

File #: 2020-139

Owner's Name: John Jacobs

Applicant: Rey Gomez

Agent: Rey Gomez

Type of Application: Administrative Variance

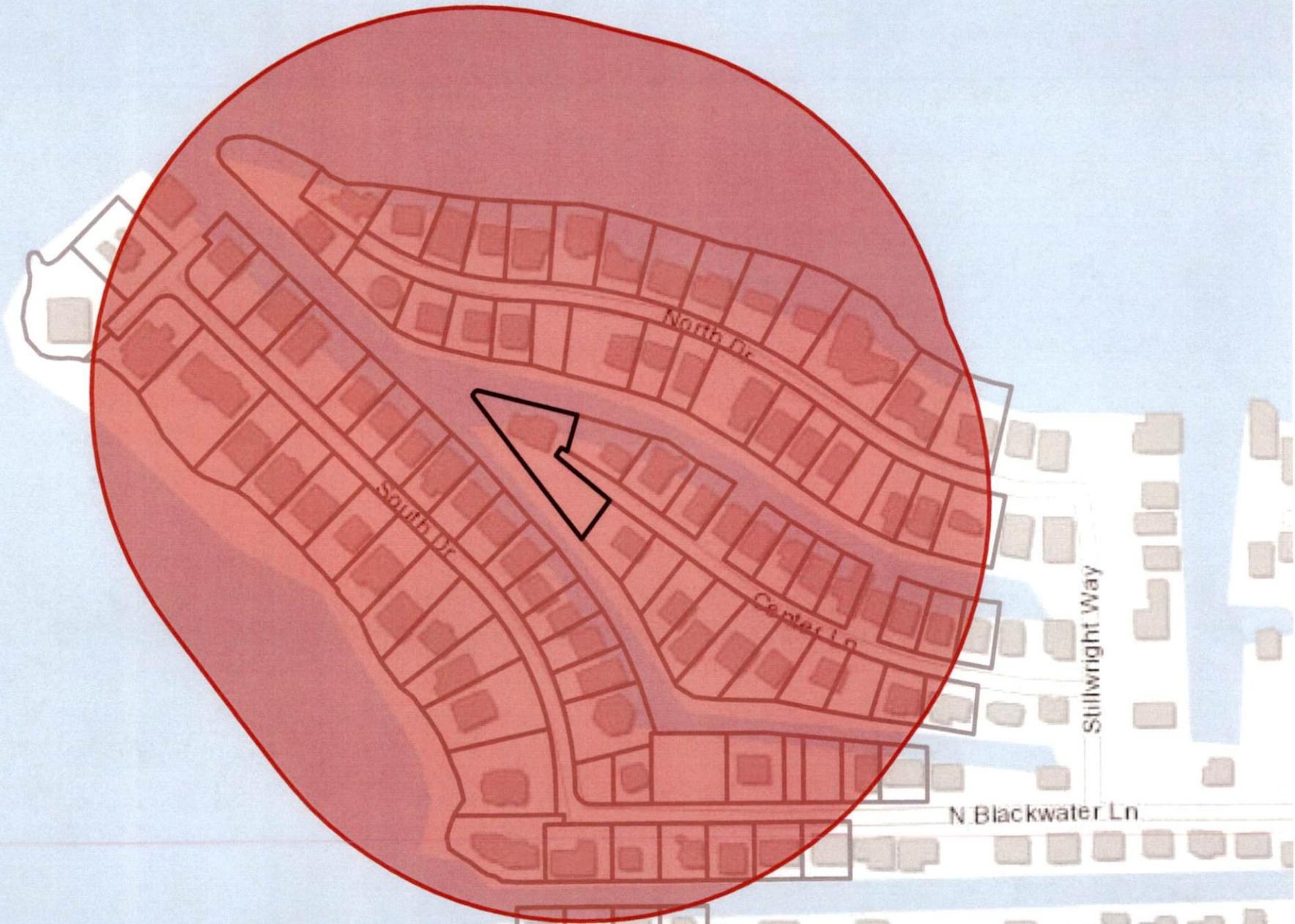
Key: Key Largo

RE: 00515200-000000

Additional Information added to File 2020-139

<u>RECHAR</u>	<u>NAME</u>	<u>ADD1</u>	<u>ADD2</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>		
00514750-000000	GONZALEZ-MIR ALEJANDRO	10854 SW 88th St		Miami	FL	33176		81580
00515100-000000	RIVERO ORLANDO	4601 SW 141st Ave		Miramar	FL	33027		53571
00515560-000000	SOSA MIGUEL	821 Catalonia Ave		Coral Gables	FL	33134		41323
00515690-000000	FERNANDEZ FLORENTINO	105 NW 132nd Ave		Miami	FL	33182		52615
00514790-000000	BECERRA MANUEL	9727 SW 106th Ter		Miami	FL	33176		18111
00515670-000000	MARLOW DEBRA JEAN	7 Center Ln		Key Largo	FL	33037		69349
00514830-000000	DAOUST JEAN PIERRE FAMIL	611 CH DE LA GRANDE-COTE		ROSEMERE	QUEBEC		J7A 1M5	69100
00515120-000000	DARDEN RICHARD	16 Center Ln		Key Largo	FL	33037		53803
00514710-000000	CASA BELLA LLC	11400 W Flagler St		Miami	FL	33174		53219
00514980-000000	MEIER ELAINE	PO Box 371114		Key Largo	FL	33037		53070
00515340-000000	TAPANES RAFAEL AND CRIST	1632 Candia Ave		Coral Gables	FL	33134		53359
00515720-000000	LOUGHRAN JOSEPH	17 Center Ln		Key Largo	FL	33037		53998
00514950-000000	WOGSLAND DEREK LEIGH	PO Box 827		Soda Springs	CA	95728		53574
00515010-000000	DEL ORO SERGIO	39 North Dr		Key Largo	FL	33037		23143
00514650-000000	CLEARY SANDRA L IRREV TRI	C/O TAKACH ERIC C AND UR 36 Broadview Ter		Gilford	NH	3249		69761
00515520-000000	ROSEN ADRIAN	10 South Dr		Key Largo	FL	33037		69758
00513950-000000	LEE KENT S	55 N Blackwater Ln		Key Largo	FL	33037		53322
00515540-000000	SCHAEFER MARK	14 South Dr		Key Largo	FL	33037		69209
00515320-000000	NORIEGA LOUIS ALEXANDER	29 South Dr		Key Largo	FL	33037		53328
00514800-000000	WALTON APRIL A TRUST 12/	C/O GLENMEDE TRUST	3900 PARK EAST DR STE 100	Beachwood	OH	44122		6839
00515660-000000	CAMBON ENRIQUE	5 Center Ln		Key Largo	FL	33037		69097
00515130-000000	POLETTI DOUGLAS TRUST 1C	C/O POLETTI DOUGLAS TRU	18 Center Ln	Key Largo	FL	33037		53216
00515310-000000	OSIAS RAYMOND	31 South Dr		Key Largo	FL	33037		69035
