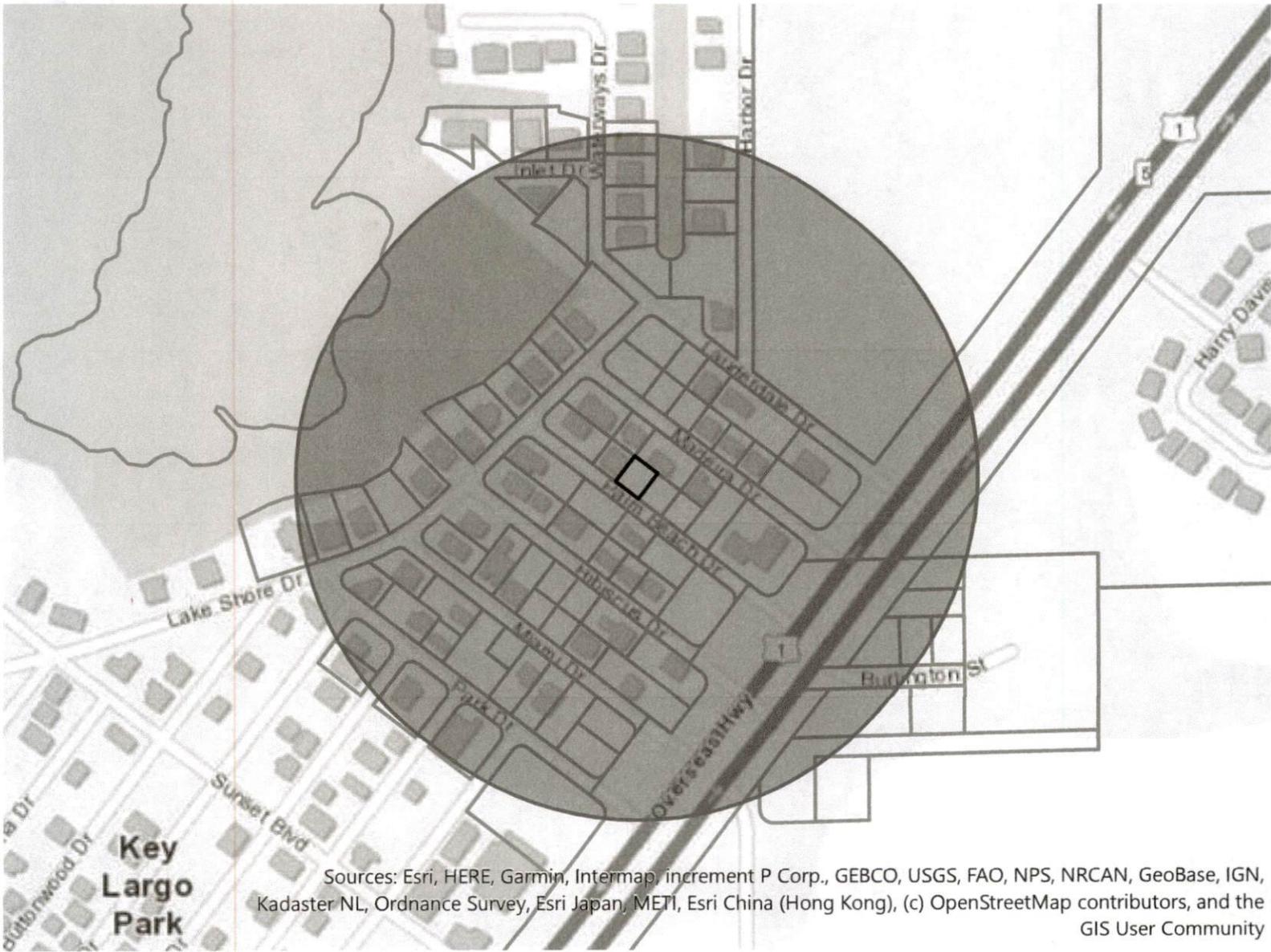


9 Palm Beach Dr

Key Largo, FL 33037
USA

- 
Directions
- 
Save
- 
Nearby
- 
Send to
your phone
- 
Share

Photos



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 5 / 2020
Month Day Year

I hereby authorize Barbara Bauman be listed as authorized agent
(Print Name of Agent)

representing Cathy Hardison 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)

3 2 Key Largo Park AMD Key Largo
Lot Block Subdivision Key (Island)
00523570-000000 1642827

Real Estate (RE) Number Alternate Key Number
9 Palm Beach DR 101
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

855 Ellen Dr. Key Largo, FL 33037

Mailing Address (Street, City, State and Zip Code)
305-942-4262 baumanplanning@yahoo.com
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: [Handwritten Signature]

Printed Name of Property Owner: CATHY HARDISON

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 17 day of JUNE, 20 20,

by CATHY HARDISON, who is personally known to me OR produced
(Print Name of Person Making Statement)

[Handwritten Signature] as identification.
(Type of ID Produced)

