

**File #:** 2020-164

**Owner's Name:** Diane Monteagudo

**Applicant:** Keys Property Holdings, LLC

**Agent:** Keys Property Holdings, LLC

**Type of Application:** Administrative Variance

**Key:** Key Largo

**RE:** 00526490-000000

**Additional Information added to File 2020-164**

**End of Additional File 2020-164**

**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:** 09 / 30 / 2020  
Month Day Year

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

		<u>KEYS PROPERTY HOLDINGS LLC</u>	
Applicant (Name of Person, Business or Organization)		Name of Person Submitting this Application	
Mailing Address (Street, City, State and Zip Code)		<u>P.O. BOX 371819 KEY LARGO, FL 33037</u>	
Work Phone	Home Phone	<u>305-453-0505</u>	<u>CONSTRUCTALL1@AOL.COM</u>
		Cell Phone	Email Address

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

		<u>DIANA MONTEAGUDO</u>	
(Name/Entity)		Contact Person	
Mailing Address (Street, City, State and Zip Code)		<u>P.O. BOX 371819 KEY LARGO, FL 33037</u>	
Work Phone	Home Phone	<u>305-453-0505</u>	<u>CONSTRUCTALL1@AOL.COM</u>
		Cell Phone	Email Address

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

<u>14</u>	<u>24</u>	<u>AMD. PLAT OF KEY LARGO PARK</u>	<u>Key Largo</u>
Block	Lot	Subdivision	Key
<u>00526490-000000</u>			<u>1645729</u>
Real Estate (RE) / Parcel ID Number			Alternate Key Number
<u>SILVER SPRINGS DR. KEY LARGO, FL 33037</u>			<u>MM 100</u>
Street Address (Street, City, State & Zip Code)			Approximate Mile Marker

**Land Use District Designation(s):** IMPROVED SUBDIVISION

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

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**Proposed Land Use of the Property:** RESIDENTIAL SINGLE FAMILY

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**Total Land Area:** 2,550

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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 25'; REAR YARD 20'; SIDE YARD 10'  
 (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: REDUCTION OF 5' FOR FRONT YARD SETBACK OF 20'; REDUCTION OF 10' FOR REAR SETBACK OF 10'; REDUCTION OF 2' FOR THE SIDE YARD SETBACK OF 8'  
 (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 size of the lot 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. Financial difficulty/hardship does not qualify as exceptional hardship.*

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 an 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 the 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 50x51 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 50x51 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 50x51 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 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 vairance 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.

**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.

\* \* \* \* \*



**AFFIDAVIT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, personally appeared DIANA MONTEAGUDO 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 ADMINISTRATIVE VARIANCE for the property was placed at properties legally described as LOT 24 BLOCK 14 KEY LARGO PARK AMD \_\_\_\_\_, Monroe County; with the following Real Estate Number(s): 00526490-000000 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: DIANA MONTEAGUDO Date: \_\_\_\_\_

P.O. BOX 371819 KEY LARGO, FL 33037  
Mailing Address (Street, City, State and Zip Code)

**Witnesses:**

Witness 1: \_\_\_\_\_ Date: \_\_\_\_\_

Witness 2: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me, by means of  physical presence or  online notarization,