00515400-000000	CHELEOTIS JOHN LIV TR 2NE	13 South Dr		Key Largo	FL	33037		53360
00515330-000000	TMC LARGO HOLDINGS LLC	4840 NW 5th Ln		Boca Raton	FL	33431		81578
00514780-000000	WILLARD VERONIKA M	32 North Dr		Key Largo	FL	33037		69762
00515150-000000	FERGUSON CRAWFORD J IV	22 Center Ln		Key Largo	FL	33037		52650
00514770-000000	BERNSTEIN ROGER A	12810 Maple Rd		North Miami	FL	33181		69404
00515500-000000	ALVAREZ VICTOR R	6 South Dr		Key Largo	FL	33037		69759
00513940-000000	LAUE HANS	1518 183rd Ter		Pembroke Pines	FL	33029		53062
00515020-000000	PEREZ JASON JOEL	41 North Dr		Key Largo	FL	33037		69212
00514730-000000	SERRANO ENRIQUE	3265 SW 60th Ct		Miami	FL	33155		25191
00514720-000000	HOLEMAN PATRICIA ANN	20 North Dr		Key Largo	FL	33037		69547
00515280-000000	MONTICINO JOSEPH E JR	PO Box 362		Hawthorne	FL	32640		69098
00515380-000000	MEIER KATHRYN ANN	105 MORNINGSIDE Dr		Coral Gables	FL	33133		54001
00515300-000000	CASH MARCIAN R	33 South Dr		Key Largo	FL	33037		53068
00513960-000000	OCEAN BAY DEVELOPMENT	10 South Dr		Key Largo	FL	33037		69347
00515360-000000	CROSS GARY R	3340 W Temperance Rd		Lambertville	MI	48144		53217
00515140-000000	PETERSON DAVID LEE	2134 63rd St		Inver Grove	MN	55077		53357
00515590-000000	MY ISLAND GIRL LLC	8785 NW 13th Ter		Doral	FL	33172		53572
00515230-000000	MOREJON JULIO	8301 SW 94th St		Miami	FL	33156		69232
00514310-000000	VERGARA FERNANDO	19660 STATE ROAD 70		Okeechobee	FL	34974		7355
00515710-000000	RICHARDSON LORI	15 Center Ln		Key Largo	FL	33037		52616
00515580-000000	KLEIN PAULINE M REVOCAB	22 South Dr		Key Largo	FL	33037		53804
00515290-000000	SYMTH GEORGE	35 South Dr		Key Largo	FL	33037		69350
00514990-000000	MEIER ELAINE A	PO Box 371114		Key Largo	FL	33037		69101
00515570-000000	GUZMAN AURELIO	19270 SW 167th Ave		Miami	FL	33187		53999
00515510-000000	SKILLEN LESLEY ANN	12 E 14th St		New York	NY	10003		53358
00513980-000000	LAWALL HANS PETER	61 N Blackwater Ln		Key Largo	FL	33037		69033
00513930-000000	DORSEY DORIS L	650 Atlantis Estates Way		Lake Worth	FL	33462		53172
00514960-000000	BOYLAN BRIAN D	29 North Dr		Key Largo	FL	33037		86771
00514290-000000	RAMSEY KATHY	58 S Blackwater Ln		Key Largo	FL	33037		52957