Signature of Notary Public



Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

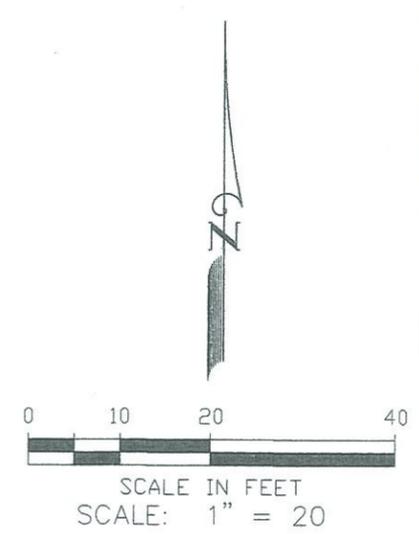
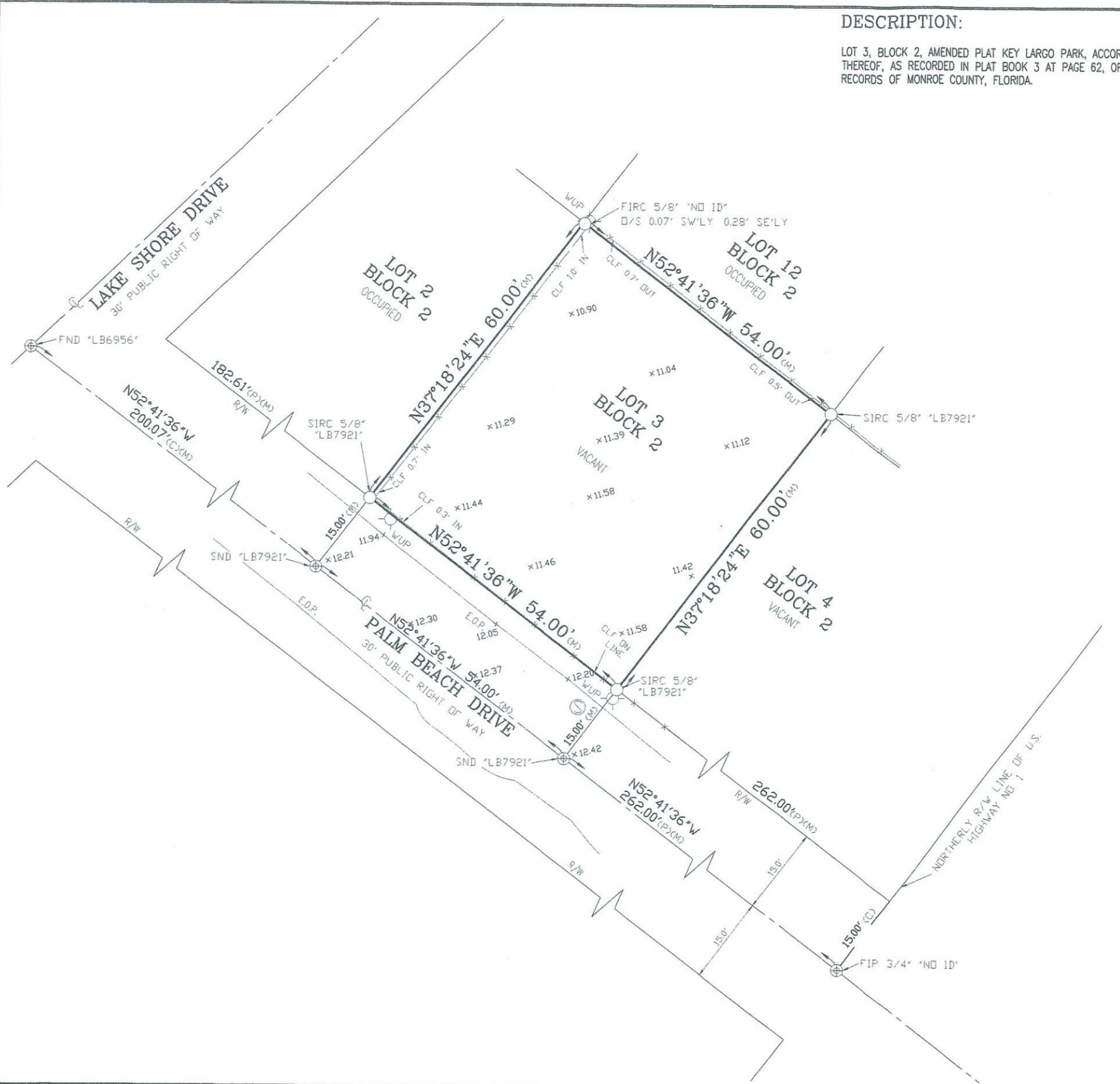
DESCRIPTION:

LOT 3, BLOCK 2, AMENDED PLAT 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.