on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

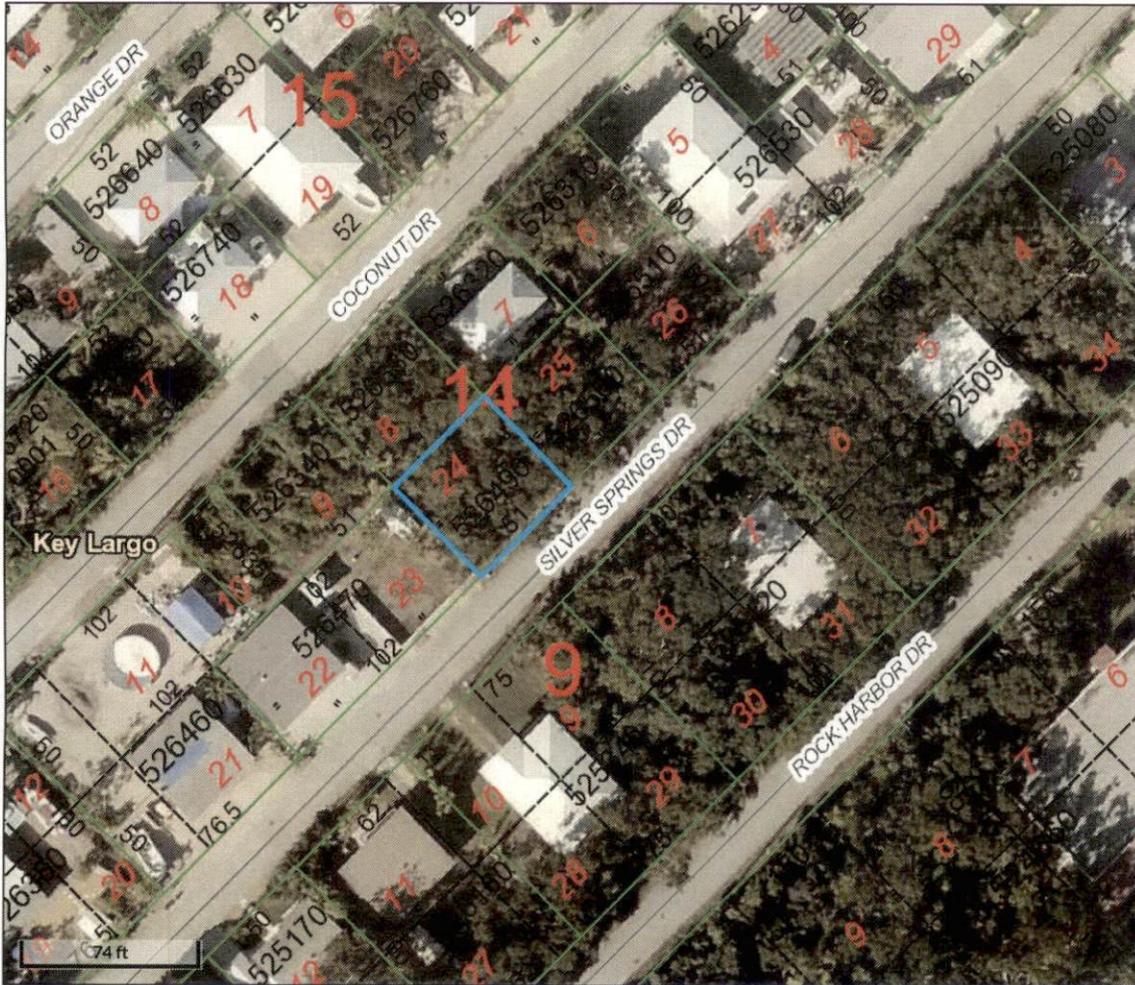
by \_\_\_\_\_, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

\_\_\_\_\_  
Signature of Notary Public

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





Overview



Legend

- Centerline
- ... Easements
- Hooks
- - Lot Lines
- Road Center
- - Rights of Way
- Shoreline
- [ ] Condo Building
- Key Names
- [ ] Subdivisions
- [ ] Parcels

Parcel ID	00526490-000000	Alternate ID	1645729	Owner Address	KEYS PROPERTY HOLDINGS LLC
Sec/Twp/Rng	28/61/39	Class	VACANT RES		100410 Overseas Hwy
Property Address	VACANT SILVER SPRINGS Dr				Key Largo, FL 33037
	KEY LARGO				
District	500K				
Brief Tax Description	BK 14 LT 24 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR489-463 OR783-550 OR806-126Q/C OR3038-1370				
	(Note: Not to be used on legal documents)				