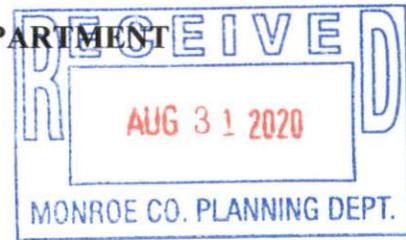
00515550-000000	COHEN JAMES M	3900 Galt Ocean Dr	Fort Lauderdale	FL	33308	40654
00515700-000000	JOHNSON DOUGLAS W	13 Center Ln	Key Largo	FL	33037	81576
00515220-000000	MORALES JORGE L	23 Center Ln	Key Largo	FL	33037	69757
00515790-000000	COX KEITH HOWARD	54 N Blackwater Ln	Key Largo	FL	33037	69096
00514920-000000	KAHLER DENNIS J	21 North Dr	Key Largo	FL	33037	69402
00514860-000000	CAHILL WILLIAM B TRUST 2/	9 North Dr	Key Largo	FL	33037	69210
00514280-000000	WOLNEK DAVID	2050 Parkside Cir	Boca Raton	FL	33486	52611
00515820-000000	ANDERSON ALVIN W FAMIL	C/O ANDERSON JANE G TRU 8S771 WAYWOOD LN	Naperville	IL	60565	53066
00515740-000000	MC HUGH JOHN A	19 Center Ln	Key Largo	FL	33037	53215
00515480-000000	TREMBLAY SYLVAIN	4 South Dr	Key Largo	FL	33037	28386
00514690-000000	14 NORTH LLC	30010 49th St	Salem	WI	53168	81579
00514740-000000	DIGIORGIO PAT LIVING TRU:	24 North Dr	Key Largo	FL	33037	69525
00515410-000000	HODGSON STEPHEN M	7697 Country Club Rd	Athens	OH	45701	69376
00515080-000000	POU DANIEL MANUEL	8311 NW 166th Ter	Miami Lakes	FL	33016	52651
00515030-000000	QUINN JEFFREY J	43 North Dr	Key Largo	FL	33037	8483
00515270-000000	FLORIDA PERSONAL SECURI	39 South Dr	Key Largo	FL	33037	53965
00514000-000000	63 N BLACKWATER LLC	C/O PICKRON ROBERT N 204 Marietta St Ste 200	Alpharetta	GA	30009	53375
00514900-000000	MONEY BELINDA J	17 North Dr	Key Largo	FL	33037	53069
00515780-000000	CALDWELL JOHN S TRUST 1/	C/O WOLFORD LAW AND ST 203 S Scioto St	Circleville	OH	43113	69207
00514890-000000	JACKSON RUSSELL DEWEY	15 North Dr	Key Largo	FL	33037	53361
00514700-000000	SIRULNIK DIEGO J	2199 Ponce de Leon Blvd	Coral Gables	FL	33134	54002
00514940-000000	BILLET THIERRY	25 North Dr	Key Largo	FL	33037	53573
00515370-000000	AL-ESSA QAIS	6600 SW 128th St	Miami	FL	33156	53218
00514760-000000	BUTLER PAUL H	PO Box 371542	Key Largo	FL	33037	69526
00515190-000000	GAVARRETE FERNANDO	4615 Granada Blvd	Coral Gables	FL	33146	69523
00514670-000000	ELLIS DONALD E TRUST	10 North Dr	Key Largo	FL	33037	6509
00515180-000000	VALLEJO EDWARD	28 Center Ln	Key Largo	FL	33037	53327
00515200-000000	JACOBS JOHN	C/O LAYMAN MARGARET PO Box 798	Hampstead	MD	21074	25338
00515800-000000	GRUNZE MARK R	85771 Waywood Ln	Naperville	IL	60565	69208
00515450-000100	BALLEN BARBARA D	2 South Dr	Key Largo	FL	33037	69351
00515090-000000	KISS ROBERT L	10 Center Ln	Key Largo	FL	33037	53356
00515260-000000	GUY KEVIN MICHAEL	66 N Blackwater Ln	Key Largo	FL	33037	69394
00515350-000000	CABAN KIM M	1632 S Baysshore Ct	Miami	FL	33133	54000
00515420-000000	ACP-KEYS LLC	7951 Bird Rd	Miami	FL	33155	69036
00515170-000000	CARLINI WILLIAM JEFFREY	1479 SW 159th Ter	Pembroke Pines	FL	33027	81577
00515610-000000	AVERY GEORGE J	28 South Dr	Key Largo	FL	33037	54017
00515680-000000	RODRIGUEZ OSCAR	407 SW Lost River Rd	Stuart	FL	34997	52649
00515000-000000	AKERS CORNELIA J	37 North Dr	Key Largo	FL	33037	69403
00514910-000000	SIKORA ANDREW J	19 North Dr	Key Largo	FL	33037	69377
00513970-000000	DESANTIS ROBERT G	59 N Blackwater Ln	Key Largo	FL	33037	53061
00514870-000000	SHASTEEN JON RANDOPLH	11 North Dr	Key Largo	FL	33037	69234
00514300-000000	RAMSEY KATHY	58 Blackwater Ln	Key Largo	FL	33037	69205
00515430-000000	FRITCH DONALD A	7 South Dr	Key Largo	FL	33037	69099