LEGEND:

P.O.B.	POINT OF BEGINNING	CLF	- CHAIN LINK FENCE
P.O.C.	POINT OF COMMENCEMENT	A/C	- AIR CONDITIONER
③	BRI TITLE EXCEPTION	W/M	- WATER METER
APPROX.	APPROXIMATE (A)	SO FT	- SQUARE FEET
M.H.W.L.	MEAN HIGH WATER LINE	BLDG	- BUILDING
O.R.B.	- OFFICIAL RECORD BOOK	CBW	- CONCRETE BLOCK WALL
C/L	- CENTERLINE	MF	- METAL FENCE
R/W	- RIGHT-OF-WAY	WF	- WOOD FENCE
PG.	- PAGE	PF	- PLASTIC FENCE
CONC.	- CONCRETE	PB	- PLAT BOOK
BOCC	- BOARD OF COUNTY COMMISSIONERS	E.C.P.	- ELECTRIC PANEL
O/S	- OFFSET	TYP	- TYPICAL
E.O.P.	- EDGE OF PAVEMENT	GEN	- GENERATOR
P.C.	- POINT OF CURVE	X.X'	SPOT ELEVATION (EL)
(M)	- MEASURED	LS LB	- LICENSED SURVEYOR - BUSINESS
(C)	- CALCULATED	PRM	- PERMANENT REFERENCE MARKER
(P)	- PLAT	A/C	- AIR CONDITIONER
(D)	- DEED	FIR	- FOUND IRON ROD
SCO	- SEWER CLEANOUT	FN	- FOUND NAIL
⊕	- VACUUM SEWER PIT	FND	- FOUND NAIL AND DISK
⊕	- STORM DRAIN	FSD	- FOUND SCREW AND DISK
DHW	- OVERHEAD WIRES	FIRC	- FOUND IRON ROD AND CAP
HGVD	- NATIONAL GEODETIC VERTICAL DATUM	SIRC	- SET IRON ROD AND CAP
PRM	- PERMANENT REFERENCE MARKER	SND	- SET NAIL AND DISK
MUP	- METAL UTILITY POLE	FIP	- FOUND IRON PIPE
⊕	- TRAFFIC SIGN	UTILITY POLE	
G/A	- OVERALL	T.O.S	- TOE OF SLOPE
T.I.I.F.	- TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA	T.O.B.	- TOP OF BANK
FCI	- FISH CLEANING TABLE	CONCRETE	

- SURVEYOR'S NOTES:**
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
 - UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 - ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
 - BEARINGS SHOWN HEREON ARE BASED UPON THE MONUMENTED CENTERLINE OF PALM BEACH DRIVE BEING N52°41'36"W AS DERIVED FROM PLAT.(ASSUMED).
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE PROSPECT SURVEYING, LLC ACCEPTS NO RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.
 - LAST DATE OF FIELD SURVEY: 4-1-2020
 - ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 12087C0931K EFFECTIVE DATE 2/18/2005.
- SUBJECT PARCEL CONTAINS 3,240 SQUARE FEET MORE OR LESS.



CERTIFIED TO:
CATHY HARDISON

[Signature]
BRENT JOSEPH THURKETTLE
FLORIDA LICENSE - LS 6794

Y:\Acad Projects\2020\Hardison\HARDISON VACANT LOT S.dwg

DRAWN	KK
CHECKED	BT
Q.C.	BT
COGO FILE	PALM BEACH VACANT LOTS



Prospect Surveying, LLC
Surveying • Planning • GIS
6465 Overseas Highway Suite 4 Marathon, FL 33050
www.prospectsurveying.com
305.587.4235

BOUNDARY SURVEY

LOT 3, BLOCK 2
AMENDED PLAT KEY LARGO PARK
PLAT BOOK 5, PAGE 62
MONROE COUNTY, FLORIDA

NO.	DATE	REVISIONS	APP'D BY	JOB No.	FIELD BOOK & PAGE	DATE	SCALE	SHT.	OF
				20-126	43-07	04/23/20	1"=20'	1	1



LAKE SHORE DRIVE

N52°41'36"W
200.07'

LOT 2
BLOCK 2

N37°18'24"E 60.00'

LOT 12
BLOCK 2

N52°41'36"W 54.00'

LOT 3
BLOCK 2

N52°41'36"W 54.00'

N37°18'24"E 60.00'

LOT 4
BLOCK 2

PALM BEACH DRIVE

ONE STREET TREE REQ'D
PER MONROE COUNTY
ORDINANCE 114-104

(1) 8.5' X 18'
ANGLED PARKING SPACE
WITHIN 15' SETBACK

ONE SPACE UNDER
HOUSE

RE: 00523570-000000 Bk 2 Lt 3, 9 Palm Beach Drive

Parcel ID	00523570-000000
Account#	1642827
Property ID	1642827
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 2 LT 3 AMD PLAT OF KEY LARGO PB3-62 PARK KEY LARGO OR610-7 OR840-691 OR942-2111C/T OR1177-744(CMS) OR1717-2003 (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 Housing	No

Land Use District: RESIDENTIAL
DRY UNPERMITTED (01DM)

ZONING = IS



SITE PLAN
SCALE: 1" = 20'

ENGINEER:
Seacoast Engineering and Design
PE# 63240
5 MANGROVE LANE
KEY LARGO, FL 33037
PHONE: 305-509-7695