Date created: 9/30/2020  
 Last Data Uploaded: 9/30/2020 3:06:08 AM

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Overview



Legend

-  Centerline
-  Easements
-  Hooks
-  Lot Lines
-  Road Center
-  Rights of Way
-  Shoreline
-  Condo Building
-  Key Names
-  Subdivisions
-  Parcels

Parcel ID	00526490-000000	Alternate ID	1645729	Owner Address	KEYS PROPERTY HOLDINGS LLC
Sec/Twp/Rng	28/61/39	Class	VACANT RES		100410 Overseas Hwy
Property Address	VACANT SILVER SPRINGS Dr				Key Largo, FL 33037
	KEY LARGO				
District	500K				
Brief Tax Description	BK 14 LT 24 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR489-463 OR783-550 OR806-126Q/C OR3038-1370				
	(Note: Not to be used on legal documents)				

Date created: 9/30/2020  
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## Detail by Entity Name

Florida Limited Liability Company  
KEYS PROPERTY HOLDINGS LLC

### Filing Information

**Document Number** L20000227800  
**FEI/EIN Number** NONE  
**Date Filed** 07/30/2020  
**Effective Date** 07/30/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

100410 OVERSEAS HWY  
SUITE 302  
KEY LARGO, FL 33037

### Mailing Address

PO BOX 371819  
KEY LARGO, FL 33037

### Registered Agent Name & Address

MONTEAGUDO, JESUS  
100410 OVERSEAS HWY  
SUITE 302  
KEY LARGO, FL 33037

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MONTEAGUDO, JESUS  
100410 OVERSEAS HWY SUITE 302  
KEY LARGO, FL 33037

Title AMBR

MONTEAGUDO, DIANA  
100410 OVERSEAS HWY SUITE 302  
KEY LARGO, FL 33037

### Annual Reports

**No Annual Reports Filed**

### Document Images

[07/30/2020 -- Florida Limited Liability](#) [View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /



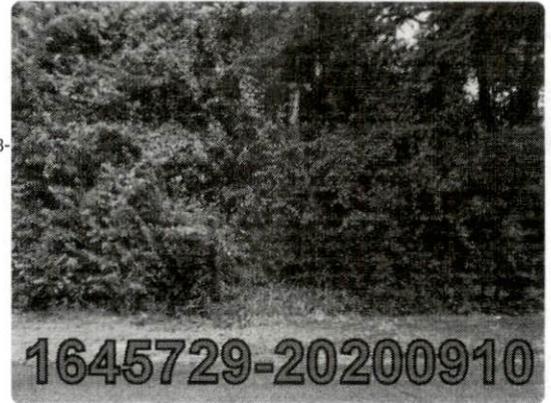
**Disclaimer**

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 00526490-000000  
 Account# 1645729  
 Property ID 1645729  
 Millage Group 500K  
 Location VACANT SILVER SPRINGS Dr, KEY LARGO  
 Address  
 Legal BK 14 LT 24 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR489-463 OR783-  
 Description 550 OR806-126Q/C OR3038-1370  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1905  
 Property VACANT RES (0000)  
 Class  
 Subdivision KEY LARGO PARK AMD  
 Sec/Twp/Rng 28/61/39  
 Affordable No  
 Housing



**Owner**

KEYS PROPERTY HOLDINGS LLC  
 100410 Overseas Hwy  
 Ste 302  
 Key Largo FL 33037

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$36,338	\$25,436	\$20,553	\$20,553
= Just Market Value	\$36,338	\$25,436	\$20,553	\$20,553
= Total Assessed Value	\$8,127	\$7,388	\$6,716	\$6,106
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$36,338	\$25,436	\$20,553	\$20,553

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	2,550.00	Square Foot	51	50

**Buildings**

An error has occurred while trying to display this part of the page.  
 We apologize for any inconvenience.