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

End of Additional File 2020-139

**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: 08, 18, 2020
Month Day Year

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

Applicant (Name of Person, Business or Organization) Key Bornee Name of Person Submitting this Application

Mailing Address (Street, City, State and Zip Code) 7383 NW 36 ST. Miami FL

Work Phone Home Phone Cell Phone Email Address (305) 766-1010 Buildia@pe@gmail.com

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

(Name/Entity) John Jacobs Contact Person

Mailing Address (Street, City, State and Zip Code) 27 Center LN Key Largo FL 33037

Work Phone Home Phone Cell Phone Email Address 410-746-1732 WC1Jacobs@aol.com

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

Block	Lot	Subdivision	Key
<u>4</u>	<u>16/17</u>	<u>Starlight Point</u>	<u>—</u>

Real Estate (RE) / Parcel ID Number Alternate Key Number

27 Center LN Key Largo FL 33037 106
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Land Use District Designation(s): Residential Single Family.
 Present Land Use of the Property: RSF
 Proposed Land Use of the Property: Same as above
 Total Land Area: _____

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

Provide requested variance: Reduction of front setback.
 (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 entry for house is now on the side breezeway. need entrance on front of property for safety reasons.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
the access through the side, with cars parked is a safety issue, and a hazard for Mr. Jacobs, Mr. Jacobs is of advance age and would be able to visit more often property is entry could be modify. Thank you!

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:

No

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:

Property has one side of the street (additional lot) next to it, street ends in front of property

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:

No

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

Owner is of advance age, difficult access.

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

Its difficult to access.

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

Yes

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: [Signature] Date: 8/25/2020
STATE OF Florida

COUNTY OF Dade County

Sworn to and subscribed before me this 25th day of August, 20 2020

by John Jacobs, who is personally known to me OR produced

(PRINT NAME OF PERSON MAKING STATEMENT)

[Signature] as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

Print, Type or Stamp Commissioned Name of Notary Public
ZENAIDA GOMEZ
Notary Public, State of Florida
Commission # BG 342636
My Commission Expires September 06, 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 Florida
COUNTY OF Deade County

Before me, the undersigned authority, personally appeared John Jacobs 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 vacance for the property was placed at properties legally described as 27 Center Ln. Key Largo, Monroe County; with the following Real Estate Number(s): _____ on the 25th day of August, 2020.

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: John Jacobs Date: 8/25/2020
Mailing Address (Street, City, State and Zip Code) 27 Center Ln Key Largo FL 33037

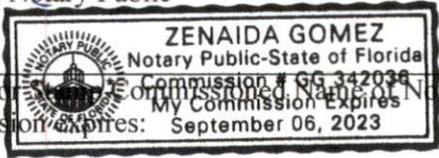
Witnesses:
Witness 1: [Signature] Date: 8/25/2020
Witness 2: [Signature] Date: 8/25/2020

STATE OF Florida
COUNTY OF Deade County

The foregoing instrument was acknowledged before me this 25th day of August, 2020, by John Jacobs, who (is personally known) to me OR produced

_____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public



Print, Type or Stamp Name of Notary Public
My commission expires: September 06, 2023

