File #:	**2020-165**
Owner's Name:	Diane Monteagudo
Applicant:	Keys Property Holdings, LLC
Agent:	Keys Property Holdings, LLC
Type of Application:	Administrative Variance
Key:	Key Largo
RE:	00526500-000000

Additional Information added to File 2020-165

End of Additional File 2020-165

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
OCT 02 2020
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: 09 / 30 / 2020
Month Day Year

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

KEYS PROPERTY HOLDINGS LLC	
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
P.O. 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.)**

DIANA MONTEAGUDO	
(Name/Entity)	Contact Person
P.O. 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.)**

14	25	AMD. PLAT OF KEY LARGO PARK	Key Largo
Block	Lot	Subdivision	Key
00526500-000000			1645737
Real Estate (RE) / Parcel ID Number			Alternate Key Number
SILVER SPRINGS DR. KEY LARGO, FL 33037			MM 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: RESIDENTIAL SINGLE FAMILY

Total Land Area: 2,550

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 circustances 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 privlege 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 necesary 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.

* * * * * * *

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: _____ **Date:** 9/30/2020

STATE OF Florida

COUNTY OF Monroe

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

on 30 day of Sept, 2020,

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

_____ as identification.
(TYPE OF ID PRODUCED)

GABRIELLA BOZA
MY COMMISSION # GG 320180
EXPIRES: April 7, 2023
Bonded Thru Notary Public Underwriters

_____
Signature of Notary Public, State of Florida

Gabriella Boza
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: April 7th, 2023

Send complete application package to:

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

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 25 BLOCK 14 KEY LARGO PARK AMD _____, Monroe County; with the following Real Estate Number(s): 00526500-000000

   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:

qPublic.net™ Monroe County, FL

Overview

Legend

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

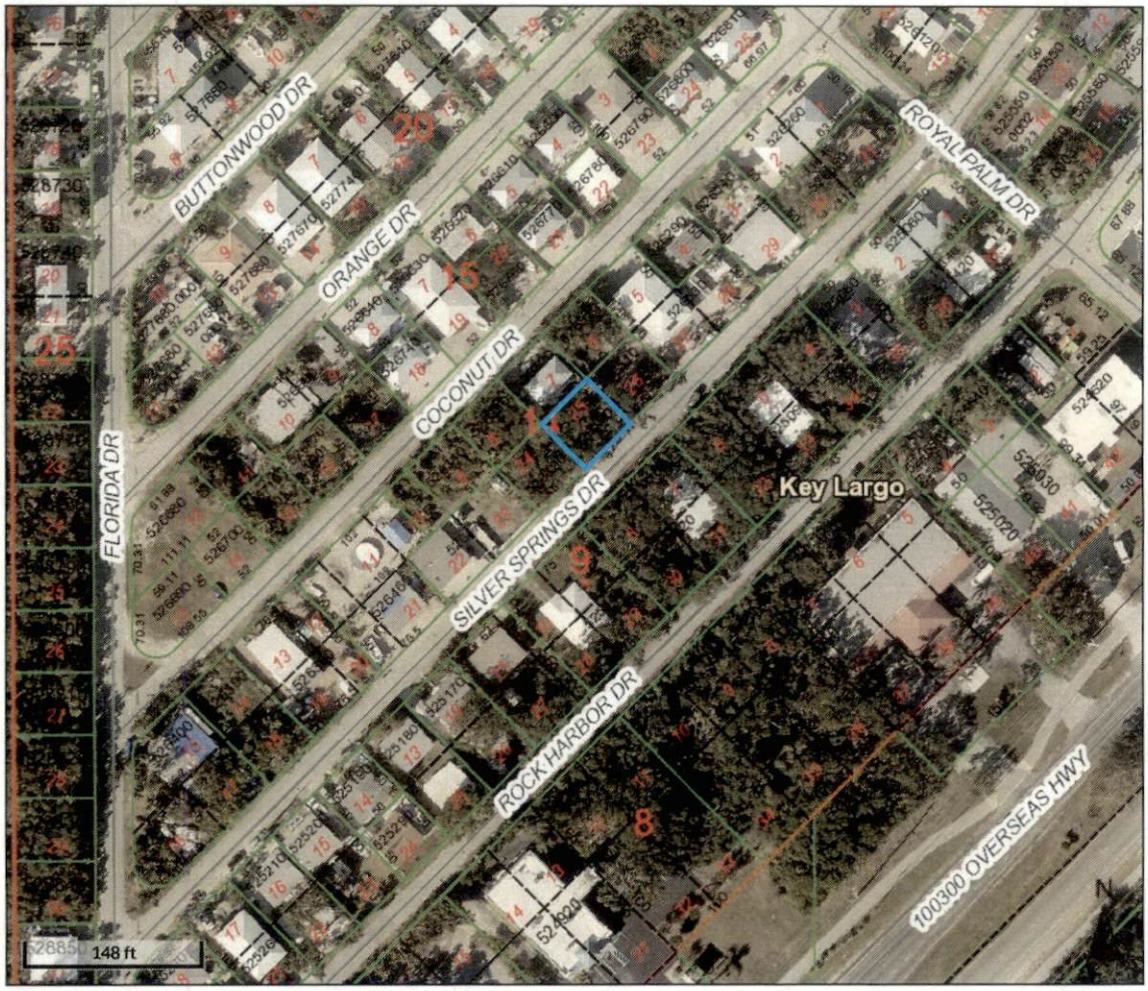
Parcel ID	00526500-000000	**Alternate ID**	1645737	**Owner Address**	KEYS PROPERTY HOLDINGS LLC
Sec/Twp/Rng	28/61/39	**Class**	VACANT RES		100410 Overseas Hwy
Property Address	VACANT SILVER SPRINGS Dr				Key Largo, FL 33037
	KEY LARGO				
District	500K				