DATE:
DESIGNED BY: Mike Padula
DRAWN BY: Daniel Goss

CLIENT NAME: CATHY HARDISON
PROJECT ADDRESS: 9 PALM BEACH DRIVE

PROJECT TITLE: LOT 3 SITE PLAN

SHEET:
C-1
X OF

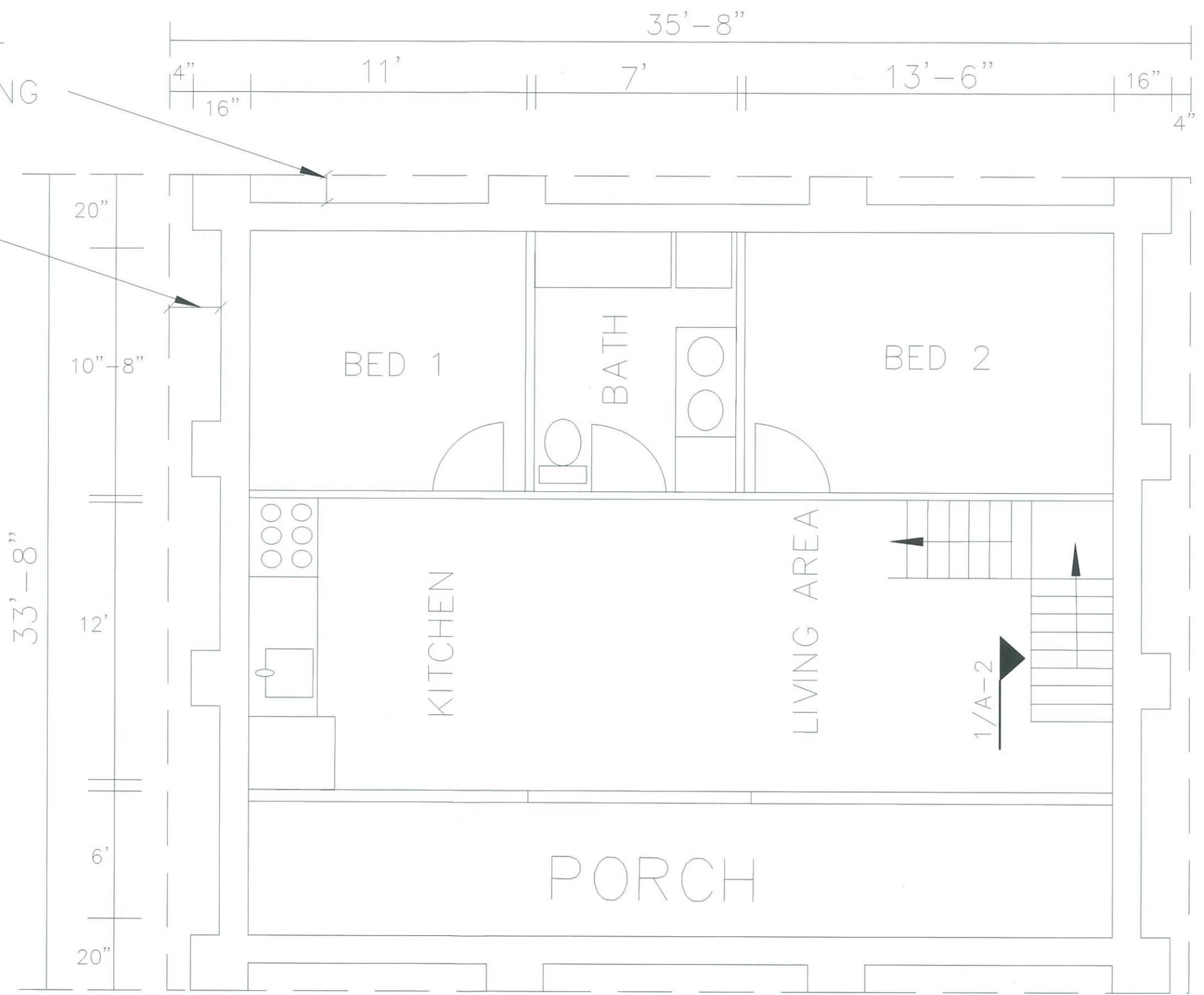
8" ROOF OVERHANG

12" ROOF OVERHANG

FIRST ELEVATED LEVEL



STREET



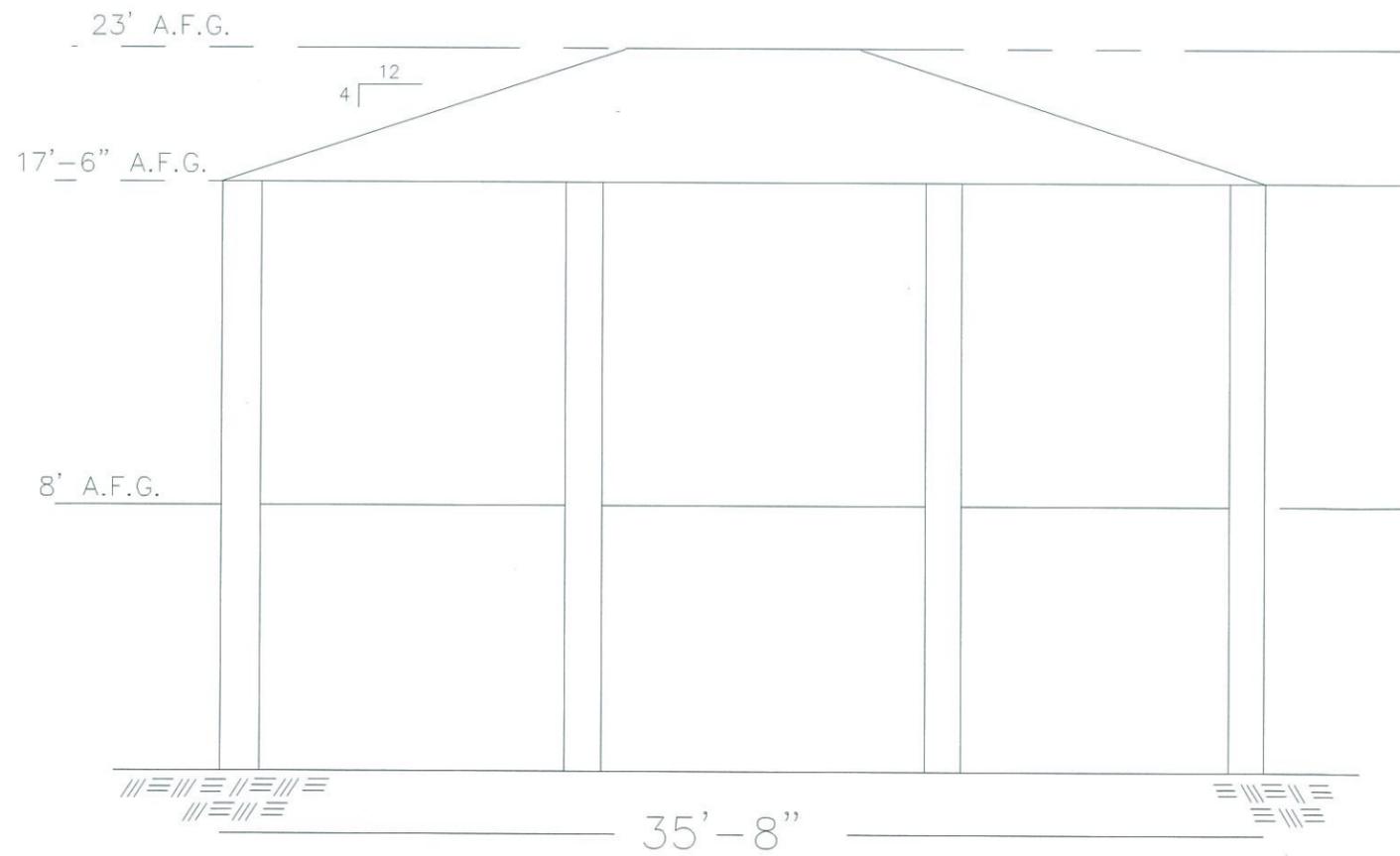
ENGINEER:
Seacoast Engineering and Design
PE# 63240
5 MANGROVE LANE
KEY LARGO, FL 33037
PHONE: 305-509-7695