AGENT AUTHORIZATION FORM

Date of Authorization: 8 / 25 / 2020
Month Day Year

I hereby authorize Rey Gomez be listed as authorized agent
(Print Name of Agent)

representing John Jacobs for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of 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)

16/17 4 Stillright Point Key Largo.
Lot Block Subdivision Key (Island)

Real Estate (RE) Number Alternate Key Number

27 Center Ln. Key Largo FL 33037
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

7383 NW 36 St Miami FL 33166.
Mailing Address (Street, City, State and Zip Code)

(305) 766-1010 Buildiacorp@gmail.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: John Jacobs

Printed Name of Property Owner: John Jacobs

STATE OF Florida COUNTY OF Dade County

Sworn to and subscribed before me this 25th day of August, 2020.

by John Jacobs, 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
ZENAI DA GOMEZ
Notary Public-State of Florida
Commission # GG 342036
My Commission Expires
September 06, 2023

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 00515200-000000
 Account# 1634468
 Property ID 1634468
 Millage Group 500K
 Location 27 CENTER Ln, KEY LARGO
 Address
 Legal Description BK 4 PART LT 15 AND 16 AND ALL LT 17 STILLWRIGHT POINT PLAT 2 KEY LARGO PB4-154 OR550-515 OR550-516 OR550-517 OR623-609 OR710-528 OR725-789 OR764-1815 OR769-515C OR818-1614 OR821-1120 OR814-1263 OR814-1265 OR984-792 OR1158-1337AFF OR1460-2063R/S OR1631-908/09 OR2073-82/83 OR2467-136/37 OR2491-1018 OR2702-1241/43 OR2702/1244/45
 (Note: Not to be used on legal documents.)
 Neighborhood 1862
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision STILLWRIGHT POINT NO 2
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing



Owner

JACOBS JOHN
 C/O LAYMAN MARGARET
 PO Box 798
 Hampstead MD 21074

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$271,176	\$258,562	\$258,562	\$229,103
+ Market Misc Value	\$193,659	\$101,587	\$104,064	\$87,401
+ Market Land Value	\$473,785	\$481,815	\$481,815	\$401,427
= Just Market Value	\$938,620	\$841,964	\$844,441	\$717,931
= Total Assessed Value	\$620,629	\$619,730	\$606,984	\$594,500
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$595,629	\$594,730	\$581,984	\$569,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	17,845.00	Square Foot	0	0

Buildings

Building ID	29002	Exterior Walls	C.B.S.	
Style	STILT 1 STORY	Year Built	1982	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1995	
Gross Sq Ft	5102	Foundation	CONC PILINGS	
Finished Sq Ft	1662	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	CONC/CLAY TILE	
Condition	GOOD	Flooring Type	CONC ABOVE GRD	
Perimeter	206	Heating Type	FCD/AIR DUCTED with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	32	Half Bathrooms	0	
Interior Walls	DRYWALL	Grade	550	
		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPOR LATTIC	736	0	110

OPX	EXC OPEN PORCH	718	0	175
SPX	EXEC SC PORCH	672	0	104
FLA	FLOOR LIV AREA	1,662	1,662	206
LLF	LOW LEV FIN	1,112	0	194
PTO	PATIO	40	0	28
SBF	UTIL FIN BLK	162	0	54
TOTAL		5,102	1,662	871

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
	1981	1982	1	1	3
	1981	1982	1	100	5
3.00	1981	1982	1	45	1
	1981	1982	1	56	2
	1981	1982	1	844	1
7400.00	2000	2001	1	1	1
	2014	2015	1	1	3
	1981	1982	1	200	4
	2018	2019	1	200	3
	2018	2019	1	480	3
	1981	1982	1	546	4
	1981	1982	1	312	3
	2000	2001	1	616	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/25/2014	\$100	Quit Claim Deed		2702	1241	11 - Unqualified	Improved
5/18/2010	\$730,000	Warranty Deed		2467	136	01 - Qualified	Improved
4/13/2000	\$330,000	Warranty Deed		1631	908	Q - Qualified	Improved
5/1/1997	\$345,000	Warranty Deed		1460	2063	Q - Qualified	Improved
8/1/1986	\$262,500	Warranty Deed		984	792	Q - Qualified	Improved
6/1/1980	\$30,000	Warranty Deed		814	1265	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17302887	3/14/2018	8/27/2018	\$25,000	Residential	CONSTRUCT POOL
17302468	8/1/2017	6/8/2018	\$85,000	Residential	REPAIR EXISTING SEAWALL/DOCK
14304549	11/6/2014	12/22/2015	\$11,000		BOAT LIFT
0034536	10/20/2000	12/12/2000	\$1	Residential	SEAWALL CAP
0032782	6/16/2000	12/12/2000	\$1	Residential	PILINGS
0032222	5/25/2000	7/28/2000	\$1	Residential	ROOF
0032040	5/17/2000	5/19/2000	\$1	Residential	DAVITS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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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Last Data Upload: 8/18/2020, 2:42:01 AM