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/18/2020	\$100,000		2277927	3038	1370	99 - Unqualified	Improved

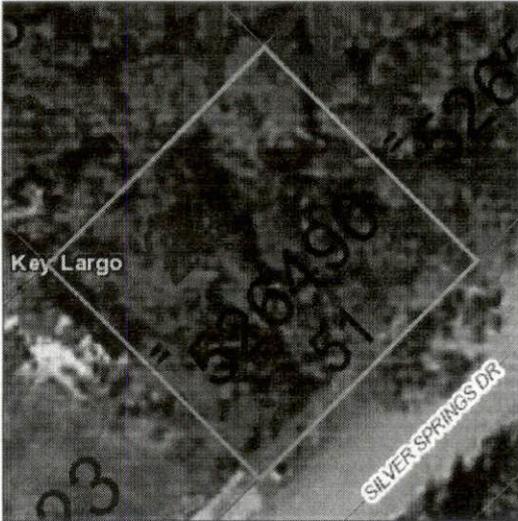
**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



Map



TRIM Notice

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

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Yard Items, 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

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[GDPR Privacy Notice](#)

Developed by  

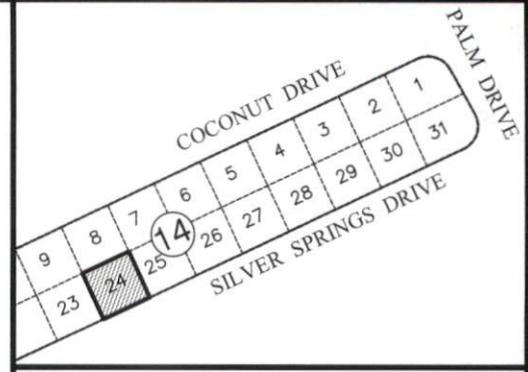

Last Data Upload: 9/29/2020, 4:06:08 AM

Version 2.3.87

# MAP OF BOUNDARY SURVEY



Property address:  
Vcant Lot Silver Springs Drive  
City: Key Largo  
County: Monroe  
State: Florida Zip Code: 33037  
ID # 00526490-000000



**SUBJECT PROPERTY**

**LOCATION SKETCH**  
NOT TO SCALE



## SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: July 30th, 2020.

### 2. LEGAL DESCRIPTION:

Lot 24, Block 14, of 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.

### 3. AREA:

Containing 2,550 Square Feet or 0.06 Acres more or less by calculations.

### 4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

### 5. DATA OF SOURCES:

#### HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow as per Plat Book 3, at Page 62 of the Public Records of Monroe County, Florida.

#### VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.  
Benchmark used: NGS AC3219 Elevation=10.70' (N.G.V.D. 1929)  
located @ US 1 and Hibiscus Drive.

### 6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X and X (0.2 Pct. Annual Chance Flood Hazard), as per Federal Emergency Management Agency (FEMA), NFIP Community Name: Monroe County Unincorporated Areas and Community Number 125129 Map/Panel Number 12087C0931, Suffix K, FIRM Panel Effective/Revised Date 02-18-2005.

### 7. LIMITATIONS:

- No research was made for other instruments than the existing in the plat and provided by client.
- No determination was made as to how the site can be served with utilities.
- Fences and walls ownership by visual means only; legal ownership not determined.
- No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