DATE:
DESIGNED BY: Mike Padula
DRAWN BY: Daniel Goss

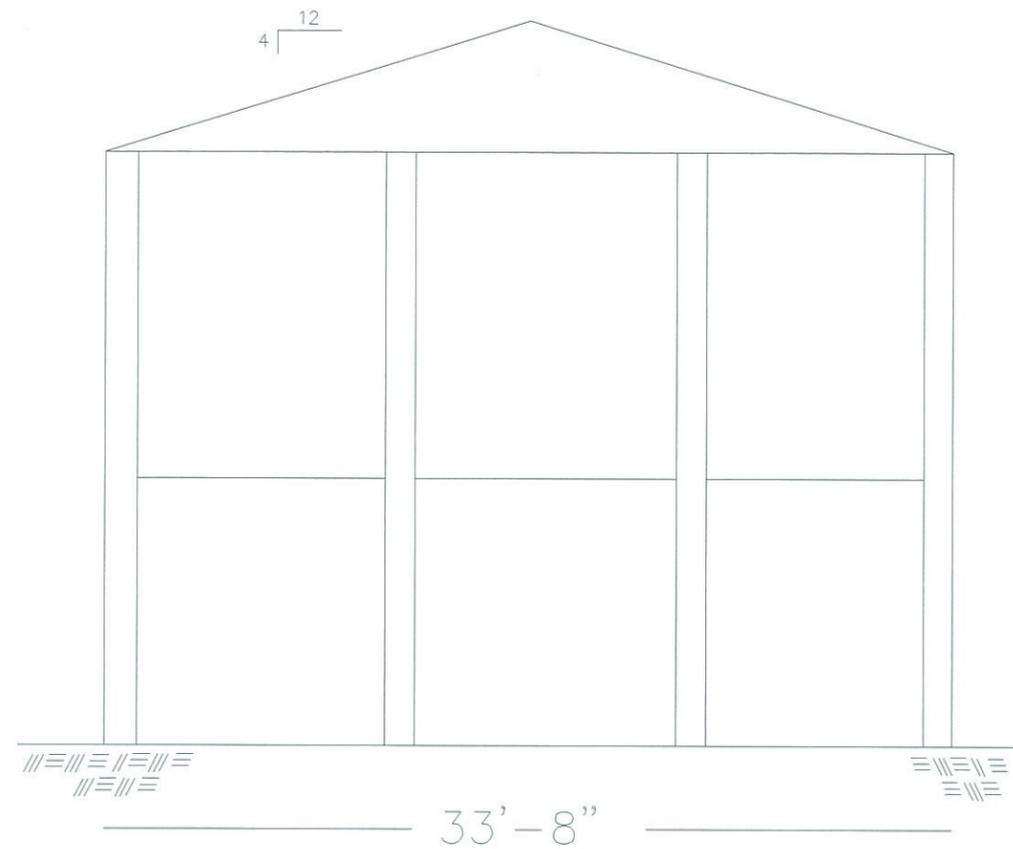
CLIENT NAME: CATHY HARDISON
PROJECT ADDRESS: 9 PALM BEACH DRIVE

PROJECT TITLE:
SHEET TITLE: 1F PLAN LOT 3