Version 2.3.77

Developed by
 Schneider
GEOSPATIAL



Image capture: Apr 2011 © 2020 Google

Key Largo, Florida



Street View

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Maureen Weis
Hershoff, Lupino & Yagel, LLP
90130 Old Highway
Tavernier, Florida 33070

05/24/2010 10:12AM
DEED DOC STAMP CL: RHONDA \$5,110.00

Property Appraisers Parcel Identification (Folio) Numbers: 00515200-000000

Doc# 1790748
Bk# 2467 Pg# 136

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 18 day of **May, 2010** by **Sherry T. Turkaly, a married woman**, whose post office address is **10 Ridge Road, Severna Park, MD 21146** herein called the grantor, to **John Jacobs, a married man**, whose post office address is **c/o Margaret Layman, P.O. Box 798, Hampstead, MD 21074**, 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.:

Lot 16, Block 4, Stillwright Point, Plat No. 2, according to the plat thereof, as recorded in Plat Book 4, Page 154, of the Public Records of Monroe County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.

The Grantor herein, hereby certifies that the above described property is not the Grantor's homestead as defined by the constitution of the State of Florida, and that the Grantor resides at 10 Ridge Road, Severna Park, MD 21146

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, 2010.

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

Denise Toth

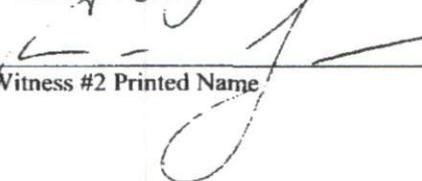
Witness #1 Printed Name



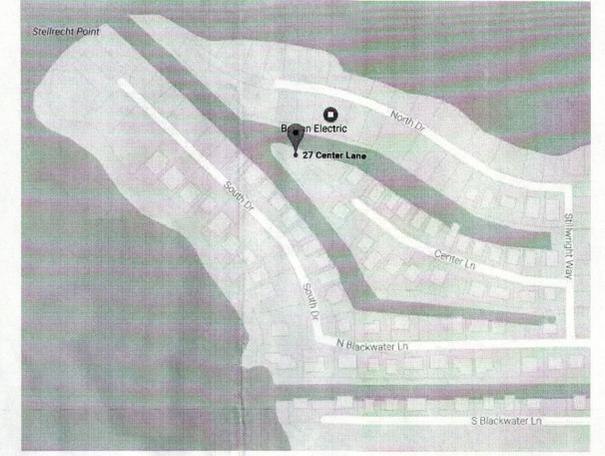
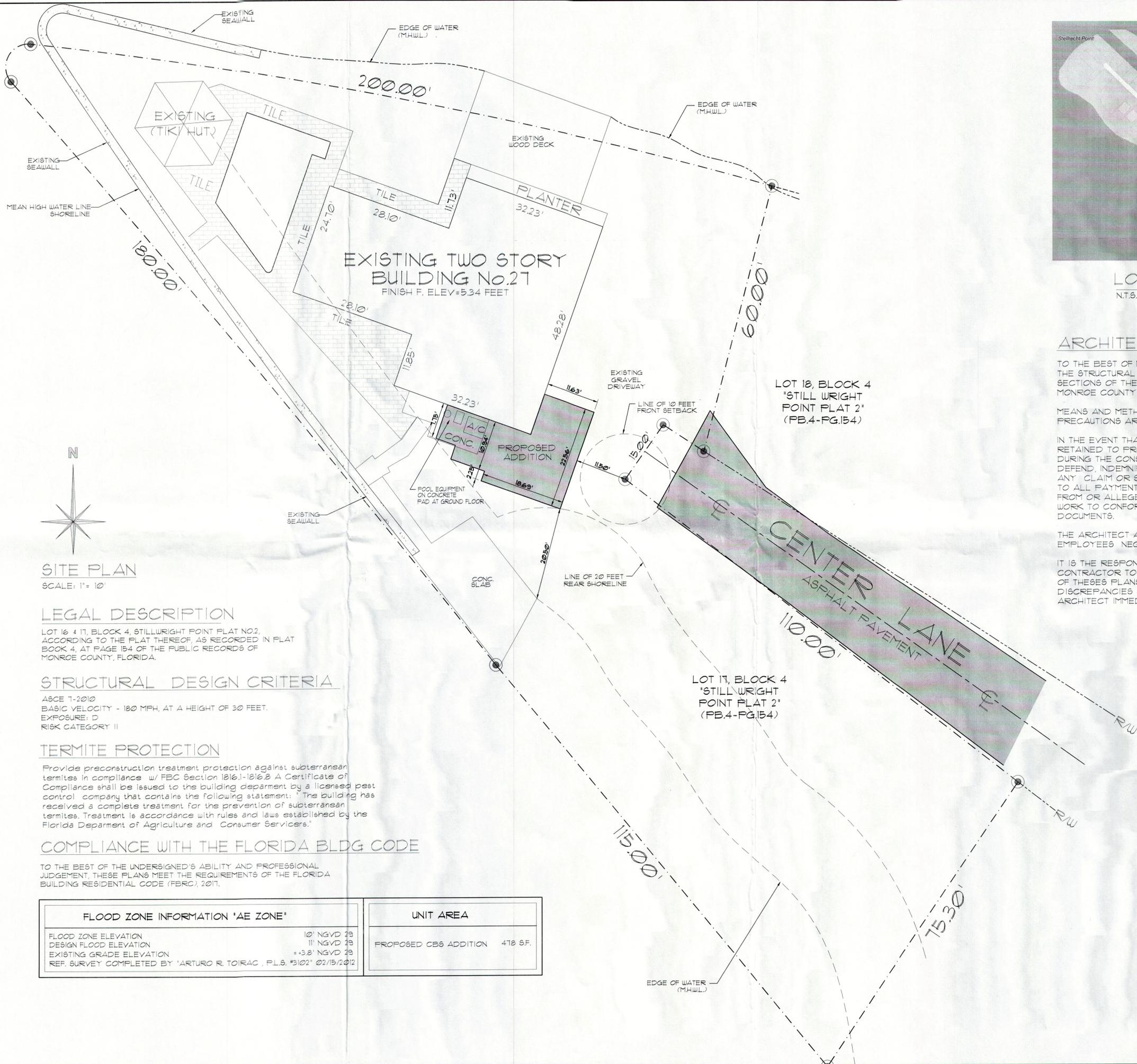
Sherry T. Turkaly