Brief Tax Description BK 14 LT 25 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

Developed by Schneider GEOSPATIAL

qPublic.net™ Monroe County, FL



Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
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- Key Names
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- Parcels

Parcel ID	00526500-000000	**Alternate ID**	1645737	**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				Key Largo, FL 33037
District	500K				

Brief Tax Description BK 14 LT 25 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

Developed by Schneider GEOSPATIAL

Doc # 2277927 Bk# 3038 Pg# 1370 Electronically Recorded 8/18/2020 at 3:02 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $18.50 Deed Doc Stamp $700.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Erik S. Bloom
Law Offices of Erik S. Bloom, PA
11555 Heron Bay Blvd., Suite 200
Coral Springs, FL 33076
Our File No.: **20-1008K**
Parcel Identification Numbers: **00526490-000000 (1645729) & 00526500-000000 (1645737)**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **18th** day of **August, 2020** by **Celia Cabrera f/k/a Celia Sosa, a married woman**, whose post office address is Lots on Silver Springs Drive, Key Largo, FL 33037 herein called the Grantor, to **Keys Property Holdings LLC, a Florida limited liability company** whose post office address is 100410 Overseas Highway, #302, Key Largo, FL 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)

W I T N E S S E T H: 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.:

PARCEL 1: 00526490-000000 (1645729)

LOT 24, BLOCK 14, AMENDED PLAT OF KEY LARGO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 62, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL 2: 00526500-000000 (1645737)

LOT 25, BLOCK 14, AMENDED PLAT OF KEY LARGO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 62, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF MONROE, STATE OF FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

The Property is not and has never been the Grantor's homestead nor is it contiguous thereto. Grantor resides elsewhere.

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, 2019.

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:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Celia Cabrera f/k/a Celia Sosa

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of August, 2020, by Celia Cabrera f/k/a Celia Sosa who is personally known to me or has produced _____ as identification and ☐ did ☐ did not take an oath.