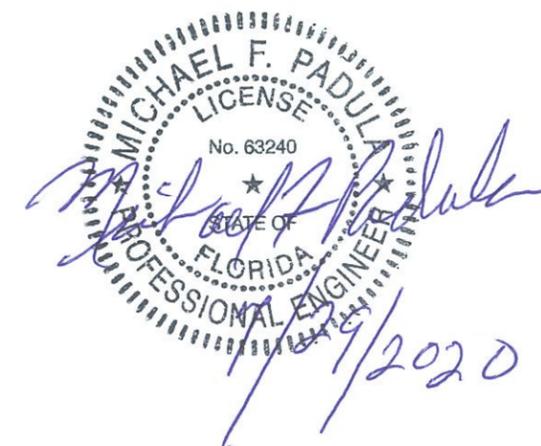
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A-1
X OF



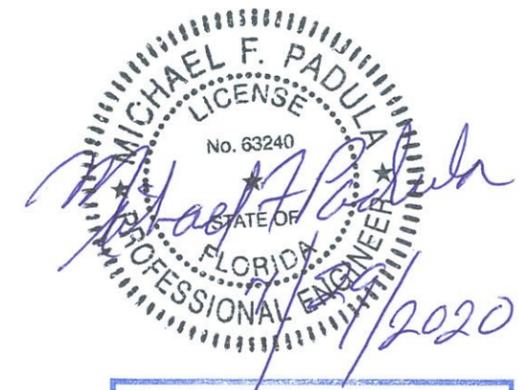
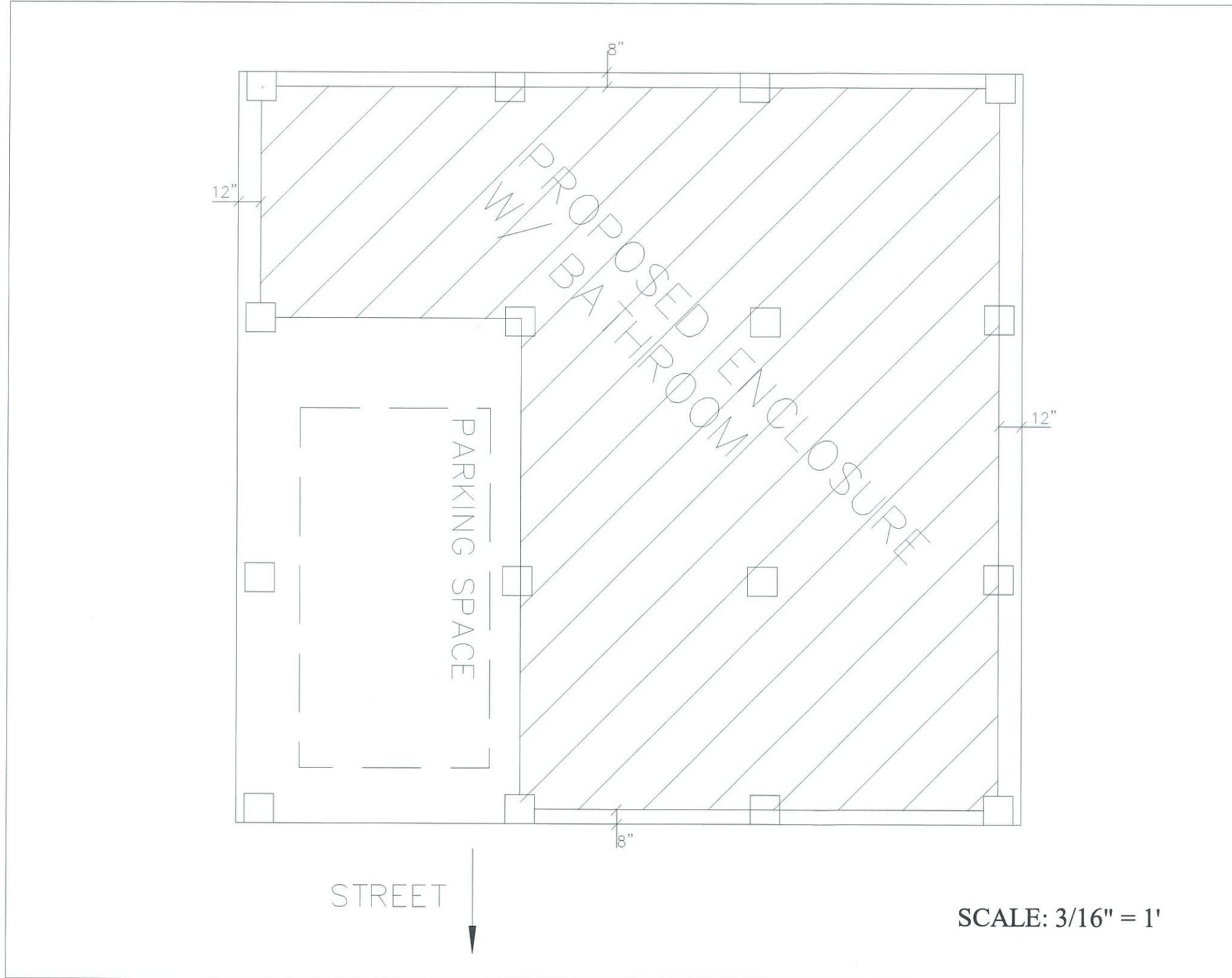
SOUTHWEST ELEVATION (STREET-FACING)