## SURVEYOR'S CERTIFICATION:

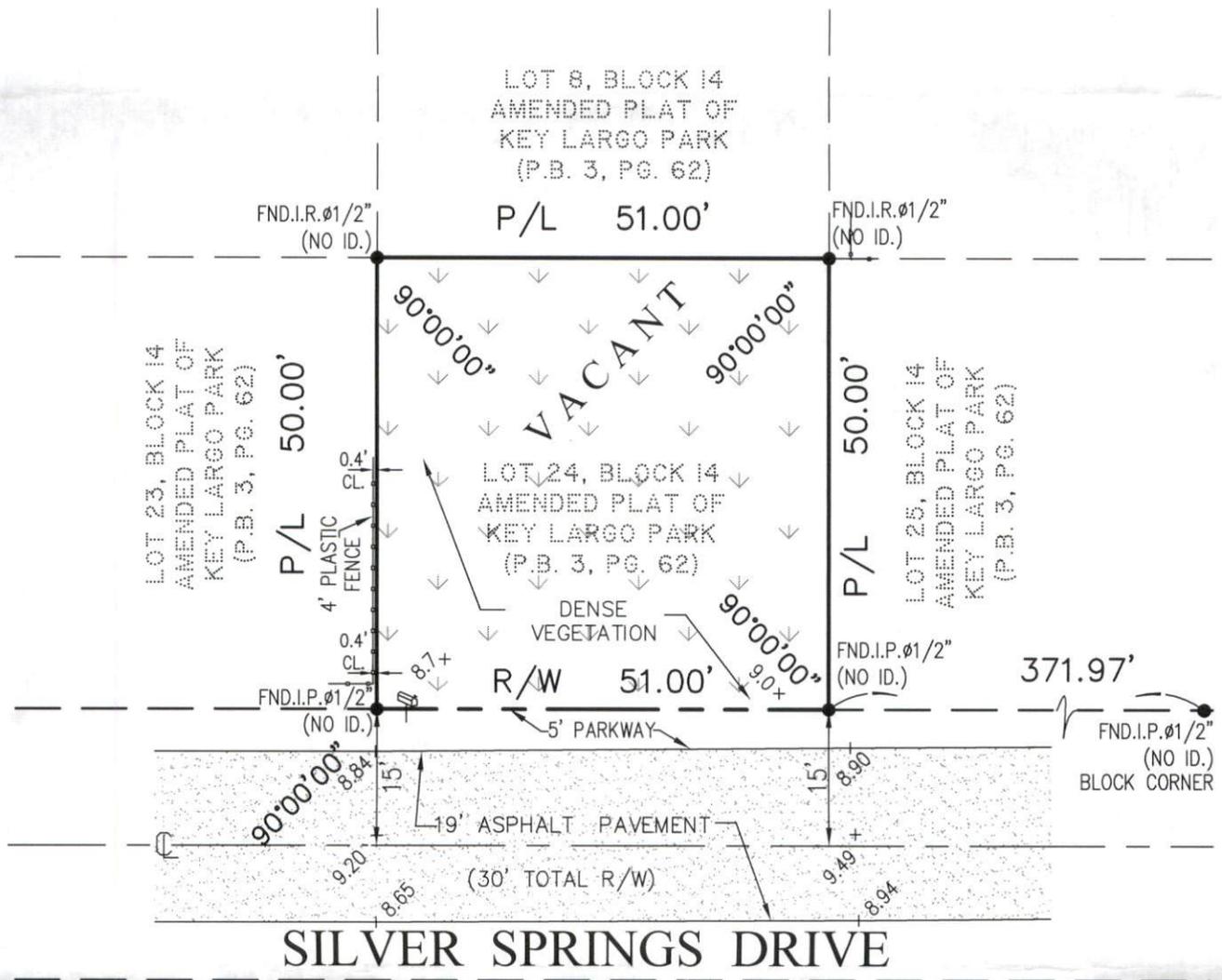
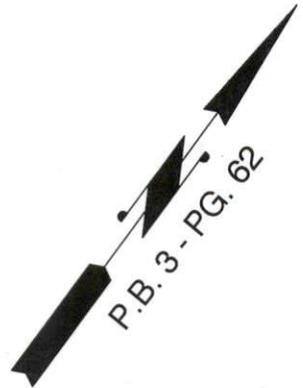
I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.  
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

# MAP OF BOUNDARY SURVEY

Scale: 1" = 20'



GRAPHIC SCALE



This Survey Map and Report are not full and complete without the other.

## ABBREVIATIONS & LEGEND

A	Arc	Pg.	Page	(MH)	Unknown Manhole	(FH)	Fire Hydrant	—x—x—	Chain Link Fence
FND	Found	R/W	Right-of-Way	(S)	Sanitary Manhole	—//—	Wood Fence	—	Utility Easement