Witness #2 Signature



Witness #2 Printed Name



LOCATION MAP
N.T.S.

ARCHITECT'S NOTES

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE STRUCTURAL DESIGN COMPLIES WITH THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING RESIDENTIAL CODE AND MONROE COUNTY APPLICABLE CODES.

MEANS AND METHODS OF CONSTRUCTION AND SAFETY PRECAUTIONS ARE THE RESPONSIBILITIES OF THE CONTRACTOR.

IN THE EVENT THAT ORLANDO PEREZ JR, ARCHITECT, IS NOT RETAINED TO PROVIDE CONSTRUCTION OBSERVATION SERVICES DURING THE CONSTRUCTION, IT IS AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS.

THE ARCHITECT AGREES TO BE RESPONSIBLE FOR HIS OR HIS EMPLOYEES NEGLIGENT ACTS, ERRORS, OR OMISSIONS.

IT IS THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR TO VERIFY ALL NOTES, DIMENSIONS AND DESIGN OF THESE PLANS, PRIOR TO COMMENCEMENT OF WORK. IF ANY DISCREPANCIES SHALL ARISE, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY.



SITE PLAN
SCALE: 1" = 10'

LEGAL DESCRIPTION

LOT 16 4 11, BLOCK 4, STILLWRIGHT POINT PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 154 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

STRUCTURAL DESIGN CRITERIA

ASCE 7-2010
BASIC VELOCITY - 100 MPH, AT A HEIGHT OF 30 FEET.
EXPOSURE: D
RISK CATEGORY II

TERMITE PROTECTION

Provide preconstruction treatment protection against subterranean termites in compliance w/ FBC Section 1216.1-1216.3 A Certificate of Compliance shall be issued to the building department by a licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

COMPLIANCE WITH THE FLORIDA BLDG CODE

TO THE BEST OF THE UNDERSIGNED'S ABILITY AND PROFESSIONAL JUDGEMENT, THESE PLANS MEET THE REQUIREMENTS OF THE FLORIDA BUILDING RESIDENTIAL CODE (FBRC), 2017.

FLOOD ZONE INFORMATION 'AE ZONE'	
FLOOD ZONE ELEVATION	10' NGVD 29
DESIGN FLOOD ELEVATION	11' NGVD 29
EXISTING GRADE ELEVATION	+3.8' NGVD 29
REF. SURVEY COMPLETED BY 'ARTURO R. TOIRAC', P.L.S. #3102' 02/15/2012	

UNIT AREA	
PROPOSED CBS ADDITION	478 SF.