NORTHWEST ELEVATION



ENGINEER: Seacoast Engineering and Design PE# 63240 5 MANGROVE LANE KEY LARGO, FL 33037 PHONE: 305-509-7695	
DATE:	DESIGNED BY: Mike Padula
	DRAWN BY: Daniel Gross
CLIENT NAME:	PROJECT ADDRESS:
PROJECT TITLE:	EXTERIOR ELEVATIONS
SHEET:	A-4
	X OF



PROJECT TITLE:	CLIENT NAME:	ENGINEER:
	SHEET TITLE:	DESIGNED BY:
SHEET:	PROJECT ADDRESS:	DRAWN BY:
X OF		

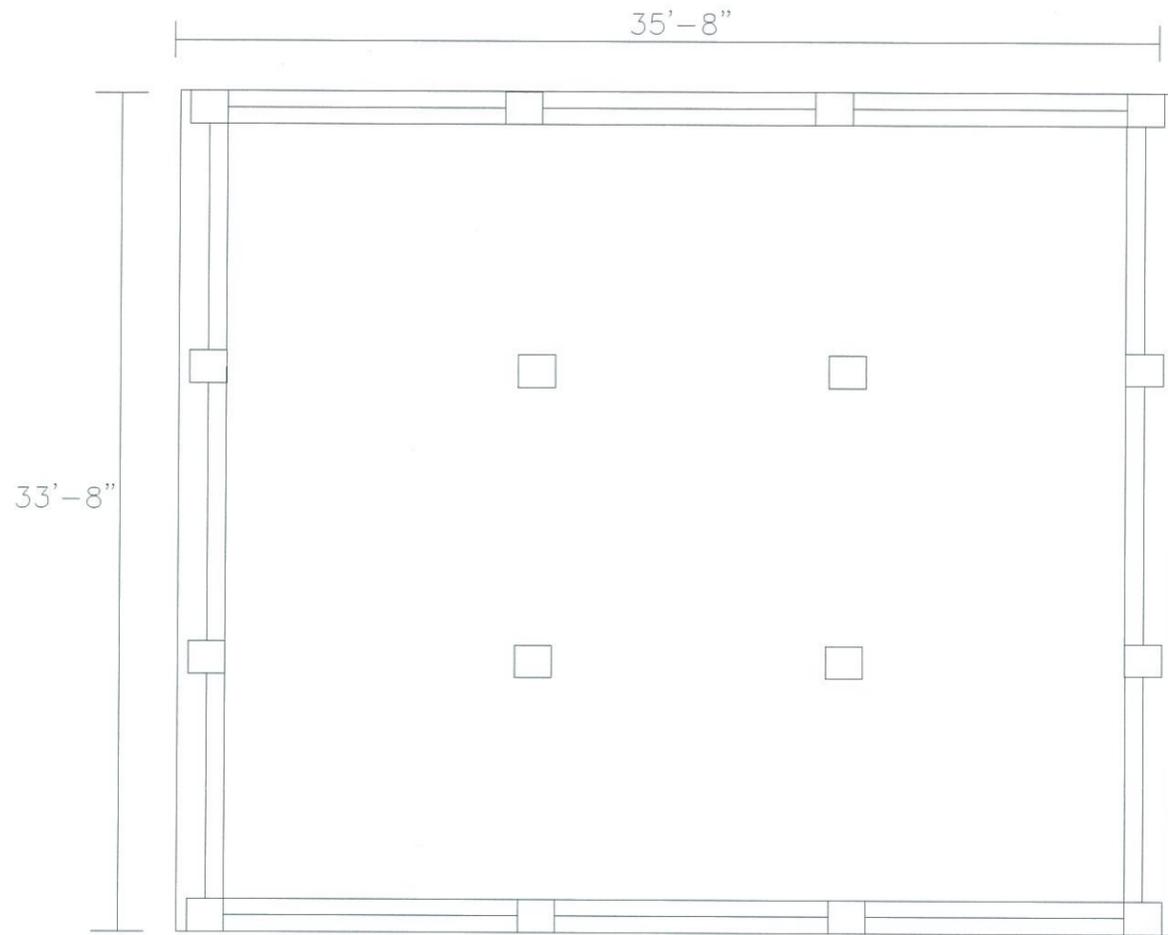
Seacoast Engineering and Design
 PE# 63240
 5 MANGROVE LANE
 KEY LARGO, FL 33037
 PHONE: 305-509-7695