SEAL

Notary Public

Printed Notary Name

My commission expires:

Notary Public State of Florida
Erik Bloom
My Commission GG 924070
Expires 11/15/2023

qPublic.net™ Monroe County, FL

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	00526500-000000
Account#	1645737
Property ID	1645737
Millage Group	500K
Location Address	VACANT SILVER SPRINGS Dr, KEY LARGO
Legal Description	BK 14 LT 25 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.)
Neighborhood	1905
Property Class	VACANT RES (0000)
Subdivision	KEY LARGO PARK AMD
Sec/Twp/Rng	28/61/39
Affordable Housing	No

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

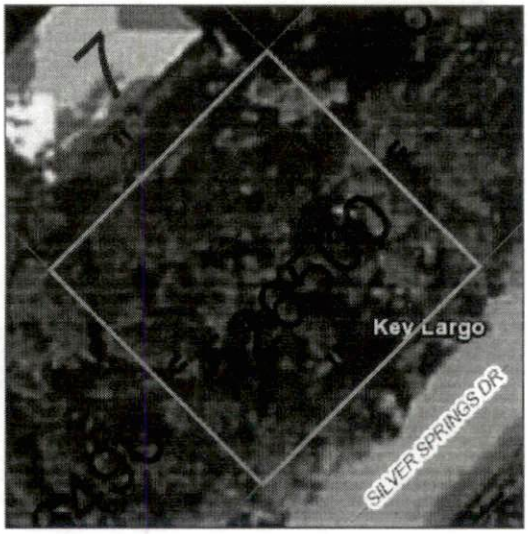
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/18/2020	$100,000	Warranty Deed	2277927	3038	1370	99 - Unqualified	Improved

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
User Privacy Policy
GDPR Privacy Notice

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

Version 2.3.87

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

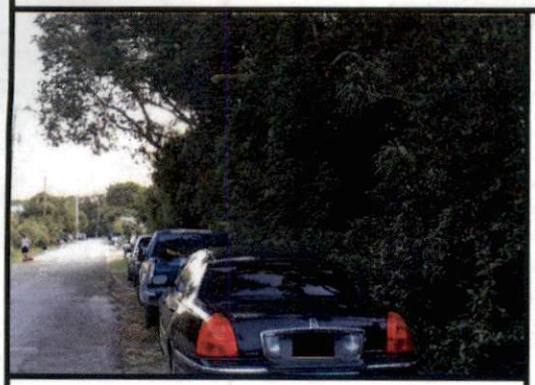
Document Images

07/30/2020 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

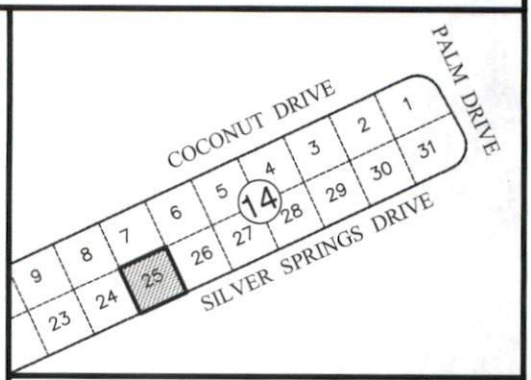
Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

MAP OF BOUNDARY SURVEY



SUBJECT PROPERTY

Property address:
Vcant Lot Silver Springs Drive
City: Key Largo
County: Monroe
State: Florida Zip Code: 33037
ID # 00526500-000000



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 25, 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:

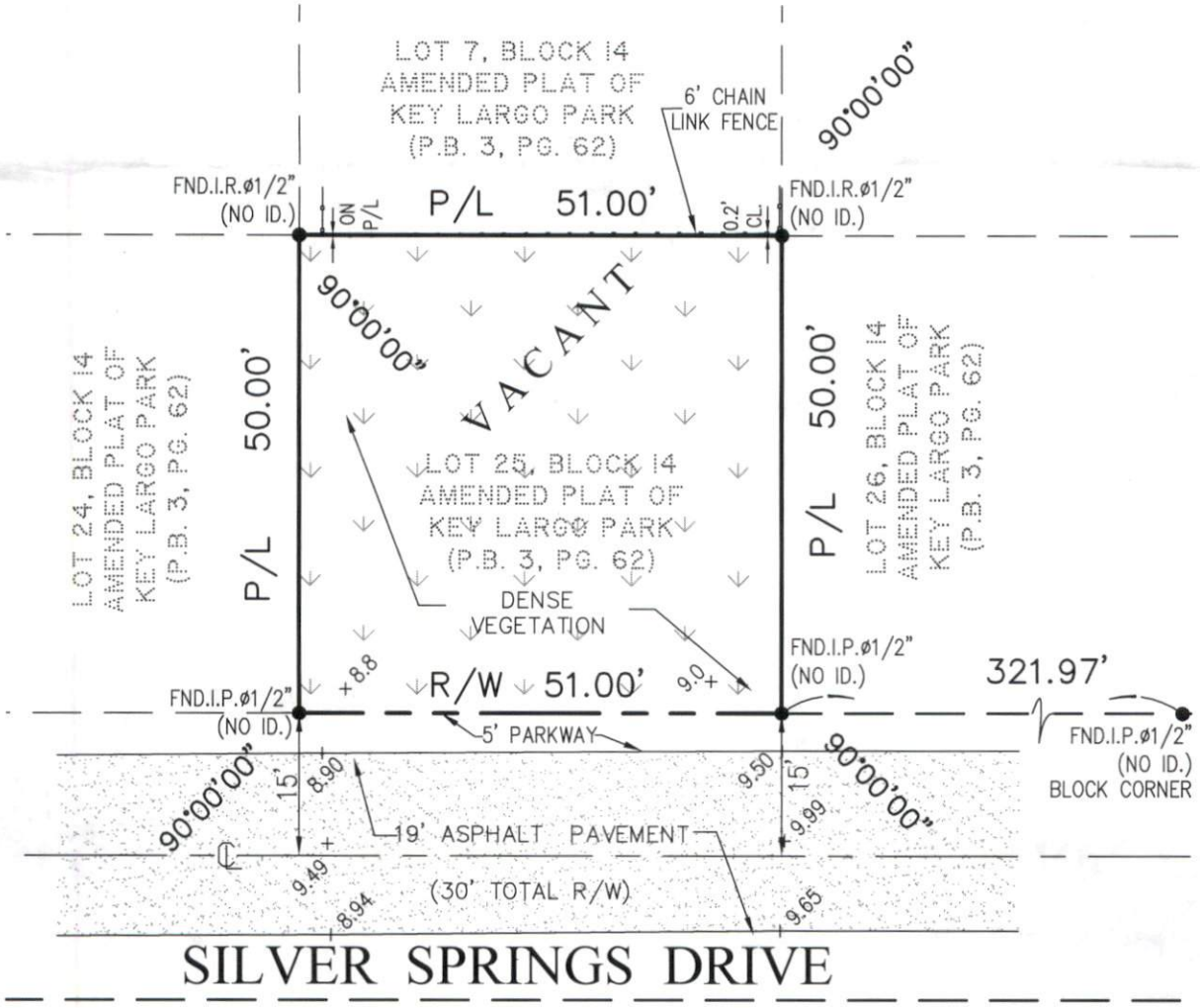
I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J—17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or

MAP OF BOUNDARY SURVEY

Scale: 1" = 20'

0' 10' 20' 40'

GRAPHIC SCALE



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

ABBREVIATIONS & LEGEND

A	Arc	Pg.	Page	(MH)	Unknown Manhole	Fire Hydrant	Chain Link Fence
FND	Found	R/W	Right-of-Way	(S)	Sewer Manhole	E Electric Box	Wood Fence
U.E.	Utility Easement	℄	Center Line				Metal or plastic