REV. NO.	REVISION DESCRIPTION	DATE

305-911-0052
ORLANDO PEREZ, JR.
* ARCHITECT *
13054 SW 133 CT, MIAMI, FLORIDA 33186
e-mail: architectopj@ighoo.com



PROPOSED ADDITION FOR
MR. JACOBS JOHN
21 CENTER LN, KEY LARGO, FLORIDA 33031
RE# 00915200-000000

DRAWN BY: J.A.
DATE: 07/24/2020



C-0

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BOUNDARY SURVEY

SCALE: 1" = 30'

VIZCAYA SURVEYING AND MAPPING Inc.

Phone/Fax: (786) 413-8246
E-mail: rvizcaya.13@gmail.com

L.B. 8000

13217 S.W. 46th Ln.
Miami, Florida 33175

PROPERTY ADDRESS: 27 CENTER LN, KEY LARGO FL 33037

LEGAL DESCRIPTION: LOT 16 & 17, BLOCK 4, STILLWRIGHT POINT PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 154 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

ALSO A PORTION OF LOT 15, BLOCK 4, STILLWRIGHT POINT PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 154, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGIN AT SOUTHWESTERLY CORNER OF SAID LOT 15, THENCE RUN IN A NORTHEASTERLY DIRECTION, ALONG THE NORTHWESTERLY LINE OF SAID LOT 15 A DISTANCE OF 2918 FEET, THENCE RUN IN A SOUTHERLY DIRECTION, MAKING AN INCLUDED ANGLE OF 20°10'45" FOR A DISTANCE OF 30.62 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 15, THENCE RUN IN A NORTHWESTERLY DIRECTION, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING.

LESS:

A PORTION OF LOT 16, BLOCK 4, STILLWRIGHT POINT PLAT NO.2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 154 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT NORTHEASTERLY CORNER OF SAID LOT 16; THENCE RUN IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHEASTERLY (SHOULD READ SOUTHEASTERLY) LINE OF SAID LOT 16 A DISTANCE OF 30.82 FEET; THENCE RUN IN A NORTHWESTERLY (SHOULD READ NORTHERLY) DIRECTION, MAKING AN INCLUDED ANGLE OF 20°10'45" FOR A DISTANCE OF 28.90 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT; THENCE RUN IN A SOUTHEASTERLY DIRECTION, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 10.60 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE, LYING AND BEING IN MONROE COUNTY, FLORIDA, CONTAINING 153 SQUARE FEET MORE OR LESS

JOB NUMBER: 16-1-J

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 02-18-2005 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE AE BASE FLOOD ELEV. 10 COMMUNITY NUMBER 125129 PANEL NUMBER 12087C0767 SUFFIX K

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR:

JACOBS JOHN
C/O LAYMAN MARGARET

DATE OF FIELD WORK: MAY. 15, 2020

REVISED ON: MAY. 27, 2020

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.059, F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper


ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper

RECEIVED
AUG 31 2020
2020-139
MONROE CO. PLANNING DEPT.



LOCATION MAP
N.T.S.

NOTE:
ELEVATIONS ARE REFERRED TO MONROE COUNTY BM# IWSM 9 ELEV. = 13.02' OF N.G.V.D. OF 1929

LEGEND AND ABBREVIATIONS

CL = CENTER LINE	FD. = FOUND IRON PIPE	AC = AIR CONDITIONED UNIT	A = ARC DISTANCE	C.G. = CURB & GUTTER
P/L = PROPERTY LINE	O.H.L. = OVERHEAD UTILITIES	W.M. = WATER METER	D = CENTRAL ANGLE	V.G. = VALLEY & GUTTER
M/L = MONUMENT LINE	C.B. = CHORD BEARING	U.E. = UTILITY EASEMENT	R = RADIUS	E.M. = ELECTRIC METER
R/W = RIGHT OF WAY	(C) = CALCULATED	C.B.S. = CONCRETE BLOCK STRUCTURE	Ø = DIAMETER	STY. = STORY
C.L.F. = CHAIN LINK FENCE	(M) = MEASURED	P.C.P. = PERMANENT CONTROL POINT	B.C. = BLOCK CORNER	SEC. = SECTION
W.F. = WOODEN FENCE	(R) = RECORD	D.M.E. = DRAINAGE MAINT. EASEMENT	TYP = TYPICAL	MH. = MANHOLE
ELEV. = ELEVATION	ENC. = ENCROACHMENT	P.O.B. = POINT OF BEGINNING	S.W. = SIDEWALK	CL. = CLEAR
CONC. = CONCRETE SLAB	RES. = RESIDENCE	P.O.C. = POINT OF COMMENCE	PL. = PLANTER	F.F. ELEV. = FINISH FLOOR ELEVATION