DATE:
 DESIGNED BY: Mike Padula
 DRAWN BY: Daniel Goss

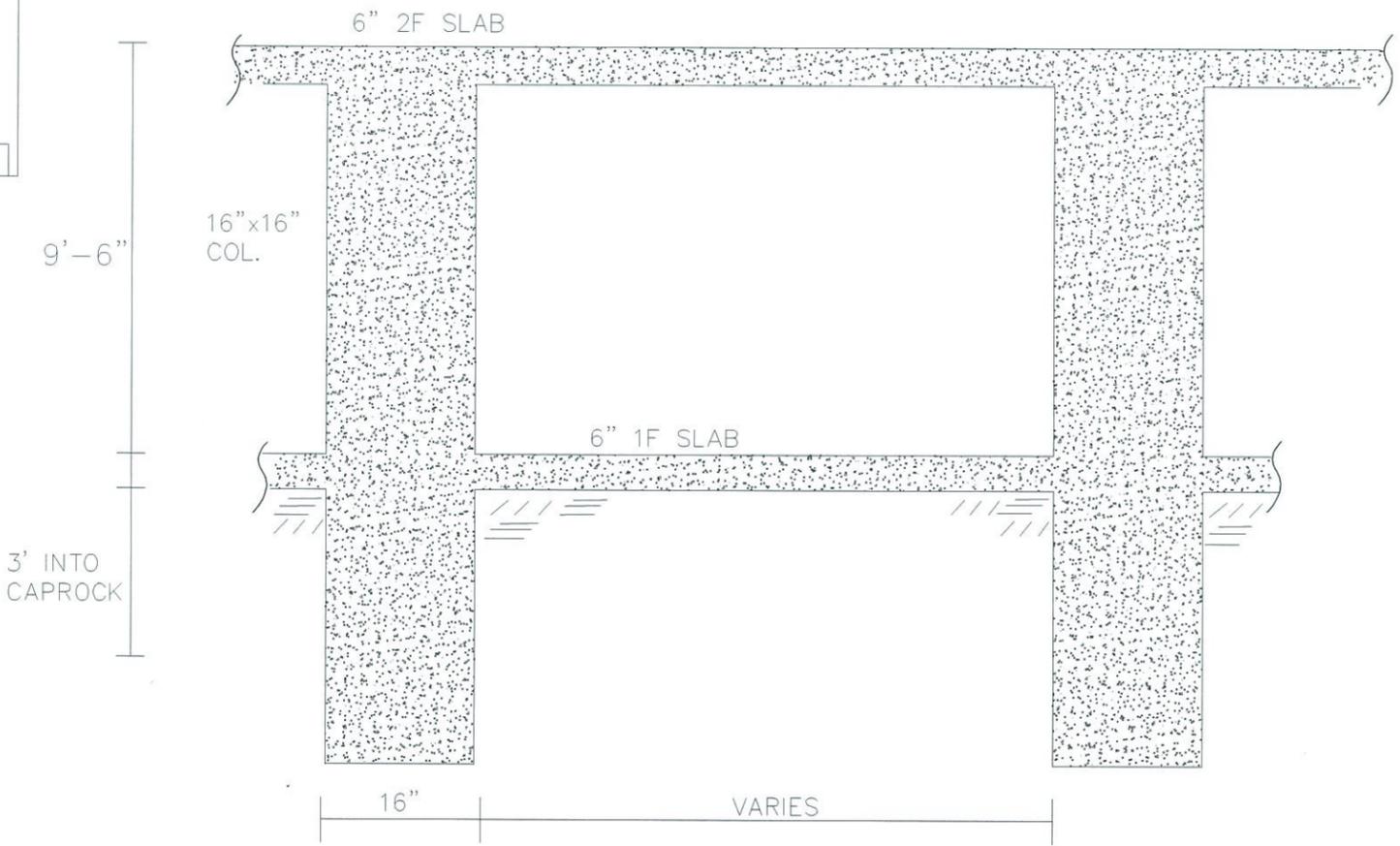
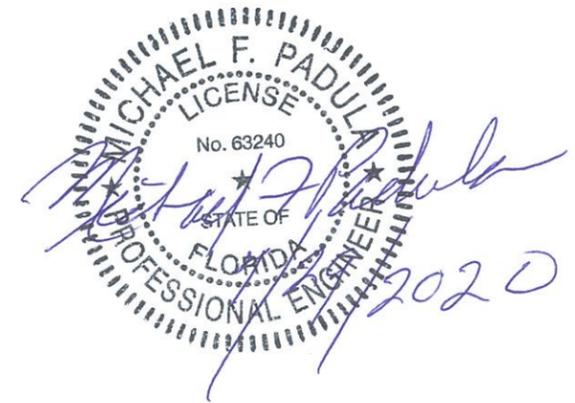
CATHY HARDISON
 9 PALM BEACH DRIVE

GROUND FLOOR PLAN LOT 3

A-6
 X OF



FOUNDATION PIER PLAN



SECTION VIEW

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 MONROE CO. PLANNING DEPT

ENGINEER: Seacoast Engineering and Design PE# 63240 5 MANGROVE LANE KEY LARGO, FL 33037 PHONE: 305-509-7695	
DATE:	DESIGNED BY: Mike Padula DRAWN BY: Daniel Gross
CLIENT NAME: CATHY HARDJISON	PROJECT ADDRESS: 9 & 7 PALM BEACH DRIVE
PROJECT TITLE: STRUCTURAL	SHEET TITLE: STRUCTURAL
SHEET: S-1 X OF	